Minutes of the Houston Planning Commission

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

March 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                Arrived at 2:39 p.m. during item #104
Antoine Bryant
Lisa Clark
Algenita Davis
Mark A. Kilkenny
Lydia Mares
Christina Morales
Paul R. Nelson
Linda Porras-Pirtle              Absent
Ian Rosenberg                  Absent
Megan R. Sigler
Zafar Tahir                    Arrived at 2:39 p.m. during item #104
Meera D. Victor
Mark Mooney for
    The Honorable James Noack
The Honorable Robert E. Hebert
Loyd Smith, P.E. for
    The Honorable Ed Emmett

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 15, 2018 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the February 15, 2018 Planning Commission meeting minutes.
    Motion: Clark    Second: Bryant    Vote: Unanimous    Abstaining: None

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 103)

Staff recommendation for item 55 was modified from Disapprove to Withdrawn.

Item removed for separate consideration: 2, 17 and 24.

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: Bryant    Second: Garza    Vote: Unanimous    Abstaining: None

Commissioner(s) Alleman, Sigler and Smith recused themselves.

Staff recommendation: Approve staff’s recommendation to approve item 2, 17 and 24 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendation to approve item 2, 17 and 24 subject to the CPC 101 form conditions.
    Motion: Davis    Second: Mares    Vote: Unanimous    Abstaining: None

Commissioner(s) Alleman, Sigler and Smith returned.

C    PUBLIC HEARINGS

104 Ammar Estates replat no 1    C3N    Defer
Staff recommendation: Defer the application for two weeks per the applicant’s and Council Member Green’s request.
Commission action: Deferred the application for two weeks per the applicant’s and Council Member Green’s request.
    Motion: Baldwin    Second: Kilkenny    Vote: Unanimous    Abstaining: None

105 Braeswood partial replat no 1    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: Sigler    Second: Alleman    Vote: Unanimous    Abstaining: None

106 Center Street Reserve    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: Alleman    Vote: Unanimous    Abstaining: None

107 East Sunnyside Court 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: Mares    Second: Garza    Vote: Unanimous    Abstaining: None
108  Fondren Southwest Northfield Sec 8 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: Davis  Second: Clark  Vote: Unanimous  Abstaining: None

109  Goldquest Group
C3N  Defer
Staff recommendation: Defer the application for two weeks to allow the applicant time to submit additional information.
Commission action: Deferred the application for two weeks to allow the applicant time to submit additional information.
Motion: Kilkenny  Second: Davis  Vote: Unanimous  Abstaining: None

110  Newport Sec 8 partial replat no 3
C3N  Withdrawn

111  Pelham Place Sec 1 partial replat no 1
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: Davis  Second: Alleman  Vote: Unanimous  Abstaining: None

112  Scottcrest 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: Garza  Second: Sigler  Vote: Unanimous  Abstaining: None

D  VARIANCES

Motion was made by Commissioner Bryant, seconded by Commissioner Davis, to take item #117 out of order at this time.

117  Raghu Reserves
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  Abstaining: None
Speaker: Council Member Stadig – supportive.

113  Camellia North Reserves
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: Mares  Second: Nelson  Vote: Unanimous  Abstaining: None
114 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: Davis  Second: Bryant  Vote: Unanimous  Abstaining: None

115 Houston Intercontinental Trade Center East Sec 1  
C3R  
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

116 Poundbury Sec 1  
C3R  
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: Kilkenny  Vote: Unanimous  Abstaining: None
Speaker: Letha Allen – undecided.

Item 117 was taken and acted on earlier in the meeting.

118 Renmar Terrace  
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: Alleman  Vote: Unanimous  Abstaining: None

119 Rose Street Grove  
C2R  
Withdrawn

120 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: Kilkenny  Second: Sigler  Vote: Unanimous  Abstaining: None
Commissioner Sigler recused herself.

121 Woodridge Village GP  
GP  
Approve
Staff recommendation: Grant the variance(s) and special exception, and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and special exception, and approved the plat subject to the CPC 101 form conditions.
Motion: Mooney  Second: Nelson  Vote: Unanimous  Abstaining: None
Commissioner Sigler returned.

