Minutes of the Houston Planning Commission

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

January 19, 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
Susan Alleman
Bill Baldwin
Fernando Brave
Antoine Bryant
Lisa Clark
Algenita Davis
Left at 4:32 during item #89

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

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 JANUARY 5, 2017 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the December 15, 2016 Planning Commission meeting minutes.
  Motion: Zakaria Second: Rifaat Vote: Unanimous Abstaining: None

I. PUBLIC HEARING FOR THE HOUSTON BIKE PLAN
Report was given by Matthew Seubert, Planning and Development Department.

Public Hearing held and closed.

Speakers: Adam Socki, Tony Allender, Council Member David Robinson, Council Member Gallegos, Mary Blitzer, Tashan Thomas, Kate Brusegaard, Catherine Butsch Villarreal, Diane Schenke, Lonnie Hoogeboom, Gregg Nady, Isabel Longoria, Virgie Manning, Rose Nolen, Stacy, Shutts, Carter, Stern, Brian Barr, Roger G.Moore, Marci Perry, Mary Filley and Dr. Rich Rutter – supportive; Tomaro Bell, Mike Van Dusen – opposed.

II. PUBLIC HEARING AND CONSIDERATION OF THE PROPOSED MONTROSE SPECIAL PARKING AREA
Report was given by Muxian Fang, Planning and Development Department. Presentation was given by Tony Allender - Applicant.

Public Hearing held and closed.

Commission action: Approved the recommendations for consideration of the proposed Montrose Special Parking Area and forward to City Council for approval.
  Motion: Baldwin Second: Rifaat Vote: Unanimous Abstaining: None
Speakers: Vicki Cicack and Laura Bodenheimer – supportive; Steve Corso – opposed.

III. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 78)
Items removed for separate consideration: 14 and 33.

Staff recommendation: Approve staff’s recommendation for items 1 – 78 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendation for items 1 - 78 subject to the CPC 101 form conditions.
  Motion: Subinsky Second: Bryant Vote: Unanimous Abstaining: None

Commissioner Alleman and Kilkenny recused themselves.

Staff recommendation: Approve staff’s recommendation for item(s) 14 and 33 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendation for item(s) 14 and 33 subject to the CPC 101 form conditions.
  Motion: Zakaria Second: Rifaat Vote: Unanimous Abstaining: None
Commissioner Alleman and Kilkenny returned.

C PUBLIC HEARINGS

79 Monarch Estates Sec 3 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: Balwin Second: Bryant Vote: Unanimous Abstaining: None

80 Shermandale Addition C3N Approve
partial replat no 1 and extension
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: Alleman Second: Sigler Vote: Unanimous Abstaining: None

81 Shops at Spring Forest 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: Kilkenny Second: Davis Vote: Unanimous Abstaining: None

82 Silverbonnet Place 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: Baldwin Second: Bryant Vote: Unanimous Abstaining: None

83 Spring Branch Estates Sec 2 C3N Defer
partial replat no 9
Staff recommendation: Defer the application for two weeks per Council Member Stardig’s request.
Commission action: Deferred the applications for two weeks per Council Member Stardig’s request.
Motion: Davis Second: Baldwin Vote: Unanimous Abstaining: None

84 Sterling Homes 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: Alleman Second: Subinsky Vote: Unanimous Abstaining: None
Speaker: Dan Snyder – undecided.

85 Washington Terrace partial replat no 3 C3N Defer
Staff recommendation: Defer the application for two weeks to give the applicant time to submit additional information.
Commission action: Deferred the application for two weeks to give the applicant time to submit additional information.
Motion: Kilkenny Second: Bryant Vote: Unanimous Abstaining: None
Speaker: John May - opposed

86 West Lane Annex 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: Bryant Second: Alleman Vote: Unanimous Abstaining: None
D  VARIANCES

87  Beamer Villas
Motion was made to defer item 87 until later in the meeting to give the applicant time to get further information in order to answer the Commission’s questions.
   Motion: Alleman  Second: Bryant  Vote: Unanimous  Abstaining: None

88  Bogs Road Plant North Site
Staff recommendation: Defer the application for two weeks to give the applicant time to coordinate with Harris County.
Commission action: Deferred the application for two weeks to give the applicant time to coordinate with Harris County.
   Motion: Kilkenny  Second: Anderson  Vote: Unanimous  Abstaining: None

Chair, Marty Stein had to leave the meeting and Commissioner Kilkenny proceeded to Chair the remainder of the meeting.

