Minutes of the Houston Planning Commission

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

March 29, 2018
Meeting held in
Council Chambers, Public Level, City Hall Annex
2:30 p.m.

Call to Order
Vice Chair M. Sonny Garza called the meeting to order at 2:40 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 Ncack
Maggie Dalton for
The Honorable Robert E. Hebert
Lloyd Smith for
The Honorable Ed Emmett

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 Patrick Walsh, Director, Planning and Development Department.
PRESENTATION OF THE 2017 PLANNING AND DEVELOPMENT DEPARTMENT ANNUAL REPORT
Report was given by the Planning and Development Department Director, Patrick Walsh.

APPROVAL OF THE MARCH 15, 2018 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the March 15, 2018 Planning Commission meeting minutes.
Motion: Alleman  Second: Clark  Vote: Unanimous  Abstaining: None

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 94)
Item removed for separate consideration: 59 and 60.

Item 7 and 27 removed for separate consideration in order to hear from speakers.

Staff recommendation: Approve staff’s recommendations for items 1 – 94, subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1 – 94, subject to the CPC 101 form conditions.
Motion: Porras-Purtle  Second: Alleman  Vote: Unanimous  Abstaining: None

Commissioner Sigler recused herself.

Staff recommendation: Approve staff’s recommendation to approve item 59 and 60 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendation to approve item 59 and 60 subject to the CPC 101 form conditions.
Motion: Davis  Second: Clark  Vote: Unanimous  Abstaining: None

Commissioner Sigler returned.

7  Benders Creek GP
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: Nelson  Vote: Carries  Abstaining: Bryant
Speakers: Margaret Bryon, Charles Welch, Jerry Dennis, Tonja Dennis – opposed; Vince Salazar, applicant – supportive; Richard Smith, Managing Engineer, Public Works and Engineering Department.

27  Houston Avenue Rejuvenation Addition
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: Alleman  Vote: Unanimous  Abstaining: None
Speakers: Larry Campagna, P. Benz – opposed; Joyce Owens, applicant

C  PUBLIC HEARINGS
95 Ammar Estates replat no 1 C3N Withdrawn
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Withdrawn the application and waive the fees when it come back before the
Commission.
Motion: Baldwin Second: Davis Vote: Unanimous Abstaining: None
Speaker: Joyce Owens, applicant – supportive.

96 Braeswood partial replat no 4 C3N Withdrawn
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Withdraw and re-establish a Public Hearing date of April 26 and waive the fees.
Motion: Baldwin Second: Sigler Vote: Unanimous Abstaining: None
Speakers: Travis Huehlefeld, applicant and Mary Villareal, applicant – supportive; Jane Jancek,
Howard Merrill, Evalyn Krudy, Lorie Westrick- opposed; Arva Howard, Legal Department.

Motion made by Baldwin, seconded by Bryant to reopen the Public Hearing for item 96 to hear
from speaker. Motion carried unanimously.
Speaker: Mary Villareal, applicant – supportive.

97 Bridgeland Parkland Village C3N Approve
Sec 9 replat no 1
Staff recommendation: Approve the plats subject to the CPC 101 form conditions.
Commission action: Withdraw and reestablish a Public Hearing date of April 26 and waive the fees.
Motion: Bryant Second: Clark Vote: Unanimous Abstaining: None

98 Bridgeland Parkland Village C3N Approve
Sec 10 replat no 1
Staff recommendation: Approve the plats subject to the CPC 101 form conditions.
Commission action: Approved the plats subject to the CPC 101 form conditions.
Motion: Porras-Pirtle Second: Alleman Vote: Unanimous Abstaining: None

99 East 32nd Street Grove 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

100 Lakewood Heights Sec 3 C3N Approve
partial replat no 2
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

101 McKenzie Park Sec 4 C3N Approve
partial replat no 2
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: Bryant Vote: Unanimous Abstaining: None
102 Old River Terrace sec 2  
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: Porras-Pirtle  Second: Alleman  Vote: Unanimous  Abstaining: None

103 Old River Terrace Sec 3  
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: Sigler  Second: Clark  Vote: Unanimous  Abstaining: None

104 Sebastian 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: Baldwin  Second: Sigler  Vote: Unanimous  Abstaining: None

105 Serenity Meadows partial replat  
no 1 and extension  
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: Alleman  Second: Bryant  Vote: Unanimous  Abstaining: None

D VARIANCES

Commissioner Alleman recused herself.

106 Aldine ISD 9999 Veterans Memorial  
Drive Complex  
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: Porras-Pirtle  Second: Bryant  Vote: Unanimous  Abstaining: None

107 Astle Acres  
C2  
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

Commissioner Alleman returned.

108 Gross Office Park  
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: Porras-Pirtle  Second: Clark  Vote: Unanimous  Abstaining: None
109 Interpose
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: Davis Second: Baldwin Vote: Unanimous Abstaining: None

110 JCWM Properties Place 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: Bryant Second: Nelson Vote: Unanimous Abstaining: None

Items 111 – 116 were taken together at this time.

111 Lantana GP
112 Lantana Heights Drive Street
   Dedication Sec 1
113 Lantana Sec 1
114 Lantana Sec 2
115 Lantana Sec 3
116 Westgreen Boulevard Street
   Dedication Sec 3
Staff recommendation: Defer the application(s) for two weeks per the applicant’s request.
Commission action: Deferred the application(s) for two weeks per the applicant’s request.
Motion: Bryant Second: Davis Vote: Unanimous Abstaining: None

Items 117 and 118 were taken together at this time.

