Minutes of the Houston Planning Commission

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

August 24, 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 2:31 p.m. with a quorum present.

Martha L. Stein, Chair
M. Sonny Garza, Vice Chair
Susan Alleman Arrived at 2:47 p.m. during item #95
Bill Baldwin
Fernando Brave Absent
Antoine Bryant
Lisa Clark Absent
Algenita Davis Left at 3:35 p.m. during item #125
Mark A. Kilkenny
Lydia Mares Absent
Paul R. Nelson
Linda Porras-Pirtle
Shafik Rifaat
Megan R. Sigler
Eileen Subinsky
Zafar Tahir Absent
Meera D. Victor
Mark Mooney for Left at 3:14 p.m. during item #117
The Honorable James Noack
Charles O. Dean for Left at 3:55 during item #III
The Honorable Robert E. Herbert
Raymond Anderson for
The Honorable Ed Emmet

EXOFFICIO MEMBERS

Carol A. Lewis
Carol Haddock
Dawn Ulrich
Carrin F. Patman

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 AUGUST 10, 2017 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the August 10, 2017 Planning Commission meeting minutes.
   Motion: Subinsky Second: Rifaat Vote: Carries Abstaining: Baldwin, Bryant

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 93)

Items removed for separate consideration: 33

Staff recommendation: Approve staff’s recommendation for items 1 – 93 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendation for items 1 - 93 subject to the CPC 101 form conditions.
   Motion: Baldwin Second: Kilkenny Vote: Unanimous Abstaining: None

Commissioner Sigler recused herself.

Staff recommendation: Approve staff’s recommendation for item(s) 33 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendation for item(s) 33 subject to the CPC 101 form conditions.
   Motion: Porras-Pirtle Second: Bryant Vote: Unanimous Abstaining: None

Commissioner Sigler returned.

C  PUBLIC HEARINGS

94  Avondale 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: Rifaat Second: Garza Vote: Unanimous Abstaining: None
Speaker(s): Mitchell Cohen

95  Avondale 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: Garza Second: Bryant Vote: Unanimous Abstaining: None
Speakers: Rick Grothues, Andrew Lang, applicant(s); Re-Anna and Bo Bell, Mitchell Cohen, Marc Rocke, Eugene Nosal, Angela E. Partida, opposed

96  Benders Landing Estates Sec 4 partial replat no 2 C3N Defer
Staff recommendation: Defer the application for 3 weeks per Applicant’s request.
Commission action: Deferred the application for 3 weeks per Applicant’s request.
   Motion: Kilkenny Second: Nelson Vote: Unanimous Abstaining: None
Bicycle Bungalows replat no 1: Defeer
Commission action: Defer the application for 3 weeks for further study and review.
Motion: Bryant, Second: Baldwin, Vote: Unanimous, Abstaining: None

Binglewood Sec 2 partial replat no 1: Withdraw

Broadmoor partial replat no 3: Approve
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: Rifaat, Second: Kilkenny, Vote: Unanimous, Abstaining: None

Cottage Grove Lake partial replat no 1: Approve
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: Kilkenny, Second: Davis, Vote: Unanimous, Abstaining: None

Facundo Plaza: Approve
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: Sigler, Second: Bryant, Vote: Unanimous, Abstaining: None

Houston Acreage Estates partial replat no 1: Defer
Commission action: Deferred the application for 3 weeks per Applicant’s request.
Motion: Bryant, Second: Alleman, Vote: Unanimous, Abstaining: None

Longwoods partial replat no 2: Approve
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: Baldwin, Second: Subinsky, Vote: Unanimous, Abstaining: None

Neuen Manor partial replat no 7: Approve
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: Rifaat, Second: Alleman, Vote: Unanimous, Abstaining: None

Newport Sec 4 partial replat no 4: Approve
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: Anderson, Second: Byrant, Vote: Unanimous, Abstaining: None

Raintree Village Sec 1 partial replat no 2: Withdraw
107  Spring Forest Sec 2 partial replat no 2  C3N
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: Mooney  Second: Nelson  Vote: Unanimous  Abstaining: None

108  Spring Forest Sec 2 partial replat no 3  C3N
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: Mooney  Second: Victor  Vote: Unanimous  Abstaining: None

D  VARIANCES

109  Aldine Land Holding Inc  C2R
Staff recommendation: Defer the application for 3 weeks for additional information.
Commission action: Deferred the application for 3 weeks for additional information.
   Motion: Kilkenny  Second: Bryant  Vote: Unanimous  Abstaining: None

Items 110 and 111 were taken together at this time.

