

Minutes of the Houston Planning Commission

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

May 10, 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 2:38 p.m. with a quorum present.

Martha L. Stein, Chair

M. Sonny Garza, Vice Chair

Susan Alleman

Bill Baldwin

Absent

Fernando L. Brave

Absent

Antoine Bryant

Absent

Lisa Clark

Mark A. Kilkenny

Lydia Mares

Christina Morales

Paul R. Nelson

Linda Porrás-Pirtle

Ian Rosenberg

Megan R. Sigler

Zafar Tahir

Meera D. Victor

Left at 3:03 p.m. during item #129

Mark Mooney for

Absent

The Honorable James Noack

Maggie Dalton for

Absent

The Honorable Robert E. Hebert

Loyd 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.

APPROVAL OF THE APRIL 26, 2018 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the April 26, 2018 Planning Commission meeting minutes.

Motion: **Victor** Second: **Garza** Vote: **Carries** Abstaining: **Kilkenny and Smith**

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 116)

Items removed for separate consideration **3, 4, 5, 18, 54 and 65.**

Staff recommendation: Approve staff's recommendations for items **1 – 116**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 116**, subject to the CPC 101 form conditions.

Motion: **Mares** Second: **Rosenberg** Vote: **Unanimous** Abstaining: **None**

Commissioner Alleman and Sigler recused themselves.

Staff recommendation: Approve staff's recommendations for items **3, 4, 5, 18, 54, and 65**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **3, 4, 5, 18, 54 and 65**, subject to the CPC 101 form conditions.

Motion: **Kilkenny** Second: **Porras-Pirtle** Vote: **Unanimous** Abstaining: **None**

Commissioner Alleman and Sigler returned.

C PUBLIC HEARINGS

117 Bayou Woods Sec 2 partial replat no 3 C3N Withdrawn

118 Braeswood partial replat no 4 C3N Withdrawn

119 Braeswood partial replat no 5 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**

120 Briarcroft partial replat no 3 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: **Clark** Vote: **Unanimous** Abstaining: **None**

Speakers: Matt Tucker, applicant – supportive; Earl Ritchie – undecided.

121 Briarcroft partial replat no 4 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**

Speakers: Loe Dillard and Earl Ritchie – undecided; Jennifer Barron – opposed.

- 122 Briargrove Park Sec 1 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**
 Speaker: Mike Hessel – opposed.
- 123 Crosby Village Sec 3 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: **Kilkenny** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**
- 124 Hermann Park Addition 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: **Clark** Second: **Mares** Vote: **Unanimous** Abstaining: **None**
- 125 Hyde Park partial replat no 7 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: **Nelson** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**
 Speaker: Michael McKann – opposed.
- 126 Meyerland 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: **Garza** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
- 127 North Shepherd Square 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: **Garza** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**
- 128 Pelham Place Sec 1 partial replat no 1 C3N 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: **Garza** Second: **Rosenberg** Vote: **Unanimous** Abstaining: **None**
- 129 Shadywood Addition 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: **Rosenberg** Second: **Gaza** Vote: **Unanimous** Abstaining: **None**
 Speaker: David Strickland, applicant – supportive.

130 Towne Lake Sec 39 partial replat no 1 C3N 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**

131 Tulane West 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: **Alleman** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
Speakers: Teresa Edgar and Chrissie Dickerson – opposed; Richard Smith, Managing Engineer, Public Works and Engineering Department.

132 Willow Creek Estates Sec 1 C3N Approve
replat 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: **Porras-Pirtle** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

133 Bridgeland Parkland Village Sec 33 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: **Clark** Vote: **Unanimous** Abstaining: **None**

134 Fulton Lofts CR2 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: **Garza** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**
Speakers: Zach Cavender, applicant, Mark Robinson, Ryan Bibbs – supportive; Sharon Budzise, Jason Caro, Robert Beydler and Lisa Calzada – opposed; Randall Baxley – undecided.

135 Revere Condominium 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: **Clark** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

136 Rosemont Cottage **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: **Garza** Second: **Rosenberg** Vote: **Unanimous** Abstaining: **None**

137 Schindewolf Properties **C2** **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: **Nelson** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**

138 Skylink Terrace **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: **Alleman** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

139 Village of Grogans Mill Lake Woodlands East Shore Sec 19 **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: **Kilkenny** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**

140 Willowcreek Ranch Sec 10 **C3P** **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: **Sigler** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

E SPECIAL EXCEPTIONS
NONE

F RECONSIDERATION OF REQUIREMENTS

141 Bauer Landing GP **GP** **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: **Alleman** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

142 Forestwood Sage GP **GP** **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**

143 Santos Villas **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: **Garza** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