E  SPECIAL EXCEPTIONS
NONE
F  RECONSIDERATION OF REQUIREMENTS

122 Teal Gardens  C3P  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: Mares  Vote: Unanimous  Abstaining: None

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

G  EXTENSIONS OF APPROVAL

123 Barkat  EOA  Approve
124 Country Lake Estates Sec 3 partial replat no 1  EOA  Approve
125 Medical Development at FM 2920 Sec 3  EOA  Approve
126 Mills Road Reserves  EOA  Approve
127 Telge Project LLC  EOA  Approve
128 Westside Mall Sec 2 partial replat no 1  EOA  Approve

H  NAME CHANGES

129 Dietz Acres partial replat no 1 (prev. Darul Uloom Texas Inc)  NC  Approve

I  CERTIFICATES OF COMPLIANCE

130 21157 South Street  COC  Approve
131 24537 Cunningham Drive  COC  Approve
132 21055 Thomas Street  COC  Approve

Staff recommendation: Approve staff’s recommendation for items 123-132.
Commission action: Approved staff’s recommendation for items 123-132.
   Motion: Davis  Second: Bryant  Vote: Unanimous  Abstaining: None

J  ADMINISTRATIVE
NONE

K  DEVELOPMENT PLATS WITH VARIANCE REQUESTS

133 2302 Sheridan 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: Baldwin  Second: Davis  Vote: Unanimous  Abstaining: None
II. Establish a Public Hearing Date of March 29, 2018 for:
   a. Bridgeland Parkland Village Sec 9 replat no 1
   b. Bridgeland Parkland Village Sec 10 replat no 1
   c. East 32nd Street Grove replat no 1
   d. Lakewood Heights Sec 3 partial replat no 2
   e. McKenzie Park Sec 4 partial replat no 2
   f. Old River Terrace Sec 2 partial replat no 1
   g. Old River Terrace Sec 3 partial replat no 1
   h. Sebastian partial replat no 1
Staff recommendation: Establish a public hearing date of March 29, 2018 for items II a-h.
Commission action: Established a public hearing date of March 29, 2018 for items II a-h.
Motion: Clark Second: Mares Vote: Unanimous Abstaining: None

III. Consideration of a Hotel/Motel Variance for Days Inn North Freeway Located at 6440 North Freeway
Staff recommendation: Deny the application.
Commission action: Denied the application.
Motion: Baldwin Second: Mares Vote: Unanimous Abstaining: None
Speaker: Caroline Ordener, applicant and Ankit Saroliya, applicant - supportive

IV. Consideration of a Hotel/Motel Variance for Red Roof Inn & Suites Located at 10112 Bissonnet Street
Staff recommendation: Deny the application.
Commission action: Denied the application.
Motion: Baldwin Second: Kilkenny Vote: Unanimous Abstaining: None
Speaker: Eric Widaski with Council Member Laster’s office – opposed.

V. Public Hearing and Consideration of a Special Minimum Lot Size Block Application for the 6900 Block of Pine Grove Drive, North and South Sides, Between Black Gum Drive and Drowsy Pine Drive (MLS 697)
Staff recommendation: Approve the consideration of a Special Minimum Lot Size Block application for the 6900 block of Pine Grove Drive, north and south sides, between Black Gum Drive and Drowsy Pine Drive, MLS 697, and forward to City Council.
Commission action: Approved the consideration of a Special Minimum Lot Size Block application for the 6900 block of Pine Grove Drive, north and south sides, between Black Gum Drive and Drowsy Pine Drive, MLS 697, and forwarded to City Council.
Motion: Brave Second: Davis Vote: Unanimous Abstaining: None

V. Public Comment

Director Pat Walsh welcomed staff Dipti Mathur back from maternity leave.

Commissioner Stein wished Commissioner Mares a Happy Birthday.
VI. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 4:18 p.m.

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

Martha L. Stein, Chair

Patrick Walsh, Secretary