Minutes of the Houston Planning Commission

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

June 7, 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 2:30 p.m. with a quorum present.

Martha L. Stein, Chair
M. Sonny Garza, Chair
Susan Alleman Absent
Bill Baldwin
Fernando L. Brave Absent
Antoine Bryant Absent
Lisa Clark Arrived at 2:33 p.m. during Director's Report
Mark A. Kilkenny Absent
Lydia Mares
Christina Morales Absent
Paul R. Nelson
Linda Porras-Pirtle Arrived at 2:49 p.m. during item #84
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 Left at 3:58 p.m. during items G, H and I

EXOFFICIO MEMBERS
Carol A. Lewis
Carol Haddock
Yuhayna H. McCoy

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 MAY 24, 2018 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the May 24, 2018 Planning Commission meeting minutes.
   Motion: Clark     Second: Garza     Vote: Unanimous     Abstaining: None

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 79)

Staff recommendation for item 46 was modified from Approve to Defer per the County’s request.

Items removed for separate consideration 47 and 48.

Staff recommendation: Approve staff’s recommendations for items 1 – 79, subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1 – 79, subject to the CPC 101 form conditions.
   Motion: Garza     Second: Sigler     Vote: Unanimous     Abstaining: None

Commissioner Sigler recused herself.

Staff recommendation: Approve staff’s recommendations for item 47 and 48 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for item 47 and 48 subject to the CPC 101 form conditions.
   Motion: Clark     Second: Garza     Vote: Unanimous     Abstaining: None

Commissioner Sigler returned.

C    PUBLIC HEARINGS

80    Craig Woods partial replat no 23     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: Mares     Vote: Unanimous     Abstaining: None

81    Foxhollow West Sec 1 partial replat no 1    C3N     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: Baldwin     Second: Tahir     Vote: Unanimous     Abstaining: None

82    Heights Gateway     C3N     Withdrawn

83    Houston Community College Auxiliary Reserve     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: Nelson     Vote: Unanimous     Abstaining: None

Speaker: Jerry Villarreal – supportive.
Lakeview Homes Addition partial replat no 3
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: Carolyn Stone, Bobby Stone and Lillian Parrish - opposed.

Little York partial replat no 1
Approval Withdraw

MacGregor Park Estates Sec 1 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: Porras-Pirtle Second: Rosenberg Vote: Unanimous Abstaining: None

Old River Terrace Sec 2 partial replat no 2 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: Garza Second: Tahir Vote: Unanimous Abstaining: None

Remington Creek Ranch Sec 5
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: Mares Vote: Unanimous Abstaining: None

Shadyvilla Addition no 2 partial replat no 6
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: Porras-Pirtle Second: Baldwin Vote: Unanimous Abstaining: None

Spring Branch Woods Sec 4 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: Nelson Vote: Unanimous Abstaining: None
Speakers: Julie Behrens - opposed; Juan Carlos Martinez - supportive.

D VARIANCES

Hahls Warren
Staff recommendation: Grant the variance(s) and approve the plat(s) subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plat(s) subject to the CPC 101 form conditions.
Motion: Clark Second: Garza Vote: Unanimous Abstaining: None
92  Hidden Acres Village  
   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: Mares  
   Vote: Unanimous  
   Abstaining: None 
   Speakers: Jaime Lozano and Leticia Cerrillo – opposed; Joyce Owens, applicant – supportive. 

Items 93 and 94 were taken together at this time.

93  Lakewood Pines GP  
94  Lakewood Pines Sec 10  
   GP  
   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: Mares  
   Second: Victor  
   Vote: Unanimous  
   Abstaining: None 

95  Texas Medical Center Three  
   C2R  
   Approve 
   Staff recommendation: Grant the variance(s) and approve the plat(s) subject to the CPC 101 form conditions. 
   Commission action: Granted the variance(s) and approved the plat(s) subject to the CPC 101 form conditions. 
   Motion: Baldwin  
   Second: Rosenberg  
   Vote: Unanimous  
   Abstaining: None 

96  Turtle Pines  
   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: Sigler  
   Second: Garza  
   Vote: Unanimous  
   Abstaining: None 

97  Willowcreek Ranch Sec 10  
   C3P  
   Approve 
   Staff recommendation: Deny the variance to not provide a north/south street, and grant the variance to not provide an east/wes: street, and approve the plat(s) subject to the CPC 101 form conditions. 
   Commission action: Granted both variance(s) and approved the plat(s) subject to the CPC 101 form conditions, with the additional condition that the County consider an application for a minor collector designation in the next year(s). 
   Motion: Smith  
   Second: Clark  
   Vote: Unanimous  
   Abstaining: None 
   Speaker: Christopher Browne, applicant – supportive. 