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

G EXTENSIONS OF APPROVAL

144	Aldine ISD Spears Gears Road Reserve	EOA	Approve
145	American Tank Beaumont Highway	EOA	Approve
146	Bogs Road Plant South Site	EOA	Approve
147	Cunningham Park Sec 1	EOA	Approve
148	Dahri Heights	EOA	Approve
149	Lakewood Pines Sec 8	EOA	Approve
150	Lakewood Pines Sec 9	EOA	Approve
151	North Vintage Centre	EOA	Approve
152	Northpointe Reach Drive Street Dedication Sec 2	EOA	Approve
153	Trailview Townhomes	EOA	Approve
154	Wildwood at Northpointe Sec 23	EOA	Approve

H NAME CHANGES

155	Brae Burn Acres Sec 2 partial replat no 1 (prev. Brae Burn Acres partial replat no 1)	NC	Approve
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I CERTIFICATES OF COMPLIANCE

156	25250 Redbird Lane	COC	Approve
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Staff recommendation: Approve staff's recommendation for items 144-156.

Commission action: Approved staff's recommendation for items 144-156.

Motion: **Sigler** Second: **Clark** Vote: **Carries** Abstaining: **Alleman from item #144**

**J ADMINISTRATIVE
NONE**

**K DEVELOPMENT PLATS WITH VARIANCE REQUESTS
NONE**

II. ESTABLISH A PUBLIC HEARING DATE OF JUNE 7, 2018 FOR:

- a. Craig Woods partial replat no 23
- b. Heights Gateway
- c. Houston Community College Auxiliary Reserve
- d. Lakeview Homes Addition partial replat no 3
- e. MacGregor Park Estates Sec 1 partial replat no 1
- f. Old River Terrace Sec 2 partial replat no 2 and extension
- g. Shadyvilla Addition no 2 partial replat no 6

Staff recommendation: Establish a public hearing date of June 7, 2018 for items II a-g.

Commission action: Established a public hearing date of June 7, 2018 for items II a-g.

Motion: **Kilkenny** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

III. CONSIDERATION OF A LANDSCAPE PLAN VARIANCE FOR A PROPERTY LOCATED AT 1958 W. GRAY STREET

Staff recommendation: Grant the Landscape Plan variance(s).

Commission action: Granted the Landscape Plan variance(s).

Motion: **Porras-Pirtle** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**

IV. CONSIDERATION OF A LANDSCAPE PLAN VARIANCE FOR A PROPERTY LOCATED AT 6877 WILL CLAYTON PARKWAY

Staff recommendation: Grant the Landscape Plan variance(s).

Commission action: Granted the Landscape Plan variance(s).

Motion: **Garza** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

V. CONSIDERATION OF A OFF-STREET PARKING VARIANCE FOR AUSTIN HIGH SCHOOL LOCATED AT 1700 DUMBLE STREET

Staff recommendation: Grant the off-street parking variance(s), and approve the development plat subject to the conditions listed.

Commission action: Granted the off-street parking variance(s), and approved the development plat subject to the conditions listed.

Motion: **Alleman** Second: **Morales** Vote: **Unanimous** Abstaining: **None**

Items VI and VII were taken together at this time.

VI. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR THE 100 BLOCK OF EAST 25TH STREET, NORTH AND SOUTH SIDES, BETWEEN HARVARD STREET AND YALE STREET (MLS 706)

VII. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM BUILDING LINE BLOCK APPLICATION FOR THE 100 BLOCK OF EAST 25TH STREET, NORTH AND SOUTH SIDES, BETWEEN HARVARD STREET AND YALE STREET (MBL 239)

Staff recommendation: Approve the consideration of a Special Minimum Lot Size Block application (MLS 706) and Special Minimum Building Line Block application (MBL 239) for the 100 block of East 25th Street, north and south sides, between Harvard Street and Yale Street, and forward to City Council.

Commission action: Approved the consideration of a Special Minimum Lot Size Block application (MLS 706) and Special Minimum Building Line Block application (MBL 239) for the 100 block of East 25th Street, north and south sides, between Harvard Street and Yale Street, and forwarded to City Council.

Motion: **Garza** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**

Speakers: Chantal Rappi, applicant, Sirel White, Karen Easley, Noah Klein, Pablo Rappi, co-applicant, Alexander Peguero, Shapiro and Rick Rears – supportive; Matthew Wylie – opposed.

VIII. EXCUSE THE ABSENCE OF COMMISSIONER(S) KILKENNY AND NELSON

Commissioner Kilkenny and Nelson were present; therefore, no Commission action was required.

IX. PUBLIC COMMENT

Mary Lou Henry apologized to the Commissioner for not having the elaborate Winfield Road presentation available during the Major Thoroughfare and Freeway Plan Amendment Request Workshop that was given to staff prior to the meeting.

X. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 4:44 p.m.

Motion: **Garza**


Second: **Rosenberg**

Vote: **Unanimous**

Abstaining: **None**



Martha L. Stein
Martha L. Stein, Chair



Patrick Walsh
Patrick Walsh, Secretary