Minutes of the Houston Planning Commission

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

March 15, 2018
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 2:34 p.m. with a quorum present.

Martha L. Stein, Chair
M. Sonny Garza, Vice Chair
Susan Alleman
Bill Baldwin
Fernando L. Brave
Antoine Bryant
Lisa Clark
Algenita Davis
Mark A. Kilkenny
Lydia Mares
Christina Morales
Paul R. Nelson
Linda Porras-Pirtle
Ian Rosenberg
Megan R. Sigler
Zafar Tahir
Meera D. Victor
Mark Mooney for
The Honorable James Noack
Maggie Dalton for
The Honorable Robert E. Hebert
Loyd Smith for
The Honorable Ed Emmett

Arrived at 2:36 p.m. during Approval of Minutes
Arrived at 2:58 p.m. during item #105

Absent

Left at 4:32 p.m. during item #155

EXOFFICIO MEMBERS

Carol A. Lewis
Carol Haddock
Dawn Ulrich
Yuhayna H. McCoy

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.
APPROVAL OF THE MARCH 1, 2018 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the March 1, 2018 Planning Commission meeting minutes.
Motion: Clark Second: Tahir Vote: Unanimous Abstaining: None

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 104)
Staff recommendation for item 64 was modified from Defer to Approve.

Item removed for separate consideration: 7, 31, 32, 33 and 34.

Staff recommendation: Approve staff’s recommendations for items 1 – 104, subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1 – 104, subject to the CPC 101 form conditions.
Motion: Garza Second: Baldwin Vote: Unanimous Abstaining: None

Commissioner Sigler recused herself.

Staff recommendation: Approve staff’s recommendation to approve item 31, 32, 33 and 34 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendation to approve item 31, 32, 33 and 34 subject to the CPC 101 form conditions.
Motion: Victor Second: Clark Vote: Unanimous Abstaining: None

Commissioner Sigler returned.

7 Avondale partial replat no 1 C3F Approve
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: Garza Vote: Unanimous Abstaining: None
Speaker: Mary Lou Henry, applicant – supportive.

The Commission returned to item 9, that was taken and acted on earlier in the meeting, to hear from speakers at this time.

9 Benders Creek GP GP Defer
Speakers: Keith Surface and Clarence Wisenbaker – opposed.

C PUBLIC HEARINGS

105 Ammar Estates replat no 1 C3N Defer
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Deferred the application for two weeks for further study and review.
Motion: Garza Second: Baldwin Vote: Unanimous Abstaining: None
Speakers: Dale Culpepper and Donald Perkins District K Office – opposed; Joyce Owens, applicant and Sam Kasmani, owner – supportive; Richard Smith, Managing Engineer, Public Works and Engineering.
106  Beinhorn Grove replat no 1  C3N
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: Rosenberg  Second: Kilkenny  Vote: Unanimous  Abstaining: None

107  Braeswood partial replat no 1  C3N
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

108  Champion Heavens replat no 1  C3N
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: Kilkenny  Second: Clark  Vote: Unanimous  Abstaining: None
   Speakers: Michele Roddy – opposed; Edward Thames and George Pickens – undecided; Fred Mathis, Harris County.

109  Fondren Southwest Northfield Sec 8 partial replat no 1  C3N
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: Brave  Second: Alleman  Vote: Unanimous  Abstaining: None

110  Goldquest Group  C3N
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: Davis  Second: Garza  Vote: Unanimous  Abstaining: None
   Speaker: Miguel Sanchez, applicant – supportive.

111  Harvard Heights  C3N
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: Davis  Second: Garza  Vote: Unanimous  Abstaining: None

112  North Shepherd Square  C3N
Withdrawn

113  Pelham Place Sec 1 partial replat no 1  C3N
Withdrawn

114  Royalwood Sec 1 partial replat no 2  C3N
Staff recommendation: Establish a Public Hearing date of April 12, 2018.
Commission action: Established a Public Hearing date of April 12, 2018.
   Motion: Brave  Second: Rosenberg  Vote: Unanimous  Abstaining: None
115 Serenity Meadows partial replat no 1 and extension  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: Bryant  Vote: Unanimous  Abstaining: None

116 Summit Place Addition 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: Clark  Second: Garza  Vote: Unanimous  Abstaining: None
Speakers: Steve Porto, Tom Schmal and Tina Tanner – undecided.

117 Sunset Ridge West Sec 7  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: Sigler  Second: Bryant  Vote: Unanimous  Abstaining: None

118 Whispering Pines Estates Sec 2  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: Kilkenny  Second: Alleman  Vote: Unanimous  Abstaining: None

D  VARIANCES

119 Carnegie Oaks West Alabama  C2R  Withdrawn

Items 120 – 125 were taken together at this time.

