Minutes of the Houston Planning Commission

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

February 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 2:30 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. Hebert
Loyd Smith, P.E. for
   The Honorable Ed Emmett

Arrived at 2:34 p.m. during Director's Report
Arrived at 2:33 p.m. during Director's Report
Absent
Absent

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 FEBRUARY 1, 2018 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the February 1, 2018 Planning Commission meeting minutes.
   Motion: Clark    Second: Alleman    Vote: Carries    Abstaining: Bryant, Porras-Pirtle, Smith and Victor

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 103)
Staff recommendation for item 70 was modified from Approve to Defer.

Item removed for separate consideration: 17, 22, 34, 35, 73 and 92.

Item 70 removed for separate consideration in order to hear from speaker.

Staff recommendation: Approve staff’s recommendations for items 1 – 103, subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1 – 103, subject to the CPC 101 form conditions.
   Motion: Sigler    Second: Clark    Vote: Unanimous    Abstaining: None

Commissioner Alleman, Clark, Sigler and Rosenberg recused themselves.

Staff recommendation: Approve staff’s recommendation to approve item 17, 22, 34, 35, 70, 73 and 92 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendation to approve item 17, 22, 34, 35, 70, 73 and 92 subject to the CPC 101 form conditions.
   Motion: Kilkenny    Second: Porras-Pirtle    Vote: Unanimous    Abstaining: None

Commissioner Alleman, Clark, Sigler and Rosenberg returned.

70  Almeda Genoa Business Park    C2R    Defer
   Speaker: David White, applicant – supportive.

C PUBLIC HEARINGS

104 Houston Heights partial replat no 22    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: Alleman    Vote: Unanimous    Abstaining: None

105 Stone Creek Ranch Sec 9 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: Bryant    Vote: Unanimous    Abstaining: None
   Speaker: Michael Morton – opposed.
106 Unique Estate 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: Porras-Pirtle Second: Clark Vote: Unanimous Abstaining: None

D VARIANCES

Motion was made by Commissioner Bryant and seconded by Commissioner Garza to take item 112 out of order at this time. Motion carried unanimously.

112 Raghu Reserves GP Defer
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Deferred the application for two weeks for further study and review.
Motion: Baldwin Second: Nelson Vote: Unanimous Abstaining: None

107 Camellia North Reserve C2 Defer
Staff recommendation: Defer the application for two weeks for additional information.
Commission action: Deferred the application for two weeks for additional information.
Motion: Clark Second: Garza Vote: Unanimous Opposing: None

108 Carnegie Oaks West Alabama 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: Bryant Second: Rosenberg Vote: Unanimous Opposing: None

109 Guillory Londene Place C1 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 Opposing: None

110 Houston WC Holdings 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: Alleman Second: Mares Vote: Unanimous Opposing: None

111 Poundbury Sec 1 C3R 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: Bryant Vote: Unanimous Opposing: None

Item 112 was taken and acted on earlier in the meeting.
113  Randalls Distribution Center replat no 1  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: Clark  Vote: Unanimous  Opposing: None

114  Rose Street Grove  C2R  Defer
Staff recommendation: Defer the application for two weeks for further study and legal review.
Commission action: Deferred the application for two weeks for further study and legal review.
Motion: Sigler  Second: Baldwin  Vote: Unanimous  Opposing: None

115  Salem Lutheran Church of Rosehill GP  GP  Withdrawn

116  Springwoods Village GP  GP  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: Nelson  Second: Bryant  Vote: Unanimous  Opposing: None

117  Towne Park Development  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: Garza  Second: Mares  Vote: Unanimous  Abstaining: None

Commissioner Sigler recused herself.

118  Woodridge Village GP  GP  Defer
Staff recommendation: Defer the application for two weeks to give the applicant time to submit additional information.
Commission action: Deferred the application for two weeks to give the applicant time to submit additional information.
Motion: Baldwin  Second: Mares  Vote: Unanimous  Opposing: None

Commissioner Sigler returned

E  SPECIAL EXCEPTIONS
NONE

F  RECONSIDERATION OF REQUIREMENTS
NONE

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

G  EXTENSIONS OF APPROVAL

119  Bogs Road Plant North Site  EOA  Approve
120  Bridgeland Parkland Village Sec 7  EOA  Approve
121  Harris County Emergency Services District no 16 Station 3  EOA  Approve
122 Kirby Grove Office replat no 1 and extension EOA Approve
123 Newer Heights Landing EOA Approve
124 South Enclave West EOA Approve
125 Tavola Sec 18 EOA Approve
126 Tavola Sec 19 EOA Approve
127 Turbo Addition at Fry Road EOA Approve
128 Village at Houston Heights EOA Approve

H NAME CHANGES

129 Bridgestone MUD Operations and Water Education Center (prev. Bridgestone MUD Administrative Center) NC Approve
130 Egypt Place (prev. Terry Place) NC Approve

I CERTIFICATES OF COMPLIANCE

131 23453 Ivy Ridge COC Approve
132 20971 Dunn COC Approve

Staff recommendation: Approve staff’s recommendation for items 119-132.
Commission action: Approved staff’s recommendation for items 119-132.
Motion: Kilkenny Second: Bryant Vote: Unanimous Abstaining: None

J ADMINISTRATIVE
NONE

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

133 3301 Omega 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: Clark Vote: Unanimous Abstaining: None

134 3858 Tartan Lane 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: Rosenberg Vote: Unanimous Abstaining: None

II. ESTABLISH A PUBLIC HEARING DATE OF MARCH 15, 2018 FOR:
a. Beinhorn Grove replat no 1
b. Champion Heavens replat no 1
c. Harvard Heights
d. North Shepherd Square
e. Royalwood Sec 1 partial replat no 2
f. Serenity Meadows replat no 1
g. Summit Place Addition partial replat no 3
h. Sunset Ridge West Sec 7 partial replat no 1
i. Whispering Pines Estates Sec 2 partial replat no 1

Staff recommendation: Establish a public hearing date of March 15, 2018 for items II a-i.
Commission action: Established a public hearing date of March 15, 2018 for items II a-i.
Motion: Bryant Second: Clark Vote: Unanimous Abstaining: None

III. CONSIDERATION OF A HOTEL/MOTEL VARIANCE FOR DAYS INN NORTH FREEWAY LOCATED AT 6440 NORTH FREEWAY

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 Opposing: None

IV. EXCUSE THE ABSENCE OF COMMISSIONER BRAVE

Commissioner Brave’s absences were excused.
Motion: Garza Second: Sigler Vote: Unanimous Abstaining: None

V. PUBLIC COMMENT
NONE

VI. 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