Minutes of the Houston Planning Commission

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

August 2, 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 2:31 p.m. with a quorum present.

Martha L. Stein, Chair
M. Sonny Garza, Vice Chair
Susan Alleman
Bill Baldwin
Fernando L. Brave Arrived at 2:37 p.m. during I
Antoine Bryant Arrived at 3:05 p.m. during item #107
Lisa Clark Arrived at 3:30 p.m. during item #106
Mark A. Kilkenny
Lydia Mares
Christina Morales
Paul R. Nelson
Linda Porras-Pirtle Absent
Ian Rosenberg Arrived at 2:41 p.m. during III
Megan R. Sigler Arrived at 2:35 p.m. during I
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 3:46 p.m. during item #119

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 JULY 19, 2018 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the July 19, 2018 Planning Commission meeting minutes.
   Motion: Tahir    Second: Victor    Vote: Carries    Abstaining: Baldwin and Kilkenny

I. PRESENTATION AND CONSIDERATION OF THE SEMI-ANNUAL REPORT ON WATER AND WASTEWATER IMPACT FEES (ANN MARIE SHERIDAN)
Presentation was given by Ann Marie Sheridan, Supervising Engineer, Public Works and Engineering Department.
   Motion: Nelson    Second: Kilkenny    Vote: Unanimous    Abstaining: None

II. PRESENTATION AND CONSIDERATION OF THE SEMI-ANNUAL REPORT ON DRAINAGE IMPACT FEES (ANN MARIE SHERIDAN)
Presentation was given by Anne Marie Sheridan, Supervising Engineer, Public Works and Engineering Department.
   Motion: Nelson    Second: Alleman    Vote: Unanimous    Abstaining: None

III. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 97)
Staff recommendation for item 15 was modified from Approve to Defer.

Item removed for separate consideration 7.

Staff recommendation: Approve staff’s recommendations for items 1 – 97, subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1 – 97, subject to the CPC 101 form conditions.
   Motion: Garza    Second: Mares    Vote: Unanimous    Abstaining: None

Commissioner Sigler recused herself.

Staff recommendation: Approve staff’s recommendations for item 7 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for item 7 subject to the CPC 101 form conditions
   Motion: Garza    Second: Alleman    Vote: Unanimous    Abstaining: None

Commissioner Sigler returned.

C   PUBLIC HEARINGS

98  Brookhaven Addition    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: Garza    Vote: Unanimous    Abstaining: None
Speaker: Berniece Davis – opposed.
99  Fullerton Place  partial replat no 1  C3N  Approve
Staff recommendation: Approve the plat(s) subject to the CPC 101 form conditions.
Commission action: Approved the plat(s) subject to the CPC 101 form conditions.
Motion: Rosenberg  Second: Garza  Vote: Unanimous  Abstaining: None
Speakers: David White and Lee Lopez, applicants – supportive.

100  Long Point Acres  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: Baldwin  Second: Sigler  Vote: Unanimous  Abstaining: None

101  Neuen Manor partial  C3N  Withdrawn
replat no 9

102  Pine Terrace 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: Baldwin  Vote: Unanimous  Abstaining: None

103  Remington Creek Ranch Sec 6  C3N  Defer
partial replat no 8
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

104  Shadyvilla Addition No 2  C3N  Approve
partial replat no 8
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: Alleman  Vote: Unanimous  Abstaining: None

105  West Lancaster Place  C3N  Disapprove
partial replat no 2
Staff recommendation: Disapprove the plat.
Commission action: Disapproved the plat.
Motion: Garza  Second: Mares  Vote: Unanimous  Abstaining: None
Speaker: Haley Flores, applicant – supportive.

106  Willow Creek Estates Sec 1  C3N  Disapprove
replat partial replat no 3
Staff recommendation: Disapprove the plat.
Commission action: Disapproved the plat.
Motion: Brave  Second: Victor  Vote: Unanimous  Abstaining: None
Speaker: Mikalla Hodges, applicant – supportive.
D VARIANCES

Item 108 was taken out of order at this time and acted on.

108 Booth Manor

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

The Commission returned to agenda item 107.

107 Becker Enclave

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: Alleman Second: Garza Vote: Unanimous Abstaining: None

Item 108 was acted on earlier in the meeting.

109 Frenchman Square

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: Rosenberg Vote: Unanimous Abstaining: None

110 Hardy Spring Crossing replat no 1

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: Smith Second: Clark Vote: Unanimous Abstaining: None
Speaker: Mallory Martin, applicant – supportive.

111 JEEATW Corporation

Staff recommendation: Defer the application for two weeks per Chapter 42 planning standards.
Commission action: Deferred the application for two weeks per Chapter 42 planning standards.

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

112 Lovett Post Building

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: Kilkenny Vote: Unanimous Abstaining: None

113 Portland Parkview

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: Baldwin Vote: Unanimous Abstaining: None
114  Smart Living at Cypress Creek  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: Bryant  Second: Victor  Vote: Unanimous  Abstaining: None

Commission returned to item 113 to hear from speaker.

