Minutes of the Houston Planning Commission

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

September 28, 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 2:39 p.m. with a quorum present.

Martha L. Stein, Chair
M. Sonny Garza, Vice Chair
Susan Alleman
Bill Baldwin
Fernando Brave Absent
Antoine Bryant Arrived at 3:11 p.m. during item #111
Lisa Clark Arrived at 2:49 p.m. during item #102
Algenita Davis Arrived at 3:07 p.m. during item #111
Mark A. Kilkenny Absent
Lydia Mares
Paul R. Nelson Absent
Linda Porras-Pirtle Arrived at 2:48 p.m. during item #102
Shafik Rifaat Absent
Megan R. Sigler
Eileen Subinsky
Zafar Tahir Left at 3:59 p.m. during item #127
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 Emmet

EXOFFICIO MEMBERS

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

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

DIRECTOR'S REPORT
The Director's Report was given by Michael Kramer, Assistant Director, Planning and Development Department.
APPROVAL OF THE SEPTEMBER 14, 2017 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the September 14, 2017 Planning Commission meeting minutes.
   Motion: Rifaat    Second: Garza    Vote: Carries    Abstaining: Subinsky

Chair Martha L. Stein took a point of personal privilege to announce Commissioner Subinsky and Commissioner Rifaat would be leaving the Commission, and thanked them for their dedicated service.

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 101)
Staff recommendation: Approve staff’s recommendation for items 1 – 101 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendation for items 1 - 101 subject to the CPC 101 form conditions.
   Motion: Mares    Second: Baldwin    Vote: Unanimous    Abstaining: None

C PUBLIC HEARINGS

102 Amended Plat of Almeda Place partial replat no 9 C3N Defer
Staff recommendation: Grant the requested variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Deferred the application for two weeks to give the Commissioner’s time to hear from the Public Works and Engineering Department.
   Motion: Alleman    Second: Subinsky    Vote: Unanimous    Abstaining: None
Speaker: Joyce Owens, applicant - supportive

103 Chasewood Meadows partial replat no 3 C3N Defer
Staff recommendation: Defer the application for two weeks per Council Member Green’s request.
Commission action: Deferred the application for two weeks per Council Member Green’s request.
   Motion: Baldwin    Second: Clark    Vote: Unanimous    Abstaining: None

104 Chevy Chase partial replat no 3 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

105 Craig Woods partial replat no 21 C3N Defer
Staff recommendation: Defer the application for two weeks per the applicant’s request.
Commission action: Deferred the application for two weeks per the applicant’s request.
   Motion: Baldwin    Second: Mares    Vote: Unanimous    Abstaining: None

106 East 29th Street Grove 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: Baldwin    Second: Garza    Vote: Unanimous    Abstaining: None
107  Goldquest Group
Staff recommendation: Defer the application for two weeks to allow the applicant time to submit additional information.
Commission action: Deferred the application for two weeks to allow the applicant time to submit additional information.
  Motion: Porras-Pirtle  Second: Rifaat  Vote: Unanimous  Abstaining: None
108  Houston Skyscraper Shadows
Sec 2 partial replat no 4
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: Subinsky  Vote: Unanimous  Abstaining: None
109  West Court partial replat no 8
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

D  VARIANCES

110  Cinco Estates
Staff recommendation: Defer the application for two weeks to allow applicant time to submit revised information.
Commission action: Deferred the application for two weeks to allow applicant time to submit revised information.
  Motion: Garza  Second: Anderson  Vote: Unanimous  Abstaining: None

Items 111, 112, 116 through 121 were taken together at this time.

111  Garrow Sampson  C2R  Defer
112  Garrow York  C2R  Defer
116  Palmer Four East End  C2R  Defer
117  Palmer One East End  C2R  Defer
118  Palmer Three East End  C2R  Defer
119  Palmer Two East End  C2R  Defer
120  Ranger One East End  C2R  Defer
121  Ranger Two East End  C2R  Defer

Staff recommendation: Deny the requested variance(s) and disapprove the plats.
Commission action: Deferred the applications for two weeks to give time for Legal Department to review the agreement.
  Motion: Tahir  Second: Baldwin  Vote: Carries  Opposing: Bryant
Speaker: Mary Lou Henry, applicant - supportive

113  Grayson Skyline
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: Baldwin  Second: Bryant  Vote: Unanimous  Abstaining: None
114  Harris County MUD no 1
Water Plant no 4
C3P
Defer
Staff recommendation: Defer the application for two weeks per the applicant’s request.
Commission action: Deferred the application for two weeks per the applicant’s request.
Motion: Baldwin  Second: Bryant  Vote: Unanimous  Abstaining: None

115  Mills Creek Crossing Sec 2
C3P
Defer
Staff recommendation: Defer the applications for two weeks per Harris County’s request.
Commission action: Deferred the applications for two weeks per Harris County’s request.
Motion: Baldwin  Second: Anderson  Vote: Unanimous  Abstaining: None

Items 116, 117, 118, 119, 120 and 121 were taken earlier in the meeting.

122  Rivera
C3P
Defer
Staff recommendation: Defer the application for two weeks per Harris County’s request.
Commission action: Deferred the application for two weeks per Harris County’s request.
Motion: Bryant  Second: Anderson  Vote: Unanimous  Abstaining: None

123  Waldemar Townhomes
C2
Defer
Staff recommendation: Defer the application for two weeks per the applicant’s request.
Commission action: Deferred the application for two weeks per the applicant’s request.
Motion: Baldwin  Second: Clark  Vote: Unanimous  Abstaining: None
Speaker: Suzanna Tennyson Paxton – opposed.

