Minutes of the Houston Planning Commission

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

February 1, 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 2:32 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. Hebert
Raymond J. Anderson for
The Honorable Ed Emmett

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 JANUARY 18, 2018 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the January 18, 2018 Planning Commission meeting minutes.
    Motion: Clark          Second: Alleman        Vote: Carries          Abstaining: Mares

I. PRESENTATION AND CONSIDERATION OF THE JANUARY 2018 SEMI-ANNUAL REPORT OF THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE ON WATER AND WASTEWATER IMPACT FEES (ANN MARIE SHERIDAN)
Staff recommendation: Accept recommendation per staff report, and forward to City Council.
Commission action: Accepted recommendation per staff report, and forwarded to City Council.
    Motion: Nelson         Second: Kilkenny       Vote: Unanimous         Abstaining: None

II. PRESENTATION AND CONSIDERATION OF THE JANUARY 2018 SEMI-ANNUAL REPORT OF THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE ON DRAINAGE IMPACT FEES (ANN MARIE SHERIDAN)
Staff recommendation: Accept recommendation per staff report, and forward to City Council.
Commission action: Accepted recommendation per staff report, and forwarded to City Council.
    Motion: Nelson         Second: Sigler         Vote: Unanimous         Abstaining: None

III. PRESENTATION OF WALKABLE PLACE COMMITTEE PROJECT UPDATE (MUXIAN FANG)
Presentation was given by Planning and Development Department staff member Muxian Fang.

IV. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 91)
Item removed for separate consideration: 21.

Staff recommendation: Approve staff's recommendations for items 1 – 91, subject to the CPC 101 form conditions.
Commission action: Approved staff's recommendations for items 1 – 91, subject to the CPC 101 form conditions.
    Motion: Baldwin        Second: Garza          Vote: Unanimous         Abstaining: None

Commissioner Sigler recused herself.

Staff recommendation: Approve staff's recommendation to approve item 21 subject to the CPC 101 form conditions.
Commission action: Approved staff's recommendation to approve item 21 subject to the CPC 101 form conditions.
    Motion: Baldwin        Second: Mares          Vote: Unanimous         Abstaining: None

Commissioner Sigler returned.
C  PUBLIC HEARINGS

92  Bicycle Bungalows 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: Sigler   Vote: Unanimous   Abstaining: None

93  Carolina Place 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: Garza   Second: Sigler   Vote: Unanimous   Abstaining: None

94  El Tesoro Sec 2 replat no 1 and extension  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: Alleman   Second: Garza   Vote: Unanimous   Abstaining: None

95  Foster Place 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: Kilkenny   Second: Garza   Vote: Unanimous   Abstaining: None

96  Houston Heights partial replat no 22  C3N  Defer
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: Baldwin   Second: Garza   Vote: Unanimous   Abstaining: None

97  Lakeview Home Addition partial replat no 3  C3N  Withdrawn

98  River Oaks Sec 12 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: Garza   Second: Davis   Vote: Unanimous   Abstaining: None

99  Skyline on Darling Place 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: Garza   Second: Mares   Vote: Unanimous   Abstaining: None

100 Views at Beauchamp  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: Nelson   Vote: Unanimous   Abstaining: None
D  VARIANCES

101 Lakeview Retreat Sec 3  C3P  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: Sigler  Second: Dean  Vote: Unanimous  Opposing: None

102 Raghu Reserves  GP  Defer
Staff recommendation: Defers the application for two weeks for further study and review.
Commission action: Deferred the application for two weeks for further study and review.
Motion: Kilkenny  Second: Mares  Vote: Unanimous  Abstaining: None

103 Salem Lutheran Church of Rosehill GP  GP  Defer
Staff recommendation: Defers the application for two weeks per the applicant’s request.
Commission action: Deferred the application for two weeks per the applicant’s request.
Motion: Garza  Second: Rosenberg  Vote: Unanimous  Abstaining: None

104 Towne Park Development  C3P  Defer
Staff recommendation: Defers the application for two weeks per the applicant’s request.
Commission action: Deferred the application for two weeks per the applicant’s request.
Motion: Garza  Second: Mares  Vote: Unanimous  Abstaining: None

E  SPECIAL EXCEPTIONS

105 Klein Grove  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: Garza  Second: Clark  Vote: Unanimous  Abstaining: None

