Minutes of the Houston Planning Commission

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

January 18, 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, 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
Charles O. Dean for
  The Honorable Robert E. Herbert
Raymond J. Anderson for
  The Honorable Ed Emmet

EXOFFICIO MEMBERS

Carol A. Lewis
Carol Haddock
Dawn Ullrich
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 JANUARY 4, 2018 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the January 4, 2018 Planning Commission meeting minutes.
   Motion: Clark    Second: Alleman    Vote: Carries    Abstaining: Baldwin

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 76)
Staff recommendation: Approve staff’s recommendations for items 1 – 76, subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1 – 76, subject to the CPC 101 form conditions.
   Motion: Sigler    Second: Alleman    Vote: Unanimous    Abstaining: None

C  PUBLIC HEARINGS

77  Briendale partial replat no 4  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: Kilkenny    Second: Clark    Vote: Unanimous    Abstaining: None

78  Carolina Place partial replat no 2  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: Bryant    Vote: Unanimous    Abstaining: None

79  Center Street Reserve  C3N    Withdrawn

80  Foster Place partial replat no 1  C3N    Defer
Staff recommendation: Defer the application for two weeks per Council Member Boykins’ request.
Commission action: Deferred the application for two weeks per Council Member Boykins’ request.
   Motion: Davis    Second: Bryant    Vote: Unanimous    Abstaining: None

81  Jandor Gardens 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: Kilkenny    Vote: Unanimous    Abstaining: None

82  Lakeview Home Addition partial replat no 3  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: Anderson    Second: Alleman    Vote: Unanimous    Abstaining: None
83  Lakewood Forest Sec 1  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: Anderson  Second: Clark  Vote: Unanimous  Abstaining: None

84  Timberlake Estates Sec 1  C3N  Disapprove
    partial replat no 1
Staff recommendation: Disapprove the plat.
Commission action: Disapproved the plat.
  Motion: Nelson  Second: Anderson  Vote: Unanimous  Abstaining: None

85  Villas on Spencer Street 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: Bryant  Second: Kilkenny  Vote: Unanimous  Abstaining: None

86  Wakefield Courts 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: Kilkenny  Second: Alleman  Vote: Unanimous  Abstaining: None

87  Westbury Sec 3 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: Baldwin  Vote: Unanimous  Abstaining: None

D  VARIANCES

88  Beltway Industrial Park 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: Anderson  Second: Baldwin  Vote: Carries  Abstaining: Clark

89  Brooklyn Trails 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: Bryant  Vote: Unanimous  Abstaining: None

90  City Road Commerce Park  C3P  Approve
Staff recommendation: Grant the variance, deny the variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the variance, denied the variance and approved the plat subject to the CPC 101 form conditions.
  Motion: Alleman  Second: Anderson  Vote: Unanimous  Abstaining: None
Speaker: Mark Overton, applicant – supportive; Richard Smith, Managing Engineer, Public Works and Engineering; Fred Mathis, Harris County.

91  Lakeview Retreat Sec 3  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: Kilkenny  Second: Clark  Vote: Unanimous  Opposing: None

92  Salem Lutheran Church of Rosehill GP  GP  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: Anderson  Second: Rosenberg  Vote: Unanimous  Abstaining: None

93  Towne Park Development  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: Clark  Second: Kilkenny  Vote: Unanimous  Abstaining: None

E  SPECIAL EXCEPTIONS
   NONE

F  RECONSIDERATION OF REQUIREMENTS

94  Town Oak Center  C2  Defer
Staff recommendation: Deny the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Deferred the application for two weeks to give the Planning Department and applicant to discuss flooding concerns.
   Motion: Rosenberg  Second: Anderson  Vote: Carries  Opposing: Alleman, Bryant, Clark, Dean, Kilkenny and Sigler

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

G  EXTENSIONS OF APPROVAL

95  GBP Business Park  EOA  Approve
96  Kuykendahl Center Sec 1  Approve
97  Northwoods Catholic School  EOA  Approve
   partial replat no 1
98  Reserves at Little York  EOA  Approve
99  Sendero Tract Canyon Fields Drive  EOA  Approve
   Street Dedication
100  Timberline Fitness Midtown  EOA  Approve
101  Trinity Lutheran Church North Annex  EOA  Approve
102  Woodlands Creekside Park West Sec 41  EOA  Approve

H  NAME CHANGES
   NONE
I  CERTIFICATES OF COMPLIANCE

103  27660 Burning Tree  COC  Approve
104  21910 Loop 494  COC  Approve

Staff recommendation: Approve staff's recommendation for items 95-104.
Commission action: Approved staff's recommendation for items 95-104.
Motion: Sigler  Second: Alleman  Vote: Unanimous  Abstaining: None

J  ADMINISTRATIVE
NONE

K  DEVELOPMENT PLATS WITH VARIANCE REQUESTS
NONE

II. ESTABLISH A PUBLIC HEARING DATE OF FEBRUARY 15, 2018 FOR:
a. Unique Estate replat no 1
b. Stone Creek Ranch Sec 9 replat no 1
Staff recommendation: Establish a public hearing date of February 15, 2018 for items II a-b.
Commission action: Established a public hearing date of February 15, 2018 for items II a-b.
Motion: Clark  Second: Bryant  Vote: Unanimous  Abstaining: None

III. PUBLIC COMMENT

Chair Stein acknowledged Ms. Yuhayna H. McCoy as METRO's ex-officio commission member.
Commissioner Clark spoke about item 94, Town Oak Center.

IV. ADJOURNMENT
There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 3:30 p.m.
Motion: Bryant  Second: Clark  Vote: Unanimous  Abstaining: None

Martha L. Stein, Chair  Patrick Walsh, Secretary