Minutes of the Houston Planning Commission

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

June 8, 2017
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 2:33 p.m. with a quorum present.

Martha L. Stein, Chair
M. Sonny Garza, Vice Chair
Susan Alleman
Bill Baldwin
Fernando Brave
Antoine Bryant
Lisa Clark
Algenita Davis
Mark A. Kilkenny
Lydia Mares
Paul R. Nelson
Linda Porras-Pirtle
Shafik Rifaat
Megan R. Sigler
Eileen Subinsky
Zafar Tahir
Meera D Victor
Shaukat Zakaria
Mark Mooney for
The Honorable James Noack
Charles O. Dean for
The Honorable Robert E. Herbert
Raymond Anderson for
The Honorable Ed Emmet

EXOFFICIO MEMBERS

Carol A. Lewis
Karun Sreerama P.E.
Dawn Ullrich
Carrin F. Patman

DIRECTOR’S REPORT
The Director’s Report was given by Patrick Walsh, Director, Planning and Development Department.
APPROVAL OF THE MAY 25, 2017 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the May 25, 2017 Planning Commission meeting minutes.
Motion: Brave Second: Rifaat Vote: Unanimous Abstaining: None

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 76)
Staff recommendation for item 11 was modified from Defer to Approve.

Staff recommendation: Approve staff’s recommendation for items 1 – 76 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendation for items 1 - 76 subject to the CPC 101 form conditions.
Motion: Bryant Second: Rifaat Vote: Unanimous Abstaining: None

C PUBLIC HEARINGS

77 David Crockett Second Replat
partial replat no 5 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: Bryant Second: Zakaria Vote: Unanimous Abstaining: None

78 Legends at Gleannloch 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: Anderson Second: Kilkenny Vote: Unanimous Abstaining: None

79 McCrary Meadows Detention Reserve C3N Approve
Staff recommendation: Grant the requested variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: Dean Second: Rifaat Vote: Unanimous Abstaining: None

80 Neuen Manor partial replat no 6 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: Rifaat Second: Mares Vote: Unanimous Abstaining: None

81 Pine Forest Addition partial replat no 1 C3N Withdrawn

82 Rivergrove Sec 5 partial replat no 1 C3N Defer
Staff recommendation: Defer the application for two weeks to allow applicant time to submit revised information.
Commission action: Deferred the application for two weeks to allow applicant time to submit revised information.
Motion: Kilkenny Second: Anderson Vote: Unanimous Abstaining: None
83 Southgate Addition Sec 3 replat no 1 partial replat no 3 C3N Disapprove
Staff recommendation: Deferral the application for two weeks per the applicant’s request.
Commission action: Disapproved the application.
Motion: Brave  Second: Rifaat  Vote: Carries  Abstaining: Alleman
Opposing: Anderson, Mares, Nelson and Porras-Pirtle
Speakers: Andrew Allemand, applicant – supportive; Mary Anne Placentini, Rebecca Bryant, Sally
Luna, Hurstard Christy and Todd Litton – opposed.

84 Southgate Addition Sec 3 replat no 1 partial replat no 4 C3N Disapprove
Staff recommendation: Deferral the application for two weeks per the applicant’s request.
Commission action: Disapproved the application.
Motion: Rifaat  Second: Davis  Vote: Carries  Abstaining: Alleman
Opposing: Anderson, Mares, Nelson and Porras-Pirtle
Speakers: Andrew Allemand, applicant – supportive; Jeyarathan Arjunan, Greg Mason and Patrick
Peters – opposed.

85 Stone Creek Ranch Sec 10 replat no 1 C3N 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: Zakaria  Second: Anderson  Vote: Unanimous  Abstaining: None

86 Westhaven Estates Sec 1 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: Porras-Pirtle  Second: Kilkenny  Vote: Unanimous  Abstaining: None

87 Westhaven Estates Sec 2 partial replat no 8 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

D VARIANCES

Items 88 and 89 were taken together at this time.

88 Cannonball Industrial Park East C2 Defer
89 Cannonball Industrial Park West C2 Defer
Staff recommendation: Defer the applications for two weeks to allow applicant time to submit revised
information.
Commission action: Deferred the applications for two weeks to allow applicant time to submit revised
information.
Motion: Rifaat  Second: Mares  Vote: Unanimous  Abstaining: None
90 Chester Park
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: Baldwin  Second: Bryant  Vote: Unanimous  Abstaining: None

91 Heights MOB
C2R Approve
Staff recommendation: Grant the variance(s) and approve the plats subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plats subject to the CPC 101 form conditions.
Motion: Subinsky  Second: Alleman  Vote: Unanimous  Abstaining: None
Speaker: Matt Dionne – undecided.