F  RECONSIDERATION OF REQUIREMENTS

106 Sendero Tract Sec 5  C3P  Approve
Staff recommendation: Grant the reconsideration of requirement(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the reconsideration of requirement(s) and approved the plat subject to the CPC 101 form conditions.
Motion: Kilkenny  Second: Dean  Vote: Unanimous  Abstaining: None

107 Town Oak Center  C2  Approve
Staff recommendation: Deny 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: Davis  Vote: Carries  Opposing: Alleman, Clark, Nelson and Sigler

Speakers: Fred Mathis, Harris County – opposed; John Chance, Diana Garcia, Michael Spero and John Leuschen - supportive.
Motion made by Baldwin, seconded by Rosenberg to suspend the rules to hear from two speakers that spoke on Town Oak Center at the last meeting. Motion carried unanimously.

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

G EXTENSIONS OF APPROVAL

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<tr>
<th></th>
<th>108 Aldine ISD 1617 Lauder Road Complex</th>
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<td>109 Beamer Villas</td>
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<td>110 Development at FM 2920</td>
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<td>111 Harvest Green Lidl Store No US1266</td>
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<td>112 Houston Squash</td>
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<td>113 Martin Estates</td>
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<td>114 Sundance Cove Sec 1</td>
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<td>115 Sundance Cove Boulevard</td>
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<td>Street Dedication Sec 1</td>
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<td>Superior Properties of Texas</td>
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<td>117 Terminal Expansion Sec 1</td>
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<td>118 Treazure Island</td>
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<td>119 Villages at Tour 18 Sec 3</td>
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<td>120 Winn and Coales USA Inc</td>
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H NAME CHANGES

|   | 121 Timber Forest Drive Street Dedication Sec 2 (prev. Timber Forest Boulevard Street Dedication Sec 2) | NC | Approve |

I CERTIFICATES OF COMPLIANCE

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<tr>
<th></th>
<th>122 24135 Kelly Road</th>
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<td>123 25217 Needham Road</td>
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<td>124 22151 Spear Road</td>
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<td>125 26703 Royal Coach</td>
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<td>126 21855 Cherry Street</td>
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Staff recommendation: Approve staff’s recommendation for items 108-126.
Commission action: Approved staff’s recommendation for items 108-126.
Motion: Davis Second: Clark Vote: Carries Abstaining: Alleman #108

J ADMINISTRATIVE
NONE

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

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<tr>
<th></th>
<th>127 3858 Tartan Lane</th>
<th>DPV</th>
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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: Davis Second: Garza Vote: Unanimous Abstaining: None
V. ESTABLISH A PUBLIC HEARING DATE OF MARCH 1, 2018 FOR:
   a. Ammar Estates replat no 1
   b. Braewood partial replat no 1
   c. Center Street Reserve
   d. East Sunnyside Court partial replat no 1
   e. Fondren Southwest Northfield Sec 8 partial replat no 1
   f. Goldquest Group
   g. Newport Sec 8 partial replat no 3
   h. Pelham Place Sec 1 partial replat no 1
   i. Scottcrest partial replat no 1
Staff recommendation: Establish a public hearing date of March 1, 2018 for items V a-i.
Commission action: Established a public hearing date of March 1, 2018 for items V a-i.
   Motion: Mares   Second: Garza   Vote: Unanimous   Abstaining: None

VI. CONSIDERATION OF A HOTEL/MOTEL VARIANCE FOR AVID HOTEL LOCATED AT
    12843 WESTHEIMER ROAD (DEVIN CRITTLE)
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: Nelson   Second: Garza   Vote: Unanimous   Opposing: None
   Speaker: Caroline Ordener, applicant – supportive.

VII. EXCUSE THE ABSENCE OF COMMISSIONER PORRAS-PIRTLE
Commissioner Porras-Pirtle’s absences were excused.
   Motion: Kilkenny   Second: Davis   Vote: Unanimous   Abstaining: None

VIII. PUBLIC COMMENT
      NONE

IX. ADJOURNMENT
There being no further business brought before the Commission, Chair Martha L. Stein adjourned the
   meeting at 4:11 p.m.
   Motion: Clark   Second: Rosenberg   Vote: Unanimous   Abstaining: None

[Signatures]
Martha L. Stein, Chair
Patrick Walsh, Secretary