

Minutes of the Houston Planning Commission

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

July 5, 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 Absent

Bill Baldwin

Fernando L. Brave

Antoine Bryant

Arrived at 2:41 p.m. during item #107

Lisa Clark

Mark A. Kilkenny

Lydia Mares

Christina Morales

Paul R. Nelson

Linda Porrás-Pirtle

Absent

Ian Rosenberg

Megan R. Sigler

Zafar Tahir

Left at 4:01 p.m. during III

Meera D. Victor

Mark Mooney for

Absent

The Honorable James Noack

Maggie Dalton for

Absent

The Honorable Robert E. Hebert

Loyd Smith for

Left at 4:03 p.m. during V

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

NONE

APPROVAL OF THE JUNE 21, 2018 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the June 21, 2018 Planning Commission meeting minutes.

Motion: **Clark**

Second: **Nelson**

Vote: **Carries**

Abstaining: **Brave**

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 101)

Item removed for separate consideration 7.

Staff recommendation for item **73** was modified from Disapprove to Withdrawn.

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

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

Motion: **Garza**

Second: **Victor**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Mares recused herself.

Staff recommendation: Approve staff’s recommendations for item **7** subject to the CPC 101 form conditions.

Commission action: Approved staff’s recommendations for item **7** subject to the CPC 101 form conditions

Motion: **Baldwin**

Second: **Sigler**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Mares returned.

C PUBLIC HEARINGS

Items 102, 103 and 104 were taken together at this time.

102	Allendale Townsite Sec A partial replat no 4	C3N	Defer
103	Allendale Townsite Sec A partial replat no 5	C3N	Defer
104	Allendale Townsite Sec A partial replat no 6	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: **Garza**

Second: **Kilkenny**

Vote: **Unanimous**

Abstaining: **None**

105	Gibson Street Townhomes partial replat no 1	C3N	Approve
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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: **Mares**

Vote: **Unanimous**

Abstaining: **None**

106	MacGregor Park Estates Sec 1 partial replat no 1	C3N	Withdrawn
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107 McGinty Acres Sec 1 C3N Approve
partial replat no 1

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**

Speaker: David Anderson and Emily Shields – opposed; James David Smith - undecided.

108 Morningside Place Sec 2 C3N Approve
partial 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: **Mares** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**

109 Newport Sec 10 C3N Approve
partial replat no 1

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: **Rosenberg** Vote: **Unanimous** Abstaining: **None**

110 Palisades Park 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**

Speakers: Helen Shumway, Robert Delgado, Leigh Killgore and Ashley Stubbs – opposed; Mary Lou Henry, applicant – supportive.

Items 111 and 112 were taken together at this time and voted on separately.

111 Ranch Country Sec 4 C3N Defer
partial 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: **Kilkenny** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**

112 Ranch Country Sec 5 C3N Defer
partial replat no 1

Staff recommendation: Defer the application for two weeks per Harris County's request.

Commission action: Deferred the application for two weeks per Harris County's request.

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

113 Woodland Terrace 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: **Baldwin** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

Speakers: Charles Krenzler and Charles Arthur Turner – undecided.

D VARIANCES

114 Gurdwara Nanaksar Temple 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**

Items 117 and 118 were taken out of order and taken together with item 115 at this time.

115 Hidden Acres Village C3P Approve
117 Lakewood Pines GP Approve
118 Lakewood Pines Sec 10 C3P Approve
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: **Baldwin** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

116 Kansas Trails 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: **Sigler** Second: **Rosenberg** Vote: **Unanimous** Abstaining: **None**

Item 117 and 118 was taken and acted on earlier with item 115.

119 Landmark on Gosling 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: **Garza** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

120 Nicholson Heights 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: **Baldwin** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

121 Reserve at Queenston 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: **Bryant** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

Items 122 and 123 were taken together at this time.

122 Ventana Lakes East GP Approve
123 Ventana Lakes East Sec 1 C3P Approve
Staff recommendation: Grant and deny the variance(s) and approve the plats subject to the CPC 101 form conditions.
Commission action: Granted the deny the variance(s) and approved the plats subject to the CPC 101 form conditions.
Motion: **Kilkenny** Second: **Rosenberg** Vote: **Unanimous** Abstaining: **None**

124 West Montgomery Food Mart C2R 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** Abstaining: **None**

E SPECIAL EXCEPTIONS

125 Grand Oaks Sec 8 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: **Bryant** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

126 Jasmine Heights Sec 14 C3P Approve
Staff recommendation: Grant the special exception(s) and approve the plat subject to the CPC 101 form conditions listed.
Commission action: Granted the special exception(s) and approved the plat subject to the CPC 101 form conditions listed.
Motion: **Victor** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

F RECONSIDERATION OF REQUIREMENTS

127 Lozano Square 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: **Nelson** Second: **Garza** Vote: **Unanimous** Abstaining: **None**
Speakers: Julie Stifflemire, Mary McRae – opposed; Nichole Bowden, applicant – supportive.

