Minutes of the Houston Planning Commission

(A CD/DVD of the full proceedings is on file in the Planning and Development Department)

September 14, 2017
Meeting held in
Council Chambers, Public Level, City Hall Annex
2:30 p.m.

Call to Order
Chair Martha L. Stein called the meeting to order at 2:31 p.m. with a quorum present.

Martha L. Stein, Chair
M. Sonny Garza, Vice Chair
Susan Alleman
Bill Baldwin
Fernando Brave
Antoine Bryant
Lisa Clark
Algenita Davis
Mark A. Kilkenny
Lydia Mares
Paul R. Nelson
Linda Porras-Pittle
Shafik Rifaat
Megan R. Sigler
Eileen Subinsky
Zafar Tahir
Meera D. Victor
Mark Mooney for
The Honorable James Noack
Charles O. Dean for
The Honorable Robert E. Herbert
Raymond Anderson for
The Honorable Ed Emmett

EXOFFICIO MEMBERS

Carol A. Lewis
Carol Haddock
Dawn Ulrich
Carrin F. Patman

Executive Secretary
Patrick Walsh, P.E., Director, Planning and Development

DIRECTOR’S REPORT
The Director’s Report was given by Patrick Walsh, Director, Planning and Development Department.
Kim Mickelson is the new Legal Department representative.
APPROVAL OF THE AUGUST 17, 2017 MAJOR THOROUGHFARE AND FREEWAY PLAN MEETING MINUTES

APPROVAL OF THE AUGUST 24, 2017 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the August 24, 2017 Planning Commission meeting minutes and deferred the August 17, 2017 Major Thoroughfare and Freeway Plan meeting minutes for two weeks.
   Motion: Baldwin  Second: Kilkenny  Vote: Carries  Abstaining: Clark and Mares

Motion made to reconsider the approval of the August 17, 2017 Major Thoroughfare and Freeway Plan meeting minutes.
   Motion: Garcia  Second: Brave  Vote: Unanimous  Abstaining: None

Commission action: Approved the August 17, 2017 Major Thoroughfare and Freeway Plan meeting minutes.
   Motion: Baldwin  Second: Rifaat  Vote: Carries  Abstaining: None

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 64)

Items removed for separate consideration: 18, 24 and 25.

Staff recommendation: Approve staff’s recommendation for items 1 – 64 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendation for items 1 - 64 subject to the CPC 101 form conditions.
   Motion: Rifaat  Second: Garza  Vote: Unanimous  Abstaining: None

Commissioner Clark and Sigler recused themselves.

Staff recommendation: Approve staff’s recommendation for item(s) 18, 24 and 25 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendation for item(s) 18, 24 and 25 subject to the CPC 101 form conditions.
   Motion: Porras-Pirtle  Second: Victor  Vote: Unanimous  Abstaining: None

Commissioner Clark and Sigler returned.

C  PUBLIC HEARINGS

65  Benders Landing Estates Sec 4  C3N  Deny
    partial replat no 2

Staff recommendation: Grant the requested variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Denied the requested variance(s) and disapproved the plat.
   Motion: Clark  Second: Kilkenny  Vote: Unanimous  Abstaining: None
66 Bicycle Bungalows replat no 1 C3N Deny
Staff recommendation: Grant the requested variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Denied the requested variance(s) and disapproved the plat.
Motion: Baldwin Second: Garza Vote: Carries Abstaining: Rifaat
Speaker: Letha Allen – opposed.

67 Brundage Woods replat no 1 C3N Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: Sigler Second: Clark Vote: Unanimous Abstaining: None

68 Clayton Sec 1 partial replat no 1 C3N Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: Anderson Second: Rifaat Vote: Unanimous Abstaining: None

69 Craig Woods partial replat no 20 C3N Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: Rifaat Second: Garza Vote: Unanimous Abstaining: None

70 Houston Acreage Estates partial replat no 1 C3N Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: Clark Second: Kilkenny Vote: Unanimous Abstaining: None

71 Melody Oaks partial replat no 20 C3N Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: Garza Second: Rifaat Vote: Unanimous Abstaining: None

72 Shadyvilla Addition no 2 partial replat no 5 C3N Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: Sigler Second: Porras-Pirtle Vote: Unanimous Abstaining: None

D VARIANCES

73 Aldine Land Holding Inc C2R Withdrawn

74 Blue Ridge Hillcroft K8 School C2 Approve
Staff recommendation: Grant the requested variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: Clark Second: Mares Vote: Unanimous Abstaining: None
75  Fairview Addition partial replat no 1  C2R  Approve
Staff recommendation: Grant the requested variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: Kilkenny  Second: Clark  Vote: Unanimous  Abstaining: None

76  Hardy Road Industrial Park  C2R  Approve
Staff recommendation: Grant the requested variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: Anderson  Second: Rifaat  Vote: Unanimous  Abstaining: None

77  Harris County MUD no 1  C3P  Deferral
Water Plant no 4
Staff recommendation: Defer the application for two weeks per Applicant’s request.
Commission action: Deferred the application for two weeks per Applicant’s request.
Motion: Bryant  Second: Nelson  Vote: Unanimous  Abstaining: None

78  Hyatt Place Reserve  C2  Withdrawn

79  Luz de Atardecer  C2  Approve
Staff recommendation: Grant the requested variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: Anderson  Second: Alleman  Vote: Unanimous  Abstaining: None