89  Ella Medical Center
Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Grant the requested variance and approved the plat subject to the CPC 101 form conditions
   Motion: Zakaria  Second: Bryant  Vote: Carries  Opposing: Anderson, Bryant, Nelson and Victor
Speakers: Mary Lou Henry, applicant and John Murray, contractor – supportive.

90  Five Hundred Twenty Nine
Staff recommendation: Deferral the application for two weeks per Chapter 42 planning standards.
Commission action: Deferred the application for two weeks per Chapter 42 planning standards.
   Motion: Bryant  Second: Anderson  Vote: Unanimous  Abstaining: None

The Commission returned to item 87 at this time and acted on the item.

87  Beamer Villas
Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance and approved the plat subject to the CPC 101 form conditions.
   Motion: Davis  Second: Anderson  Vote: Unanimous  Abstaining: None
Speaker: Tracy Youngblood, applicant – supportive.

The Commission returned to item 91 at this time.

91  GBP Business Park
Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance and approved the plat subject to the CPC 101 form conditions.
   Motion: Mares  Second: Anderson  Vote: Unanimous  Abstaining: None
92  Great Commission Family Church Reserve
    C2R  Approve
Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance and approved the plat subject to the CPC 101 form conditions.
Motion: Bryant  Second: Rifaat  Vote: Unanimous  Abstaining: None

93  Hidden Lake at Gettysburg
    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: Victor  Second: Anderson  Vote: Unanimous  Abstaining: None

94  Houston Area Community Services at Fannin
    C2R  Defer
Staff recommendation: Defer the application for two weeks to give the applicant time to submit revised information.
Commission action: Deferred the application for two weeks to give the applicant time to submit revised information.
Motion: Mares  Second: Bryant  Vote: Unanimous  Abstaining: None

Item 95 and V. were taken together at this time.

95  McGowen Project
    C2R  Approve
V. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 1403 MCGOWEN STREET
Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance and approved the plat subject to the CPC 101 form conditions.
Motion: Rifaat  Second: Nelson  Vote: Unanimous  Abstaining: None
Speaker: Dan Barnum – supportive.

96  Shanti
    C2  Approve
Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance and approved the plat subject to the CPC 101 form conditions.
Motion: Bryant  Second: Alleman  Vote: Unanimous  Abstaining: None

Item 97 & 98 were taken together at this time.

97  Silver Springs GP  GP  Approve
98  Silver Springs Sec  C3P  Approve
Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance and approved the plat subject to the CPC 101 form conditions.
Motion: Anderson  Second: Alleman  Vote: Carries  Abstaining: Clark
West Bellfort Development  C2  Defer
Staff recommendation: Defer the application for two weeks to give the applicant time to submit additional information.
Commission action: Deferred the application for two weeks to give the applicant time to submit additional information.
  Motion: Rifaat  Second: Dean  Vote: Unanimous  Abstaining: None

E  SPECIAL EXCEPTIONS

Items 100, 101, and 102 were taken together at this time.

100  Grand Vista Lakes GP  GP  Approve
101  Grand Vista Lakes Sec 1  C3P  Approve
102  Grand Vista Lakes Sec 2  C3P  Approve
Staff recommendation: Grant the requested variances and approve the plats subject to the CPC 101 form conditions.
Commission action: Granted the requested variances and approved the plats subject to the CPC 101 form conditions.
  Motion: Dean  Second: Bryant  Vote: Unanimous  Abstaining: None

103  Grand Vista Lakes Sec 3  C3P  Approve
Staff recommendation: Grant the requested special exception and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested special exception and approved the plat subject to the CPC 101 form conditions.
  Motion: Dean  Second: Sigler  Vote: Unanimous  Abstaining: None

Items 104 and 105 were taken together at this time.