98  Woodlands Village of Grogan Mill  
   Lake Woodlands East Shore Sec 20  
   C3P  
   Approve 
   Staff recommendation: Grant the variance(s) and approve the plat(s) subject to the CPC 101 form conditions. 
   Commission action: Granted the variance(s) and approved the plat(s) subject to the CPC 101 form conditions. 
   Motion: Mooney  
   Second: Clark  
   Vote: Unanimous  
   Abstaining: None 

Motion made by Sigler, seconded by Garza to reconsider item #86.

86  MacGregor Park Estates Sec 1  
   partial replat no 1  
   C3N  
   Defer 
   Staff recommendation: Defer the application for two weeks for further study and review. 
   Commission action: Deferred the application for two weeks for further study and review. 
   Motion: Baldwin  
   Second: Victor  
   Vote: Unanimous  
   Abstaining: None
E  SPECIAL EXCEPTIONS

Commissioner(s) Rosenberg and Sigler recused themselves.

99  East River GP  GP  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

Commissioner(s) Rosenberg and Sigler returned.

F  RECONSIDERATION OF REQUIREMENTS

100  Lozano Square replat no 1  C2R  Defer
Staff recommendation: Defer the application for two weeks per Councilmember's request.
Commission action: Deferred the application for two weeks per Councilmember's request.
   Motion: Mares  Second: Victor  Vote: Unanimous  Abstaining: None

101  McCarty Acres  C2R  Approve
Staff recommendation: Grant the variance(s) and approve the plat(s) subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plat(s) subject to the CPC 101 form conditions.
   Motion: Mares  Second: Clark  Vote: Unanimous  Abstaining: None

102  Senioritaville  C2R  Approve
Staff recommendation: Deny the variance(s) and approve the plat(s) subject to the CPC 101 form conditions.
Commission action: Denied the variance(s) and approved the plat(s) subject to the CPC 101 form conditions.
   Motion: Mares  Second: Tahir  Vote: Unanimous  Abstaining: None

103  Spring ISD New Stadium  C2  Defer
Staff recommendation: Defer the application for two weeks for further study and review.
Commission action: Deferred the application for two weeks for further study and review.
   Motion: Garza  Second: Mares  Vote: Unanimous  Abstaining: None

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

G  EXTENSIONS OF APPROVAL

104  Balmoral Sec 4  EOA  Approve
105  Balmoral Sec 6  EOA  Approve
106  Breen Partners  EOA  Approve
107  Development at Knoll  EOA  Approve
108  Harmony Village Sec 8  EOA  Approve
109  Imperial Forest Sec 2  EOA  Approve
110  Sona Development  EOA  Approve
111  Stewart Cadillac Amending  EOA  Approve
   Plat no 1 replat no 1 and extension  Approve
H   NAME CHANGES
    NONE

I   CERTIFICATES OF COMPLIANCE

112  5326 Hartwick  COC  Approve
113  24168 Parker Road  COC  Approve

Staff recommendation: Approve staff’s recommendation for items 104-113.
Commission action: Approved staff’s recommendation for items 104-113.

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

J   ADMINISTRATIVE
    NONE

K   DEVELOPMENT PLATS WITH VARIANCE REQUESTS

114  6151 Lynbrook Drive  DPV  Defer

Staff recommendation: Defer the application for two weeks per Councilmember’s request.
Commission action: Deferred the application for two weeks per Councilmember’s request.

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

II.  Establish a Public Hearing Date of July 5, 2018 for:
    a. Allendale Townsite Sec A partial replat no 4
    b. Allendale Townsite Sec A partial replat no 5
    c. Allendale Townsite Sec A partial replat no 6
    d. Gibson Street Townhomes partial replat no 1
    e. McGinty Acres sec 1 partial replat no 1
    f. Morningside Place Sec 2 partial replat no 1
    g. Newport Place Sec 10 partial replat no 1
    h. Ranch Country Sec 4 partial replat no 1
    i. Ranch Country Sec 5 partial replat no 1
    j. Woodland Terrace partial replat no 2

Staff recommendation: Establish a public hearing date of July 5, 2018 for items II a-j.
Commission action: Established a public hearing date of July 5, 2018 for items II a-j.

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

III. Establish a Public Hearing Date of July 5, 2018 for a Southwind Hotel/Motel Located at 5617 North Freeway

Staff recommendation: Establish a public hearing date of July 5, 2018 for a Southwind Hotel/Motel located at 5617 North Freeway.
Commission action: Established a public hearing date of July 5, 2018 for a Southwind Hotel/Motel located at 5617 North Freeway.

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

IV.  PUBLIC COMMENT
    NONE
V. ADJOURNMENT
There being no further business brought before the Commission, Chair Martha L. Stein adjoumed the meeting at 4:01 p.m.

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

Martha L. Stein, Chair

Michael Kramer, Secretary