113  Portland Parkview
Speaker: James Decomen - opposed.

Items 115 and 116 were taken together at this time.

115  Springwoods Village GP  GP  Approve
116  Springwoods Village Crossington  SP  Approve
Way Street Dedication Sec 1  
Staff recommendation: Grant the variance(s) and approve the plats subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plats subject to the CPC 101 form conditions.
Motion: Bryant  Second: Sigler  Vote: Unanimous  Abstaining: None

117  Stanmore River Oaks  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
Speakers: David Horn, Theo Stephens and Margie Schneider - opposed.

118  Walshak Estates  C1  Approve
Staff recommendation: Grant the variance(s) and approve the plats subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plats subject to the CPC 101 form conditions.
Motion: Mooney  Second: Nelson  Vote: Unanimous  Abstaining: None

E  SPECIAL EXCEPTIONS

119  Pinemont Oaks  C3P  Approve
Staff recommendation: Grant the special exception(s) and approve the plat subject to the CPC 101 form conditions listed.
Commission action: Granted the special exception(s) and approved the plat subject to the CPC 101 form conditions listed.
Motion: Baldwin  Second: Kilkenny  Vote: Unanimous  Abstaining: None
Speaker: Mark Lowry - opposed

F  RECONSIDERATION OF REQUIREMENTS

120  Grand National  C3P  Withdrawn
121  Tall Pines Junction 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: Mares      Vote: Unanimous       Abstaining: None

Commissioner Alleman recused herself.

122  Uptown Transit Center               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: Kilkenny     Second: Tahir      Vote: Unanimous       Abstaining: None
Speaker: Daphne Scarbrough – opposed.

Commissioner Alleman returned.

G   EXTENSIONS OF APPROVAL
   NONE

H   NAME CHANGES
   NONE

I   CERTIFICATES OF COMPLIANCE

123  26760 Saddle Rock Lane               COC               Approve
124  25197 Virginia Lane                  COC               Approve
125  22433 Bergman Dr.                    COC               Approve
126  23380 FM 1314                         COC               Approve
Staff recommendation: Approve staff’s recommendation for items 123-126.
Commission action: Approved staff’s recommendation for items 123-126.
   Motion: Bryant       Second: Victor     Vote: Unanimous       Abstaining: None

J   ADMINISTRATIVE
   NONE

K   DEVELOPMENT PLATS WITH VARIANCE REQUESTS

127  4002 Silverwood Drive               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: Baldwin      Second: Clark      Vote: Unanimous       Abstaining: None
Speaker: Joe Scanlon – opposed; Joyce Owens, applicant – supportive; Richard Smith, Managing Engineer, Public Works and Engineering Department.
IV. ESTABLISH A PUBLIC HEARING DATE OF AUGUST 30, 2018 FOR:
   a. Afton Oaks Sec 1 partial replat no 1
   b. Park Place partial replat no 3
   c. Shadyvilla Addition No 1 Annex partial replat no 3
   d. West Lane Annex partial replat no 5
Staff recommendation: Establish a public hearing date of August 30, 2018 for items IV a-d.
Commission action: Established a public hearing date of August 30, 2018 for items IV a-d.
   Motion: Sigler   Second: Rosenberg   Vote: Unanimous   Abstaining: None

V. CONSIDERATION OF A HOTEL/MOTEL VARIANCE FOR SOUTHWIND HOTEL LOCATED AT 5617 NORTH FREWAY

Staff recommendation: Grant the Hotel/Motel variance(s), and approve the development plat subject to the conditions listed.
Commission action: Deferred the application to give staff time to verify the signature of the letter from property owner.
   Motion: Clark   Second: Bryant   Vote: Carries   Opposing: Baldwin, Brave, Dalton, Mares, Morales, Rosenberg and Victor
Speaker: Marcia Shirani – opposed; Caroline Ordener, applicant – supportive

VI. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR THE 2000 BLOCK OF SOUTHGATE BOULEVARD, NORTH AND SOUTH SIDES, BETWEEN TRAVIS STREET AND STOCKTON DRIVE (MLS 725)

Staff recommendation: Approve the consideration of a Special Minimum Lot Size Block application for the 2000 block of Southgate Boulevard, north and south sides, between Travis Street and Stockton Drive, MLS 725, and forward to City Council.
Commission action: Approved the consideration of a Special Minimum Lot Size Block application for the 2000 block of Southgate Boulevard, north and south sides, between Travis Street and Stockton Drive, MLS 725, and forwards to City Council.
   Motion: Garza   Second: Brave   Vote: Unanimous   Abstaining: None
Speakers: Drexer Turner, Clayton Finney, applicant, Rebecca Bryant, Michael Smith, Omar Izfar - supportive.

VII. EXCUSE THE ABSENCE OF COMMISSIONER KILKENNY
Commissioner Kilkenny was present, therefore no Commission action was required.

VIII. PUBLIC COMMENT
NONE

IX. ADJOURNMENT
There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 4:36 p.m.
   Motion: Clark   Second: Garza   Vote: Unanimous   Abstaining: None

[Signatures]
Martha L. Stein, Chair
Michael Kramer, Secretary