128 Spring ISD New Stadium 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: **Smith** Second: **Rosenberg** Vote: **Unanimous** Abstaining: **None**

129 Waynebeck Enterprises 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: **Bryant** Vote: **Unanimous** Abstaining: **None**

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

G EXTENSIONS OF APPROVAL

130 Bridgeland Mason Road Street EOA Approve
Dedication Sec 4
131 Bridgeland Parkland Village EOA Approve
Commercial Sec 1

132	Crossing at the Commons of Lake Houston Sec 2	EOA	Approve
133	Harvest Green Sec 19	EOA	Approve
134	Harvest Green Sec 21	EOA	Approve
135	Hyde Park partial replat no 6	EOA	Approve
136	Otero Estates	EOA	Approve
137	Silver Springs West Richey Road Street Dedication Sec 1	EOA	Approve

H NAME CHANGES

138	Pelham Place Sec 1 partial replat no 1 (prev. Pelham place 1 partial replat no 1)	NC	Approve
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I CERTIFICATES OF COMPLIANCE

139	25761 Peach Creek Dr.	COC	Approve
140	24111 Butterfly Lane	COC	Approve
141	23670 Panky Lane	COC	Approve
142	19653 Live Oak North	COC	Approve
143	26780 Royal Coach Lane	COC	Approve
144	24272 E Terrace Dr.	COC	Approve
145	27625 Coach Light Lane	COC	Approve

Staff recommendation: Approve staff's recommendation for items 130-145.

Commission action: Approved staff's recommendation for items 130-145.

Motion: **Brave** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

146	11285 Riverview Way	DPV	Approve
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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: **Bryant** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

147	3310 St. Emanuel Street	DPV	Approve
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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: **Rosenberg** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

II. ESTABLISH A PUBLIC HEARING DATE OF AUGUST 2, 2018 FOR:

- a. Brookhaven Addition partial replat no 1
- b. Fullerton Place partial replat no 1
- c. Neuen Manor partial replat no 9
- d. Pine Terrace Sec 3 partial replat no 1
- e. Remington Creek Ranch Sec 6

- f. Shadyvilla Addition No 2 partial replat no 8
- g. West Lancaster Place partial replat no 2
- h. Willow Creek Estates Sec 1 replat partial replat no 3

Staff recommendation: Establish a public hearing date of August 2, 2018 for items II a-h.

Commission action: Established a public hearing date of August 2, 2018 for items II a-h.

Motion: **Clark** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR PROPERTY LOCATED AT 6902 GONZALES STREET

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: **Mares** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

IV. PUBLIC HEARING AND CONSIDERATION OF A HOTEL/MOTEL FOR SOUTHWIND HOTEL LOCATED AT 5617 NORTH FREEWAY **Withdrawn**

Staff recommendation: Establish a Public Hearing date for August 2, 2018.

Commission action: Established a Public Hearing date for August 2, 2018.

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

V. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK FOR THE 200-300 BLOCK OF CLIFTON STREET, EAST AND WEST SIDES, BETWEEN SHERMAN STREET AND HARRISBURG BOULEVARD – MLS 718

Staff recommendation: Approve the consideration of a Special Minimum Lot Size Block application for the 200-300 Block of Clifton Street, East and West Sides, between Sherman Street and Harrisburg Boulevard, MLS 718, and forward to City Council with a modified boundary.

Commission action: Approved the consideration of a Special Minimum Lot Size Block application for the 200-300 Block of Clifton Street, East and West Sides, between Sherman Street and Harrisburg Boulevard, MLS 718, and forwarded to City Council with a modified boundary.

Motion: **Baldwin** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

Speakers: Joanna Fuentes, applicant and Justin Fuentes - supportive

VI. EXCUSE THE ABSENCE OF COMMISSIONER(S) ALLEMAN AND BRYANT

Commissioner Bryant was present, a motion was made to excuse the absences of Commissioner Alleman.


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

**VII. PUBLIC COMMENT
NONE**

VIII. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 4:11 p.m.

Motion: **Bryant** Second: **Clark** Vote: **Unanimous** Abstaining: **None**


Martha L. Stein, Chair


Michael Kramer, Secretary