Minutes of the Houston Planning Commission

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

January 5, 2017
Meeting held in
Council Chambers, Second Floor, City Hall
2:30 p.m.

Call to Order

Chair, Martha L. Stein called the meeting to order at 2:37 p.m. with a quorum present.

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

Arrived at 2:44 p.m. during item #31
Arrived at 2:44 p.m. during item #31
Arrived at 2:46 p.m. during item #31

Absent

Arrived at 2:39 p.m. during Director's Report and left at 4:22 p.m. during item #93

EXOFFICIO MEMBERS

Carol A. Lewis
Dale A. Rudick, P.E.
DIRECTOR’S REPORT
The Director's Report was given by Patrick Walsh, Director, Planning and Development Department.

APPROVAL OF THE DECEMBER 15, 2016 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the December 15, 2016 Planning Commission meeting minutes.
  Motion: Rifaaq   Second: Alleman   Vote: Carries
  Abstaining: Kilkenny and Subinsky

I. PLATTING ACTIVITY (Consent and Replat Items A and B, 1 – 88)
Items removed for separate consideration: 1, 15, 31 and 73.

Staff recommendation: Approve staff’s recommendation for items 1 – 88 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendation for items 1 - 88 subject to the CPC 101 form conditions.
  Motion: Garza   Second: Clark   Vote: Unanimous   Abstaining: None

Commissioner Kilkenny and Sigler recused themselves.

Staff recommendation: Approve staff’s recommendation for items 1 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendation for items 1 subject to the CPC 101 form conditions.
  Motion: Alleman   Second: Zakaria   Vote: Unanimous   Abstaining: None

Staff recommendation: Approve staff’s recommendation for items 15 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendation for items 15 subject to the CPC 101 form conditions.
  Motion: Porras-Pirtle   Second: Clark   Vote: Unanimous   Abstaining: None

Commissioner Kilkenny and Sigler returned.

31  Harvest Green Sec 17  C3F  Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to modified CPC 101 form conditions.
  Motion: Davis   Second: Kilkenny   Vote: Carries   Opposed: Garza
Speaker: Kerry Gilbert, applicant – supportive.

73  Hyde Park Estates  C2R  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: Zakaria   Second: Clark   Vote: Unanimous   Abstaining: None
Speakers: Andre Sanchez – opposed; Cheryl Joseph, applicant; Tiffany Reyes, Aman Khan - supportive.
PUBLIC HEARINGS

89  Colina Homes on Crockett Street  C3N  Approve
replat no 1
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: Kilkenny  Vote: Unanimous  Abstaining: None

90  Country Lake Estates Sec 3  C3N  Approve
partial replat no 1
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: Alleman  Vote: Unanimous  Abstaining: None
Speakers: Steve Hoffman and Andrea Alleweserredt - opposed.

91  Monarch Estates Sec 3  C3N  Defer
partial replat no 1
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: Kilkenny  Second: Bryant  Vote: Unanimous  Abstaining: None

92  Nira Park 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: Clark  Second: Nelson  Vote: Unanimous  Abstaining: None

VARIANCES

Motion made by Commissioner Garza, seconded by Commissioner Clark, to take item 97 out of order at this time. Motion carries unanimously.

97  HEB Heights  C2R  Approve
Staff recommendation: Deny 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: Rifaat  Second: Baldwin  Vote: Carries  Abstaining: Garza and Kilkenny
Speakers: Council Member David Robinson (also representing Council Member Ellen Cohen), Chris Patterson, applicant, Scott McClelland, Armando Perez, John Rose, Andy Scardino, Judy Nyquest, Chris Cusack, Steve Reilley, Rita Zapien, Duncan Klussmann, Allana Smith, Tara Van Brunt and Sherra V. Gilbert - supportive; Richard Smith, Public Works and Engineering Department.

Motion made by Commissioner Garza, seconded by Commissioner Zakaria, to take item 102 out of order at this time. Motion carries unanimously.

Commissioner Porras-Pirtle recused herself.
102 Lyons Avenue Health Center 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: Davis Second: Baldwin Vote: Unanimous Abstaining: None
Speakers: Council Member Davis and Marylou Henry, applicant – supportive.

Commissioner Porras-Pirtle returned.

93 Blodgett Grove C2R Approve
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 approved the plat subject to the CPC 101 form conditions.
Motion: Anderson Second: Baldwin Vote: Carries
Opposing: Clark, Kilkenny, Nelson, Rifaat, Sigler and Zakaria

94 Bridgeland Lakeland Heights Sec 8 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: Kilkenny Second: Anderson Vote: Unanimous Abstaining: None

95 Ella Medical Center C2R 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: Kilkenny Second: Baldwin Vote: Unanimous Abstaining: None
Speaker: Veronica Jones – opposed.

