

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

Absent

Antoine Bryant

Absent

Lisa Clark

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

Algenita Davis

Mark A. Kilkenny

Lydia Mares

Christina Morales

Arrived at 2:45 p.m. during item III

Paul R. Nelson

Linda Porrás-Pirtle

Absent

Ian Rosenberg

Megan R. Sigler

Zafar Tahir

Meera D. Victor

Absent

Mark Mooney for

Left at 3:53 p.m. during item #107

The Honorable James Noack

Charles O. Dean for

The Honorable Robert E. Hebert

Raymond J. Anderson for

Absent

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 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**
Speaker: William Baker – undecided.
- 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** **C3N** **Withdrawn**
partial replat no 3
- 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: 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: **Kilkenny** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

103 Salem Lutheran Church of Rosehill GP GP 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: **Garza** Second: **Rosenberg** Vote: **Unanimous** Abstaining: **None**

104 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: **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

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

H NAME CHANGES

121	Timber Forest Drive Street Dedication Sec 2 (prev. Timber Forest Boulevard Street Dedication Sec 2)	NC	Approve
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I CERTIFICATES OF COMPLIANCE

122	24135 Kelly Road	COC	Approve
123	25217 Needham Road	COC	Approve
124	22151 Spear Road	COC	Approve
125	26703 Royal Coach	COC	Approve
126	21855 Cherry Street	COC	Approve

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

127	3858 Tartan Lane	DPV	Defer
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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**

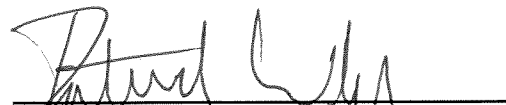
**VIII. PUBLIC COMMENT
NONE**

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**


Martha L. Stein, Chair


Patrick Walsh, Secretary