110  Bauer Landing Sec 5  C3P
111  Bauer Sunlight Drive Street Dedication Sec 1 and Reserve  C3P
Staff recommendation: Grant the requested variance(s) and approve the plat(s) subject to the CPC 101 form conditions.
Commission action: Granted the requested variance(s) and approved the plat(s) subject to the CPC 101 form conditions.
   Motion: Anderson  Second: Sigler  Vote: Unanimous  Abstaining: None

112  Blue Ridge Hillcroft K8 School  C2
Staff recommendation: Defer the application(s) for 3 weeks, per Councilmember Green’s request.
Commission action: Deferred the application(s) for 3 weeks, per Councilmember Green’s request.
   Motion: Baldwin  Second: Garza  Vote: Unanimous  Abstaining: None

Items 113 and 114 were taken together at this time.

113  CG7600LP GP  GP
114  CG7600LP Sec 1  C2
Staff recommendation: Defer the application(s) for 3 weeks for additional information.
Commission action: Deferred the application(s) for 3 weeks for additional information.
   Motion: Bryant  Second: Subinsky  Vote: Unanimous  Abstaining: None

115  Clarkson Court  C2
Withdraw

116  Cypress Telge Park  C2
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: Anderson  Second: Bryant  Vote: Unanimous  Abstaining: None
117  EaDo Lofts  
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: Davis   Second: Alleman   Vote: Unanimous   Abstaining: None
Speaker(s): Ryan Bibbs, City of Houston Housing Department, applicant, supportive; Richard Smith, Managing Engineer, Public Works and Engineering Department

118  Elon  

119  Fairgrounds Addition partial replat no 1  
Staff recommendation: Defer the application per Ch. 42 standards.
Commission action: Deferred the application per Ch. 42 standards.
   Motion: Baldwin   Second: Garza   Vote: Unanimous   Abstaining: None

120  Hardy Road Industrial Park  
Staff recommendation: Defer the application per Harris County’s request.
Commission action: Deferred the application per Harris County’s request.
   Motion: Anderson   Second: Kilkenny   Vote: Unanimous   Abstaining: None

121  Harris County WCID No 110 Waste Water Treatment Plant no 1  
Staff recommendation: Approve the plat as a C3P, subject to the CPC 101 form conditions.
Commission action: Approved the plat as a C3P, subject to the CPC 101 form conditions.
   Motion: Sigler   Second: Subinsky   Vote: Unanimous   Abstaining: None

122  Holocaust Museum Houston  
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: Nelson   Second: Davis   Vote: Unanimous   Abstaining: None
Speaker(s): Mark Streich, opposed

123  Hyatt Place Reserve  
Staff recommendation: Defer the application per Applicant’s request.
Commission action: Deferred the application per Applicant’s request.
   Motion: Bryant   Second: Davis   Vote: Unanimous   Abstaining: None

124  Kingwood Elite Storage  
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: Nelson   Second: Victor   Vote: Unanimous   Abstaining: None
125  Koehler Iron Works  C2  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: Baldwin  Second: Bryant  Vote: Unanimous  Abstaining: None

126  Luz de Atardecer  C2  Defer
Staff recommendation: Defer the application per Ch. 42 standards.
Commission action: Deferred the application per Ch. 42 standards.
  Motion: Anderson  Second: Bryant  Vote: Unanimous  Abstaining: None

127  Ranch at Magnolia Point  C3P  Defer
Staff recommendation: Defer the application per Ch. 42 standards.
Commission action: Deferred the application per Ch. 42 standards.
  Motion: Kilkenny  Second: Garza  Vote: Unanimous  Abstaining: None

128  Retreat at Lakewood Forest  C2  Approve
  partial replat no 1
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: Anderson  Second: Rifaat  Vote: Unanimous  Abstaining: None

Commissioner Alleman recused herself.