96 GBP Business Park C3P Defer
Staff recommendation: Defer the application for two weeks to allow the applicant time to submit revised information.
Commission action: Deferred the application for two weeks to allow the applicant time to submit revised information.
Motion: Subinsky Second: Alleman Vote: Unanimous Abstaining: None

Item 97 was taken out of order and considered earlier in the meeting.

98 Homestead Industrial Park 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: Baldwin Second: Garza Vote: Unanimous Abstaining: None

Commissioner Alleman recused herself.
Klein ISD Mahaffey Elementary 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: Zakaria  Second: Rifaat  Vote: Unanimous  Abstaining: None

Commissioner Alleman returned.

Items 100 and 101 were taken together at this time.

100  Lake House GP  GP  Approve
101  Lake House Sec 2  C3P  Approve
Staff recommendation: Grant one requested variance 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: Davis  Vote: Unanimous  Abstaining: None
Speaker: Kerry Gilberte, applicant – supportive.

Item 102 was taken out of order and considered earlier in the meeting.

Item 103 and III were taken together at this time.

103  McGowen Project  C2R  Defer
III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 1403 MCGOWEN STREET
Staff recommendation: Defer the applications for two weeks per the applicant’s request.
Commission action: Deferred the applications for two weeks per the applicant’s request.
Motion: Davis  Second: Bryant  Vote: Unanimous  Abstaining: None

104  Shady Acres Extension no 3  C2R  Approve
replat no 12
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

105  Shanti  C2  Defer
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: Garza  Second: Kilkenny  Vote: Unanimous  Abstaining: None
Items 106 and 107 were taken together at this time.

106 Silver Springs GP  
107 Silver Springs Sec 2  
GP  
C3P  
Defer  
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: Bryant         Second: Alleman         Vote: Carries         Abstaining: Clark

108 West Bellfort Development  
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: Davis         Vote: Unanimous         Abstaining: None

E  
SPECIAL EXCEPTIONS  
NONE  

F  
RECONSIDERATION OF REQUIREMENTS  
NONE  

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

G  
EXTENSIONS OF APPROVAL  

109 New Horizons Business Park  
110 Valley Ranch Sec 4 partial replat  
111 West Main Place  
112 West Road Express  
EOA  
EOA  
EOA  
EOA  
Approve  
Approve  
Approve  
Approve  

H  
NAME CHANGES  
NONE  

I  
CERTIFICATES OF COMPLIANCE  

113 13731 and 13735 Ashtex Drive  
COC  
Approve  

Staff recommendation: Approve staff’s recommendation for items 109 to 113.
Commission action: Approved staff’s recommendation for items 109 to 113.
Motion: Bryant         Second: Rifaat         Vote: Unanimous         Abstaining: None

J  
ADMINISTRATIVE  
NONE  

K  
DEVELOPMENT PLATS WITH VARIANCE REQUESTS  

114 2535 Glen Haven Boulevard  
DPV  
Withdrawn
II. ESTABLISH A PUBLIC HEARING DATE OF FEBRUARY 2, 2017 FOR:
   a. Atwood Villas partial replat no 1
   b. Bridgeland Hidden Creek Sec 22 replat no 1
   c. Granlin Grove partial replat no 1
   d. Green Valley Estates Sec 2 amending plat partial replat no 1
   e. Riverway Estates Sec 1 partial replat no 4
   f. Tanglelane Addition partial no 1
   g. Wakefield Landing

Staff recommendation: Establish a public hearing date of February 2, 2017 for items III a-g.
Commission action: Established a public hearing date of February 2, 2017 for items III a-g.
   Motion: Rifaat    Second: Clark    Vote: Unanimous    Abstaining: None

Item III. was taken out of order and considered earlier in the meeting.

IV. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA FOR PORTIONS OF THE IRVINGTON ADDITION SUBDIVISION (MLSA 618)

Staff recommendation: Grant the consideration of a Special Minimum Lot Size Area MLSA 618 for portions of the Irvington Addition Subdivision and forward to City Council.
Commission action: Granted the consideration of a Special Minimum Lot Size Area MLSA 618 for portions of the Irvington Addition Subdivision and forward to City Council.
   Motion: Baldwin    Second: Garza    Vote: Unanimous    Abstaining: None

V. PUBLIC COMMENT
   NONE

VI. ADJOURNMENT
There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 5:25 p.m.
   Motion: Bryant    Second: Subinsky    Vote: Unanimous    Abstaining: None

Martha L. Stein, Chair

Patrick Walsh, Secretary