Minutes of the Houston Planning Commission

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

April 13, 2017
Meeting held in
Council Chambers, Public Level, City Hall Annex
2:30 p.m.

Call to Order
Vice Chair M. Sonny Garza called the meeting to order at 2:45 p.m. with a quorum present.

Martha L. Stein, Chair Absent
M. Sonny Garza Absent
Susan Alleman Absent
Bill Baldwin
Fernando Brave
Antoine Bryant
Lisa Clark
Algenita Davis Absent
Mark A. Kilkenny Absent
Lydia Mares
Paul R. Nelson Absent
Linda Porras-Pirtle
Shafik Rifaat
Megan R. Sigler
Eileen Subinsky Absent
Zafar Tahir
Meera D Victor
Shaukat Zakaria
Mark Mooney for Absent
  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 MARCH 30, 2017 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the March 30, 2017 Planning Commission meeting minutes.
Motion: Bryant  Second: Rifaat  Vote: Carries  Abstaining: Clark

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 89)

Items removed for separate consideration: 31

Staff recommendation: Approve staff’s recommendation for items 1 - 89 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendation for items 1 - 89 subject to the CPC 101 form conditions.
Motion: Clark  Second: Sigler  Vote: Unanimous  Abstaining: None

Commissioner Clark recused herself.

Staff recommendation: Approve staff’s recommendation for item 31 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendation for item 31 subject to the CPC 101 form conditions.
Motion: Porras-Pirtle  Second: Zakaria  Vote: Unanimous  Abstaining: None

Commissioner Clark returned.

C PUBLIC HEARINGS

90  Broadway Plaza  C3N  Defer
Staff recommendation: Defer the applications for two weeks per Chapter 42 Planning Standards.
Commission action: Deferred the applications for two weeks per Chapter 42 Planning Standards.
Motion: Mares  Second: Baldwin  Vote: Unanimous  Abstaining: None

91  Dissen Heights 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: Rifaat  Second: Victor  Vote: Unanimous  Abstaining: None

92  Dissen Heights partial replat no 2  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: Mares  Vote: Unanimous  Abstaining: None

93  Draco Spring Manufacturing Company  C3N  Defer
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: Bryant  Second: Mares  Vote: Unanimous  Abstaining: None
94 Houston Heights partial replat no 18  C3N  Defer
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: Baldwin    Second: Rifaat       Vote: Unanimous    Abstaining: None

95 Promise Land replat no 1  C3N  Defer
Staff recommendation: Defer the applications for two weeks per Chapter 42 Planning Standards.
Commission action: Deferred the applications for two weeks per Chapter 42 Planning Standards.
Motion: Sigler     Second: Anderson     Vote: Unanimous    Abstaining: None

96 Westhaven Estates Sec 2  C3N  Approve
partial replat no 7
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: Zakaria      Vote: Unanimous    Abstaining: None
Speaker: Deb Elm – opposed/undecided.

97 Westheimer Gardens Extension  C3N  Defer
partial replat no 4
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: Rifaat     Second: Clark      Vote: Unanimous    Abstaining: None

D VARIANCES

98 Eunice Villas  C2R  Approve
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: Zakaria    Second: Clark      Vote: Unanimous    Abstaining: None
Speakers: Kay Donahue and Larry Wilkerson – opposed; Joyce Owens, representing owner - supportive.

Motion made by Brave, seconded Bryant to take item 99 later in the meeting.

100 Gosling Office Park  C2  Approve
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: Clark     Second: Rifaat      Vote: Unanimous    Abstaining: None

101 I 10 East at Freeport partial replat no 1  C2R  Defer
Staff recommendation: Defer the application for two weeks per the request of the Harris County Flood Control District.
Commission action: Deferred the application for two weeks per the request of the Harris County Flood Control District.
Motion: Baldwin    Second: Sigler     Vote: Unanimous    Abstaining: None
102 Irise Park H

Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.
    Motion: Clark  Second: Anderson  Vote: Unanimous  Abstaining: None

103 Paradise Park RV Community

Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.
    Motion: Clark  Second: Zakaria  Vote: Unanimous  Abstaining: None

104 Presidents Park B

C2R Withdrawn

105 Rice Village Amherst

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: Rifaat  Second: Bryant  Vote: Unanimous  Abstaining: None

Commission returned to and acted on item 99.