F  RECONSIDERATION OF REQUIREMENTS

104  Bridgeland Creek Parkway Street Dedication Sec 6  SP  Approve
105  Bridgeland Parkland Village GP  GP  Approve
Staff recommendation: Grant the requested variances and approve the plats subject to the CPC 101 form conditions.
Commission action: Granted the requested variances and approved the plats subject to the CPC 101 form conditions.
  Motion: Anderson  Second: Alleman  Vote: Unanimous  Abstaining: None

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

G  EXTENSIONS OF APPROVAL

106  Anserra Sec 4  EOA  Approve
107  Valley Ranch Sec 4 partial replat  EOA  Approve
108  Haven at Washington Avenue Apartments  EOA  Approve
109  Mooney Center  EOA  Approve
110  Mount Houston Road MUD Wastewater Treatment Plant  EOA  Approve
111  Raintree Place Sec 3  EOA  Approve
112 Terraces On West 28th Street replat no 1 EOA Approve
113 Tran Residence EOA Approve

H NAME CHANGES NC Approve
Washington Vineyard (prev. Haven at Washington Avenue Apartments)

I CERTIFICATES OF COMPLIANCE

115 26258 Burning Tree COC Approve
116 23431 McSpadon Road COC Approve
117 20055 Ravenwood Drive COC Approve
118 23242 FM 1314 COC Approve
119 26700 Coach Light Lane COC Approve

Staff recommendation: Approve staff’s recommendation for items 106 to 119.
Commission action: Approved staff’s recommendation for items 106 to 119.
Motion: Subinsky Second: Rifaat Vote: Unanimous Abstaining: None

J ADMINISTRATIVE
NONE

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

120 9402 Derrik Drive DPV Approve

Staff recommendation: Grant the requested variance and approve the development plat subject to the conditions listed per staff report.
Commission action: Granted the requested variance and approved the development plat subject to the conditions listed per staff report.
Motion: Baldwin Second: Alleman Vote: Unanimous Abstaining: None

IV. ESTABLISH A PUBLIC HEARING DATE OF FEBRUARY 16, 2017 FOR:
a. Allendale Townsite Sec A partial replat no 2
b. Bauer Landing Sec 2 partial replat no 1
c. Benders Landing Estates Sec 6 partial replat no 1
d. Granlin Grove partial replat no 1
e. Lindale Park Sec 5 partial replat no 1

Staff recommendation: Establish a public hearing date of February 16, 2017 for items IV a-e.
Commission action: Established a public hearing date of February 16, 2017 for items IV a-e.
Motion: Subinsky Second: Mares Vote: Unanimous Abstaining: None

Item V was taken and acted on earlier with item 95.

VI. CONSIDERATION OF A HOTEL/MOTEL VARIANCE FOR A PARADISE MOTEL LOCATED AT 8405 HEMPSTEAD HWY

Staff recommendation: Deferral the application for two weeks per the applicant’s request.
Commission action: Deferred the application for two weeks per the applicant’s request.
Motion: Victor Second: Mares Vote: Unanimous Abstaining: None
VII. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA FOR PORTIONS OF THE HOUSTON HARBOR SUBDIVISION (MLSA 622)

Staff recommendation: Grant the consideration of a Special Minimum Lot Size Area MLSA 622 for portions of the Houston Harbor Subdivision and forward to City Council.

Commission action: Granted the consideration of a Special Minimum Lot Size Area MLSA 622 for portions of the Houston Harbor Subdivision and forwarded to City Council.

Motion: Baldwin    Second: Bryant    Vote: Unanimous    Abstaining: None

VIII. PUBLIC COMMENT

NONE

IX. ADJOURNMENT

There being no further business brought before the Commission, Mark Kilkenny adjourned the meeting at 5:08 p.m.

Motion: Alleman    Second: Subinsky    Vote: Unanimous    Abstaining: None

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Martha L. Stein, Chair

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Patrick Walsh, Secretary