92 Mesa Drive Crossing
C2R Approve
Staff recommendation: Grant the variance(s) and approve the plats subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plats subject to the CPC 101 form conditions.
Motion: Garza  Second: Kilkenny  Vote: Unanimous  Abstaining: None

93 Taylorcrest Estates
C2R Approve
Staff recommendation: Grant the variance(s) and approve the plats subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plats subject to the CPC 101 form conditions.
Motion: Kilkenny  Second: Sigler  Vote: Unanimous  Abstaining: None
Speaker, Tom Anderson, applicant – supportive.

94 Trailview Townhomes
C3R Approve
Staff recommendation: Grant the variance(s) and approve the plats subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plats subject to the CPC 101 form conditions.
Motion: Davis  Second: Zakaria  Vote: Unanimous  Abstaining: None

E SPECIAL EXCEPTIONS
NONE

F RECONSIDERATION OF REQUIREMENTS

95 Take 5 Westview
C2 Deny/Approve
Staff recommendation: Deny the reconsideration of requirement with variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Denied the reconsideration of requirement with variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: Baldwin  Second: Bryant  Vote: Unanimous  Abstaining: None
Speakers: Council Member Brenda Stardig, Richard Odem, Abigail Rao, Mitch Reid, Gay Donehoo, Patrick Coleman, David Gilliland and Mary Foster – opposed; Brian Salek – supportive.
G, H and I were taken together at this time.

G EXTENSIONS OF APPROVAL

96 Avondale partial replat no 1 EOA Approve
97 Fallbrook Pines Sec 3 EOA Approve
98 Lisa Property EOA Approve
99 Marcel Plaza EOA Approve
100 Sunset Ridge Detention Basin EOA Approve

H NAME CHANGES

101 Crosby Meadows Housing (prev. Crosby Meadows) NC Approve
102 The Crossing at the Commons (prev. Commons Waterway Sec 6) NC Disapprove

I CERTIFICATES OF COMPLIANCE

103 16238 Pine Street COC Approve
104 24199 Glory Avenue COC Approve
105 17906 Country Walk Drive COC Approve
106 603 Elsbeth Street COC Approve
107 21193 South COC Approve

Staff recommendation: Approve staff’s recommendation for items 96-107.
Commission action: Approved staff’s recommendation for items 96-107.

Motion: Brave Second: Subinsky Vote: Unanimous Abstaining: None

J ADMINISTRATIVE

NONE

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

NONE

II. ESTABLISH A PUBLIC HEARING DATE OF JULY 13, 2017 FOR:

a. Facundo Plaza
b. Hyde Park partial replat no 6
c. Knoll Park replat no 1 partial replat no 1
d. Lamar Terrace partial replat no 8
e. Long Meadows partial replat no 1
f. Melody Oaks partial replat no 19
g. Newport Sec 4 partial replat no 2
h. Newport Sec 4 partial replat no 3
i. North Norhill partial replat no 2
j. Riverside Terrace Sec 1 partial replat no 4
k. Spring Oaks replat no 1 partial replat no 4
l. Westview Landing Sec 1 partial replat no 1

Staff recommendation: Establish a public hearing date of July 13, 2017 for items II a-l.
Commission action: Established a public hearing date of July 13, 2017 for items II a-l.

Motion: Rifaat Second: Bryant Vote: Unanimous Abstaining: None
III. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR THE 1600 BLOCK OF BRANARD STREET, NORTH AND SOUTH SIDES (MLS 650)
Staff recommendation: Approve the consideration of a Special Minimum Lot Size Block application for the 1600 block of Branard Street, North and South Sides, MLS 650, and forward to City Council.
Commission action: Approved the consideration of a Special Minimum Lot Size Block application for the 1600 block of Branard Street, North and South Sides, MLS 650, and forwarded to City Council.
  Motion: Garza  Second: Rifaat  Vote: Carries  Abstaining: Bryant
Speakers: Paul Terry, Earline Gray, Kevin McCarthy, Joanna Spires and Christopher Hight - supportive

IV. PUBLIC COMMENT
NONE

V. ADJOURNMENT
There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 4:25 p.m.
  Motion: Rifaat  Second: Mares  Vote: Unanimous  Abstaining: None

Martha L. Stein, Chair
Patrick Walsh, Secretary