117 Laterna Villas North
118 Laterna Villas South
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: Alleman Vote: Unanimous Abstaining: None

119 Levy Park 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: Davis Second: Clark Vote: Unanimous Abstaining: None
Speaker: Kimberly Phipps-Nichol – undecided; Travis Younkin, applicant – supportive.

120 Mc Kinney Development
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: Morales Vote: Unanimous Abstaining: None
121 Puebla Comiskey
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: Davis Second: Clark Vote: Unanimous Abstaining: None

122 Sendero Tract Sec 7
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: Davis Second: Porras-Pirtle Vote: Unanimous Abstaining: None

123 Texas Installs Business Park
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: Sigler Vote: Unanimous Abstaining: None

124 Villas at Foxbrick Lane
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: Davis Second: Clark Vote: Unanimous Abstaining: None

125 Washington Avenue Retail
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: Sigler Vote: Unanimous Abstaining: None

E SPECIAL EXCEPTIONS

126 Sendero Tract Sec 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: Davis Second: Alleman Vote: Unanimous Abstaining: None

F RECONSIDERATION OF REQUIREMENTS

Commissioner Sigler recused herself.

Items 127 - 129 were taken together at this time.

127 JDS 370 Tract Sec 1
128 JDS 370 Tract Sec 2
129 Long Canter Trail Street
Dedication Sec 1 and Reserves
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: Clark  Second: Porras-Pirtle  Vote: Unanimous  Abstaining: None

Commissioner Sigler returned.

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

G EXTENSIONS OF APPROVAL

130 Crosby Town Square  EOA  Approve
131 Cypress North Houston Reserve  EOA  Approve
132 General Warehouse Systems  EOA  Approve
133 L5 Business Advisors LLC  EOA  Approve
134 Lakewood Court at Louetta  EOA  Approve
135 Reserve at Greenhouse replat and extension  EOA  Approve
136 RSI FM 1314  EOA  Approve
137 Skinner Pad  EOA  Approve
138 Sunset Ridge Commercial Access no 2  EOA  Approve

H NAME CHANGES
NONE

I CERTIFICATES OF COMPLIANCE

139 18867 Iris Lane  COC  Approve
140 23678 Panky Lane  COC  Approve

Staff recommendation: Approve staff’s recommendation for items 130 - 140.
Commission action: Approved staff’s recommendation for items 130 - 140.

Motion: Sigler  Second: Clark  Vote: Unanimous  Abstaining: None

J ADMINISTRATIVE
NONE

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

141 6500 North Freeway  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

142 3702 Overbrook Lane  DPV  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: Alleman  Second: Porras-Pirtle  Vote: Unanimous  Abstaining: None
143  6114 Presidio Drive       DPV        Defer
Staff recommendation: Defer the application for two weeks to give the applicant time to submit revised information.
Commission action: Deferred the application for two weeks to give the applicant time to submit revised information.
   Motion: Sigler  Second: Clark  Vote: Unanimous  Abstaining: None

Item 144 and III were taken together at this time.

144  1111 S Shepherd Drive       DPV        Approve
III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 1111 S. SHEPHERD DRIVE
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 APRIL 26, 2018 FOR:
   a. Breckenridge Park partial replat no 3
   b. Briarcroft partial replat no 3
   c. Briargrove Park Sec 1 partial replat no 1
   d. Falls at Dry Creek Sec 3 partial replat no 1
   e. Hyde Park partial replat no 7
   f. Lanier Place partial replat no 3
   g. Newport Sec 7 partial replat no 1
   h. Pelham Place partial replat no 1
Staff recommendation: Establish a public hearing date of April 26, 2018 for items II a-h.
Commission action: Established a public hearing date of April 26, 2018 for items II a-h.
   Motion: Clark  Second: Davis  Vote: Unanimous  Abstaining: None

Item III was taken and acted on earlier with item 144

Vice Chair Garza recused himself from item V and asked that Commissioner Davis Chair the meeting in his absence.
Vice Chair Garza requested a motion to take item V out of order and present it at this time.
   Motion made by Baldwin, seconded by Alleman. Motion carried unanimously.

Commissioner Garza recused himself.

Commissioner Davis proceeded to Chair the meeting.

V.  PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR THE 4600 BLOCK OF PARK DRIVE, NORTH AND SOUTH SIDES, BETWEEN SOUTH LOCKWOOD DRIVE AND EDDINGTON STREET (MLS 703)
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: Sigler  Vote: Unanimous  Abstaining: None
IV. CONSIDERATION OF A HOTEL/MOTEL VARIANCE FOR HALO HOUSE LOCATED AT 2940 CORDER ROAD
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: Baldwin  Second: Porras-Pirtle  Vote: Unanimous  Abstaining: None
Speaker: Kathleen Fowler, applicant - supportive

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

VI. EXCUSE THE ABSENCE OF COMMISSIONER PORRAS-PIRTLE
Commissioner Porras-Pirtle was present therefore, no Commission action was required.

VII. PUBLIC COMMENT
Commissioner Davis announced her resignation from the Planning Commission.

Commissioner Garza returned.

VIII. ADJOURNMENT
There being no further business brought before the Commission, Acting Chair Algenita Davis adjourned the meeting at 5:15 p.m.
    Motion: Clark  Second: Alleman  Vote: Unanimous  Abstaining: None

______________________________  ______________________________
M. Sonny Garza, Vice Chair    Patrick Walsh, Secretary