80  Ranch at Magnolia Point  C3P  Approve
Staff recommendation: Grant the requested variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: Bryant  Second: Clark  Vote: Unanimous  Abstaining: None

81  Santa Fe Business Park GP  GP  Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: Rifaat  Second: Nelson  Vote: Unanimous  Abstaining: None
Speaker: Tom Brents - opposed

82  Santa Fe Business Park Sec 1  C2  Approve
Staff recommendation: Grant the requested variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: Garza  Second: Bryant  Vote: Unanimous  Abstaining: None
Speaker: Tom Brents – opposed.
83  Sheldon ISD High School GP  GP  Withdrawn
84  Stonebridge Ellington Sec 1  C3R  Approve
     partial replat no 1 and extension
Staff recommendation: Grant the requested variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
   Motion: Garza  Second: Clark  Vote: Unanimous  Abstaining: None
Speaker: Keith Johnson – opposed.

E  SPECIAL EXCEPTIONS

85  Jasmine Heights Sec 10  C3P  Approve
Staff recommendation: Grant the special exception(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the special exception(s) and approved the plat subject to the CPC 101 form conditions.
   Motion: Sigler  Second: Anderson  Vote: Unanimous  Abstaining: None

F  RECONSIDERATION OF REQUIREMENTS

Items 86 and 87 were taken together at this time.

86  Bridges on Lake Houston GP  GP  Approve
87  Bridges on Lake Houston Sec 8  C3P  Approve
Staff recommendation: Grant the reconsideration of requirement(s) and approve the plats subject to the CPC 101 form conditions.
Commission action: Granted the reconsideration of requirement(s) and approved the plats subject to the CPC 101 form conditions.
   Motion: Anderson  Second: Clark  Vote: Unanimous  Abstaining: None

88  Jasmine Heights Sec 9  C3P  Approve
Staff recommendation: Grant the reconsideration of requirement(s) with variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the reconsideration of requirement(s) with variance(s) and approved the plat subject to the CPC 101 form conditions.
   Motion: Anderson  Second: Rifaat  Vote: Unanimous  Abstaining: None

G, H and I were taken together at this time.

G  EXTENSIONS OF APPROVAL

89  Ashley Pointe Sec 14  EOA  Approve
90  Ashley Pointe Sec 15  EOA  Approve
91  Clay Commerce Park  EOA  Approve
92  Commerce Park Reserve at Clay  EOA  Approve
93  Gosling Road Reserve partial replat no 1 and extension EOA Approve
94  Kickapoo Plaza EOA Approve
95  North Lake Houston Parkway Street Dedication Sec 1 EOA Approve
96  Royal Brook at Kingwood Sec 21 EOA Approve
97  Spring Pines Commercial Development EOA Approve

H  NAME CHANGES
NONE

I  CERTIFICATES OF COMPLIANCE

98  19950 Mercedell Drive COC Approve
99  22150 TX 494 COC Approve
100 25231 Fawn Lane COC Approve
101 20654 Sullivan Road COC Approve
102 302 Hill Drive COC Approve
103 21200 Sullivan Road COC Approve

Staff recommendation: Approve staff’s recommendation for items 89-103.
Commission action: Approved staff’s recommendation for items 89-103.
Motion: Rifaat  Second: Brave  Vote: Unanimous  Abstaining: None

J  ADMINISTRATIVE
NONE

K  DEVELOPMENT PLATS WITH VARIANCE REQUESTS

104  5639 Benning Drive DPV Defer
Staff recommendation: Defer the application for two weeks for revised information.
Commission action: Deferred the application for two weeks for revised information.
Motion: Baldwin  Second: Garza  Vote: Unanimous  Abstaining: None

II.  ESTABLISH A PUBLIC HEARING DATE OF OCTOBER 12, 2017 FOR:
   a.  Amblake Court Two replat no 1
   b.  Development at Moritz replat no 1
   c.  Garden Oaks Terrace
   d.  Martin partial replat no 3
   e.  Park Place Sec 2 partial replat no 2
   f.  Royden Oaks partial replat no 1
   g.  Spring Oaks replat no 1 partial replat no 5
   h.  Westhaven Estates Sec 1 partial replat no 6

Staff recommendation: Establish a public hearing date of October 12, 2017 for items II a-h.
Commission action: Established a public hearing date of October 12, 2017 for items II a-h.
Motion: Garza  Second: Rifaat  Vote: Unanimous  Abstaining: None
III. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR THE 1400 BLOCK OF LOMBARDY STREET, NORTH SIDE, BETWEEN DUMBLE AND BROADMOOR STREETS (MLS 669)
Staff recommendation: Approve the Special Minimum Lot Size Block application for 1400 block of Lombardy Street, north side, between Dumble and Broadmoor Streets, MLS 669, and forward to City Council.
Commission action: Approved the Special Minimum Lot Size Block application for 1400 block of Lombardy Street, north side, between Dumble and Broadmoor Streets, MLS 669, and forward to City Council.
Motion: Baldwin Second: Garza Vote: Unanimous Abstaining: None
Speaker: Deborah Posey - supportive

IV. PUBLIC COMMENT
NONE

Chair Martha L. Stein called on Commissioner Brave for a point of personal privilege to speak before the Planning Commission about the Harvey flooding and Houston development.

V. ADJOURNMENT
There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 3:59 p.m.
Motion: Clark Second: Garza Vote: Unanimous Abstaining: None

Martha L. Stein, Chair
Patrick Walsh, Secretary