99 Fuchs Tract GP

GP Approve

Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.
    Motion: Mares  Second: Baldwin  Vote: Unanimous  Abstaining: None
Speakers: Trigg Lupher, applicant, Fred Mathis, Harris County and Dustin Qualls, owner representative - supportive.

E SPECIAL EXCEPTIONS
NONE

F RECONSIDERATION OF REQUIREMENTS
NONE

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

G EXTENSIONS OF APPROVAL

106 Aldine ISD Homestead  EOA Approve
107 Bosch Hall  EOA Approve
108 Cypresswood Green Plaza  EOA Approve
109 Greens Mart  EOA Approve
110 Haynes Road Business Park  EOA Approve
111 HISD Northside High School  EOA Approve
112 Stages Repertory Theatre  EOA Approve
113 Union Park Sec 1  EOA Approve
114 Union Park Sec 2  EOA Approve
H  NAME CHANGES

117  Ecclesia at Kingwood  (prev. Solea Kingwood)  NC  Approve

I  CERTIFICATES OF COMPLIANCE

118  4910 Allen Genoa  COC  Approve
119  10922 Shady Lane  COC  Approve
120  21418 Dunn Road  COC  Approve
121  26944 Coachlight  COC  Approve

Staff recommendation: Approve staff’s recommendation for items 106-121
Commission action: Approved staff’s recommendation for items 106-121
Motion: Porras-Pirtle  Second: Rifaat  Vote: Unanimous  Abstaining: None

J  ADMINISTRATIVE
NONE

K  DEVELOPMENT PLATS WITH VARIANCE REQUESTS
NONE

II.  ESTABLISH A PUBLIC HEARING DATE OF MAY 11, 2017 FOR:
   a. Castle Court Views replat no 1
   b. El Dorado Clear Lake City Sec 2 partial replat no 1
   c. Hickory Enclave partial replat no 1 and extension
   d. Pine Forest Addition partial replat no 1
   e. Viet Hoa Estates replat no 1
   f. Westhaven Estates Sec 2 partial replat no 8

Staff recommendation: Establish a public hearing date of May 11, 2017 for items II a-f.
Commission action: Established a public hearing date of May 11, 2017 for items II a-f.
Motion: Bryant  Second: Clark  Vote: Unanimous  Abstaining: None

III.  CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY
      LOCATED AT 13719 WHITE HEATHER DRIVE – HISD MADISON HIGH SCHOOL

Staff recommendation: Defer the application for four weeks to give the applicant time to submit revised information.
Commission action: Deferred the application for four weeks to give the applicant time to submit revised information.
Motion: Zakaria  Second: Rifaat  Vote: Unanimous  Abstaining: None

IV.  PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK
     APPLICATION FOR THE 1300 BLOCK OF SHEARM STREET, NORTH AND SOUTH SIDES (MLS 641)

Staff recommendation: Grant the consideration of a Special Minimum Lot Size Block Application (MLS 641) for the 1300 Block of Shearn Street, north and south sides, and forward to City Council.
Commission action: Granted the consideration of a Special Minimum Lot Size Block Application (MLS 641) for the 1300 Block of Shearn Street, north and south sides, and forwarded to City Council.
Motion: Baldwin  Second: Victor  Vote: Unanimous  Abstaining: None

Speakers: Chuck Hansen – opposed; Jody Wilding, applicant - supportive.
V. EXCUSE THE ABSENCE OF COMMISSIONER ZAKARIA
Commissioner Zakaria was present therefore, no Commission action was required.

VI. PUBLIC COMMENT
NONE

VII. ADJOURNMENT
There being no further business brought before the Commission, Vice Chair M. Sonny Garza adjourned the meeting at 3:59 p.m.

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

M. Sonny Garza, Vice Chair
Patrick Walsh, Secretary