120 Lantana GP  GP  Defer
121 Lantana Heights Drive street dedication  C3P  Defer
122 Lantana Sec 1  C3P  Defer
123 Lantana Sec 2  C3P  Defer
124 Lantana Sec 3  C3P  Defer
125 Westgreen Boulevard Street Dedication Sec 3  C3P  Defer

Staff recommendation: Defer the application(s) for two weeks per Harris County’s request.
Commission action: Deferred the application(s) for two weeks per Harris County’s request.
Motion: Baldwin  Second: Davis  Vote: Unanimous  Abstaining: None

Items 126 and 127 were taken together at this time.

126 Laterna Villas North  C2  Defer
127 Laterna Villas South  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: Mares  Second: Nelson  Vote: Unanimous  Abstaining: None
128  Poundbury Sec 1          C3R          Withdrawn

129  Puebla Comiskey          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: Mares  Second: Alleman  Vote: Unanimous  Abstaining: None

130  Springwoods Village GP   GP          Withdrawn

Commissioner Alleman recused herself.

131  Towne Lake North 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: Clark  Second: Garza  Vote: Unanimous  Abstaining: None

Commissioner Alleman returned.

132  Washington Avenue Retail 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: Mares  Vote: Unanimous  Abstaining: None

E  SPECIAL EXCEPTIONS

133  Spring ISD Roberson Middle School 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: Mares  Second: Victor  Vote: Unanimous  Abstaining: None

F  RECONSIDERATION OF REQUIREMENTS
NONE

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

G  EXTENSIONS OF APPROVAL

134  Bennport Plaza          EOA          Approve
135  Bridgeland First Bend Sec 14  EOA          Approve
136  Harris County Improvement District No 13 Lift Station No 1  EOA          Approve
137  Harris County Improvement District No 13 Waste Water Treatment Plant No 1  EOA          Approve
138  Harris County Improvement District  EOA  Approve
No 13 Water Plant No 1
139  Las Cabras Office Warehouse  EOA  Approve
Condominiums
140  RCR Trucking  EOA  Approve
141  Regency Green Place  EOA  Approve
142  Silver Springs Sec 2  EOA  Approve
143  Texas Wonder Lawn  EOA  Approve
144  Upland Square  EOA  Approve
145  Villages at Tour 18 Sec 2  EOA  Approve
146  Vireo Reserve  EOA  Approve

H  NAME CHANGES
NONE

I  CERTIFICATES OF COMPLIANCE

147  25800 Peach Drive  COC  Approve
148  24305 Hwy 59 N.  COC  Approve
149  21561 Leonard Street  COC  Approve
150  27682 Coach Light Lane  COC  Approve
151  26920 Spanish Oaks Drive  COC  Approve
152  21859 Cherry Street  COC  Approve

Staff recommendation: Approve staff’s recommendation for items 134 - 152.
Commission action: Approved staff’s recommendation for items 134 - 152.

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

J  ADMINISTRATIVE
NONE

K  DEVELOPMENT PLATS WITH VARIANCE REQUESTS

153  901 Bomar 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: Garza  Second: Davis  Vote: Carries  Opposing: Baldwin

154  3202 Merrick 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: Bryant  Vote: Unanimous  Abstaining: None

Speaker: Justin Patterson, applicant – supportive.
155 4102 Woodleigh Street

Staff recommendation: Deny the application.
Commission action: Denied the application.
   Motion: Alleman  Second: Morales  Vote: Carries  Opposing: Bryant, Davis, Garza and Nelson

Speaker: Mark Cooper, applicant – supportive.

II. ESTABLISH A PUBLIC HEARING DATE OF APRIL 12, 2018 FOR:
   a. Bayou Woods Sec 2 partial replat no 3
   b. Fulton Station partial replat no 1
   c. Newport Sec 8 partial replat no 3
   d. Summit Place Addition partial replat no 4
   e. West Lane Addition partial replat no 4
   f. West Lane Addition partial replat no 4

Staff recommendation: Establish a public hearing date of April 12, 2018 for items II a-f.
Commission action: Established a public hearing date of April 12, 2018 for items II a-f.
   Motion: Clark  Second: Garza  Vote: Unanimous  Abstaining: None

III. CONSIDERATION OF A HOTEL/MOTEL VARIANCE FOR SPRINGHILL SUITES LOCATED AT 3360 MCCUE ROAD

Staff recommendation: Grant the Hotel/Motel variance(s), and approve the development plat subject to the conditions listed.
Commission action: Granted the Hotel/Motel variance(s), and approved the development plat subject to the conditions listed.
   Motion: Alleman  Second: Rosenberg  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 4:40 p.m.
   Motion: Clark  Second: Rosenberg  Vote: Unanimous  Abstaining: None

Martha L. Stein, Chair
Patrick Walsh, Secretary