124  Westside Parkway GP
GP
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

125  Harris County MUD no 62
Water Plant no 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: Anderson  Second: Clark  Vote: Unanimous  Abstaining: None

E  SPECIAL EXCEPTIONS
NONE
F  RECONSIDERATION OF REQUIREMENTS

126  Harvest Green Sec 18  C3P  Approve
Staff recommendation: Grant the reconsideration of requirement(s) with special exception(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the reconsideration of requirement(s) with special exception(s) and approved the plat subject to the CPC 101 form conditions.
   Motion: Rifaat  Second: Subinsky  Vote: Unanimous  Abstaining: None

127  Houston Foam and Plastic  Replat and Extension  C2R  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: Subinsky  Second: Rifaat  Vote: Unanimous  Abstaining: None

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

G  EXTENSIONS OF APPROVAL

128  Dawat E Hadiyah Texas  EOA  Approve
129  Harmony Village Reserve  EOA  Approve
130  Harmony Village Sec 2  EOA  Approve
131  Northampton MUD Water Plant no 3  EOA  Approve
132  Park West Green Sec 3  EOA  Approve
133  Pine Valley Development Sec 1  EOA  Approve
134  Terravista Lakes Reserve Sec 1  EOA  Approve
135  The Church in Houston West District  EOA  Approve
136  Willow Trace Sec 1 partial replat no 1 and extension  EOA  Approve

H  NAME CHANGES
NONE

I  CERTIFICATES OF COMPLIANCE

137  21363 South Street  COC  Approve
138  3509 Almeda Genoa Road  COC  Approve
Staff recommendation: Approve staff’s recommendation for items 128-138.
Commission action: Approved staff’s recommendation for items 128-138.
   Motion: Bryant  Second: Clark  Vote: Unanimous  Abstaining: None

J  ADMINISTRATIVE
NONE
K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

139 3310 Airline Drive
DPV Approve
Staff recommendation: Grant the variance(s) and approve the development plat subject to the conditions listed.
Commission action: Granted the variance(s) and approved the development plat subject to the conditions listed.
  Motion: Davis  Second: Baldwin  Vote: Unanimous  Abstaining: None

140 5639 Benning Drive
DPV Approve
Staff recommendation: Grant the variance(s) and approve the development plat subject to the conditions listed.
Commission action: Granted the variance(s) and approved the development plat subject to the conditions listed.
  Motion: Davis  Second: Bryant  Vote: Unanimous  Abstaining: None

141 4119 Chapman Street
DPV Defer
Staff recommendation: Defer the application for two weeks per the applicant’s request.
Commission action: Deferred the application for two weeks per the applicant’s request.
  Motion: Baldwin  Second: Mares  Vote: Unanimous  Abstaining: None

142 234 E. 37th Street
DPV Approve
Staff recommendation: Grant the variance(s) and approve the development plat subject to the conditions listed.
Commission action: Granted the variance(s) and approved the development plat subject to the conditions listed.
  Motion: Davis  Second: Clark  Vote: Unanimous  Abstaining: None

143 4010 Meadow Lake Lane
DPV Approve
Staff recommendation: Grant the variance(s) and approve the development plat subject to the conditions listed.
Commission action: Granted the variance(s) and approved the development plat subject to the conditions listed.
  Motion: Baldwin  Second: Davis  Vote: Unanimous  Abstaining: None

144 4615 Orange Street
DPV Approve
Staff recommendation: Grant the variance(s) and approve the development plat subject to the conditions listed.
Commission action: Granted the variance(s) and approved the development plat subject to the conditions listed.
  Motion: Davis  Second: Garza  Vote: Unanimous  Abstaining: None
II. ESTABLISH A PUBLIC HEARING DATE OF OCTOBER 26, 2017 FOR:
   a. Commons Park Place partial replat no 1
   b. Craig Woods partial replat no 22
   c. Hempstead Terrace partial replat no 1
   d. Miracle of Hope Sec 1 partial replat no 1 and extension
   e. Modern at Morris
   f. Neuen Manor partial replat no 8
   g. Patio Homes on Peden
   h. Riverway Estates Sec 1 partial replat no 4
   i. Spring Branch Estates no 2 partial replat no 10
   j. Tan Duc replat no 1
   k. Westhaven Estates Sec 1 partial replat no 7

Staff recommendation: Establish a public hearing date of October 26, 2017 for items II a-k.
Commission action: Established a public hearing date of October 26, 2017 for items II a-k.
   Motion: Rifaat   Second: Mares   Vote: Unanimous   Abstaining: None

III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 1050 BRITTMOORE ROAD - GREEN SPACE MINI-STORAGE FACILITY

Staff recommendation: Defer the application for two weeks to allow the applicant to coordinate with Public Works and Engineering and to provide revised information.
Commission action: Deferred the application for two weeks to allow the applicant to coordinate with Public Works and Engineering and to provide revised information.
   Motion: Porras-Pirtle   Second: Garza   Vote: Unanimous   Abstaining: None

IV. PUBLIC COMMENT
   NONE

V. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 4:14 p.m.
   Motion: Rifaat   Second: Clark   Vote: Unanimous   Abstaining: None

Martha L. Stein, Chair

Michael Kramer, Secretary