129  Sheldon ISD High School GP  GP  Defer
Staff recommendation: Defer the application for 3 weeks for further study and review.
Commission action: Deferred the application for 3 weeks for further study and review.
  Motion: Baldwin  Second: Anderson  Vote: Unanimous  Abstaining: None

Commissioner Alleman returned.

130  Somerset Green Sec 7  C3R  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: Bryant  Second: Sigler  Vote: Unanimous  Abstaining: None

131  Wu Eunice Homes  C2R  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: Porras-Pirtle  Second: Alleman  Vote: Unanimous  Abstaining: None
E SPECIAL EXCEPTIONS
NONE

F RECONSIDERATION OF REQUIREMENTS
NONE

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

G EXTENSIONS OF APPROVAL

132 Greystone Commerce Park EOA Approve
133 Muoneke Estates EOA Approve

H NAME CHANGES
NONE

I CERTIFICATES OF COMPLIANCE

134 22150 TX 494 COC Defer
135 25231 Fawn Lane COC Defer

Staff recommendation: Approve staff’s recommendation for items 132-135.
Commission action: Approved staff’s recommendation for items 132-135.
Motion: Bryant Second: Rifaat Vote: Unanimous Abstaining: None

J ADMINISTRATIVE
NONE

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

136 6261 Briar Rose Drive 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: Garza Vote: Unanimous Abstaining: None

II. ESTABLISH A PUBLIC HEARING DATE OF SEPTEMBER 28, 2017 FOR:
a. Amended Plat of Almeda Place partial replat no 9
b. Chevy Chase partial replat no 3
c. Chasewood Meadows partial replat no 3
d. Craig Woods partial replat no 21
e. East 29th Street Grove
f. Goldquest Group
g. Houston Skyscraper Shadows partial replat no 2
h. West Court partial replat no 8

Staff recommendation: Establish a public hearing date of September 28, 2017 for items II a-h.
Commission action: Established a public hearing date of September 28, 2017 for items II a-h.
Motion: Rifaat Second: Garza Vote: Unanimous Abstaining: None
III. PUBLIC HEARING AND CONSIDERATION OF A HOTEL/MOTEL VARIANCE FOR SUPER 8 HOTEL LOCATED AT 7660 SOUTH LOOP EAST
Staff recommendation: Approve the Hotel/Motel variance for Super 8 Hotel located at 7660 South Loop East.
Commission action: Approved the Hotel/Motel variance for Super 8 Hotel located at 7660 South Loop East.
Motion: Garza Second: Alleman Vote: Unanimous Abstaining: None
Speaker(s): Ankit Sarolita, applicant; Terry Gobert, opposed

IV. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR PORTIONS OF THE NORTH MACGREGOR OAKS AND TIMBER CREST SUBDIVISIONS (MLSA 651)
Staff recommendation: Approve the Special Minimum Lot Size Area application for portions of the North MacGregor Oaks and Timber Crest Subdivisions, MLSA 651, and forward to City Council.
Commission action: Approved the Special Minimum Lot Size Area application for portions of the North MacGregor Oaks and Timber Crest Subdivisions, MLSA 651, and forwarded to City Council.
Motion: Baldwin Second: Bryant Vote: Unanimous Abstaining: None
Speaker(s): Meghan Hoffnagle, applicant; Eric Hoffnagle, Quincy Ollison, Jim Plummer-supportive

V. EXCUSE THE ABSENCES OF COMMISSIONERS BALDWIN AND BRYANT
Commissioners Baldwin and Bryant were present; therefore, no Commission action was required.

VI. PUBLIC COMMENT
NONE

VII. ADJOURNMENT
There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 4:16 p.m.
Motion: Kilkenny Second: Rifaat Vote: Unanimous Abstaining: None

[Signatures]
Martha L. Stein, Chair
Patrick Walsh, Secretary