Minutes of the Houston Planning Commission

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

March 30, 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 2:30 p.m. with a quorum present.

Martha L. Stein, Chair
M. Sonny Garza
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
Dale A. Rudick, P.E.
DIRECTOR’S REPORT
The Director’s Report was given by Patrick Walsh, Director, Planning and Development Department.

APPROVAL OF THE MARCH 16, 2017 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the March 16, 2017 Planning Commission meeting minutes.
   Motion: Subinsky Second: Tahir Vote: Carries Abstaining: B

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 84)
Staff recommendation: Approve staff’s recommendation for items 1 – 84 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendation for items 1 - 84 subject to the CPC 101 form conditions.
   Motion: Mares Second: Rifaat Vote: Unanimous Abstaining: None

C PUBLIC HEARINGS

85 Allendale Townsite Sec A 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: Garza Second: Baldwin Vote: Unanimous Abstaining: None

86 Breckenridge Park Sec 2 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 approve the plat subject to the CPC 101 form conditions.
   Motion: Rifaat Second: Anderson Vote: Unanimous Abstaining: None
Speaker: Andres Juarez, applicant – supportive.

87 Craig Woods partial replat no 19 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: Mares Vote: Unanimous Abstaining: None

88 Dissen Heights partial replat no 1 C3N Defer
Staff recommendation: Approve the applications for two weeks per the applicant’s request.
Commission action: Deferred the applications for two weeks per the applicant’s request.
   Motion: Garza Second: Brava Vote: Unanimous Abstaining: None

89 Dissen Heights partial replat no 2 C3N Defer
Staff recommendation: Defer the applications for two weeks per the applicant’s request.
Commission action: Deferred the applications for two weeks per the applicant’s request.
   Motion: Mares Second: Rifaat Vote: Unanimous Abstaining: None

90 Knoll Park Sec 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
91 Neuen Manor partial replat no 5
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: Tahir Vote: Unanimous Abstaining: None
Speaker: Judy Holton – undecided.

92 North Norhill 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: Garza Second: Mares Vote: Unanimous Abstaining: None

93 Spring Oaks replat no 1
partial replat no 3
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: Rifaat Vote: Unanimous Abstaining: None

**D VARIANCES**

94 Audubon Place partial replat no 4
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: Sigler Vote: Unanimous Abstaining: None

95 Bogs Road Plant North Site
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: Rifaat Second: Alleman Vote: Unanimous Abstaining: None
Commissioner Alleman recused herself and left the room.

96 Bridgeland Cy Fair ISD Mason Road Multi School Site
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: Davis Second: Garza Vote: Unanimous Abstaining: None
Commissioner Alleman returned.

97 Eunice Villas
Staff recommendation: Defer the application for two weeks to allow time to coordinate with the applicant and the community.
Commission action: Deferred the application for two weeks to allow time to coordinate with the applicant and the community.
Motion: Baldwin Second: Byrant Vote: Unanimous Abstaining: None
Commissioner Alleman recused herself and left the room.

98  Fuchs Tract 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: Baldwin  Vote: Unanimous  Abstaining: None

Commissioner Alleman returned.

99  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: Garza  Second: Alleman  Vote: Unanimous  Abstaining: None

100 I-10 East at Freeport partial replat no 1  C2R  Defer
Staff recommendation: Defer the application for two weeks to allow the applicant to provide additional revised information.
Commission action: Deferred the application for two weeks to allow the applicant to provide additional revised information.
Motion: Sigler  Second: Bryant  Vote: Unanimous  Abstaining: None

101 Presidents Park B  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

102 Presidents Park C  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: Rifaat  Vote: Unanimous

103 Reserve at Yale  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: Baldwin  Second: Bryant  Vote: Unanimous  Abstaining: None
Speakers: Claudette Deese - undecided

104 Rice Village Amherst  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: Garza  Vote: Unanimous  Abstaining: None
**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: 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

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
<th>Approval</th>
</tr>
</thead>
<tbody>
<tr>
<td>106</td>
<td>Birnham Woods Drive Street Dedication Sec 1</td>
<td>Approve</td>
</tr>
<tr>
<td>107</td>
<td>Commons at Ella Forest</td>
<td>Approve</td>
</tr>
<tr>
<td>108</td>
<td>Drexel Estate</td>
<td>Approve</td>
</tr>
<tr>
<td>109</td>
<td>East Orem Drive Street Dedication Sec 1</td>
<td>Approve</td>
</tr>
<tr>
<td>110</td>
<td>Galena Park ISD Green Valley Elementary</td>
<td>Approve</td>
</tr>
<tr>
<td>111</td>
<td>Highgate Court</td>
<td>Approve</td>
</tr>
<tr>
<td>112</td>
<td>Katy Manor Sec 5</td>
<td>Approve</td>
</tr>
<tr>
<td>113</td>
<td>Newport Sec 8 partial replat no 2</td>
<td>Approve</td>
</tr>
<tr>
<td>114</td>
<td>Pinto Business Park Detention Pond 8 and 9</td>
<td>Approve</td>
</tr>
<tr>
<td>115</td>
<td>Sam Houston Parkway Street Dedication Sec 1</td>
<td>Approve</td>
</tr>
<tr>
<td>116</td>
<td>Woodland Hills School Site</td>
<td>Approve</td>
</tr>
</tbody>
</table>

**H**  NAME CHANGES
None

**I**  CERTIFICATES OF COMPLIANCE

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
<th>Approval</th>
</tr>
</thead>
<tbody>
<tr>
<td>117</td>
<td>15915 Avenue C Drive</td>
<td>Approve</td>
</tr>
<tr>
<td>118</td>
<td>1979 Live Oak</td>
<td>Approve</td>
</tr>
<tr>
<td>119</td>
<td>24340 Kelly Street</td>
<td>Approve</td>
</tr>
<tr>
<td>120</td>
<td>29731 East Irvin Road</td>
<td>Approve</td>
</tr>
<tr>
<td>121</td>
<td>25146 Colette Street</td>
<td>Approve</td>
</tr>
<tr>
<td>122</td>
<td>18674 Jay Court</td>
<td>Approve</td>
</tr>
<tr>
<td>123</td>
<td>20780 Punkin Street</td>
<td>Approve</td>
</tr>
<tr>
<td>124</td>
<td>22499 Grace Lane</td>
<td>Approve</td>
</tr>
</tbody>
</table>

Staff recommendation: Approve staff's recommendation for items 106-124.

Commission action: Approved staff's recommendation for items 106-124.

Motion: Davis    Second: Bryant    Vote: Unanimous    Abstaining: None
II. ESTABLISH A PUBLIC HEARING DATE OF APRIL 27, 2017 FOR:
   a. Briardale partial replat no 3
   b. Fondren Southwest Northfield Sec 7 partial replat no 1
Staff recommendation: Establish a public hearing date of April 27, 2017 for items II a-b.
Commission action: Established a public hearing date of April 27, 2017 for items II a-b.
Motion: Garza Second: Subinsky Vote: Unanimous Abstaining: None

III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 1835 N. SHEPHERD DRIVE – CANE ROSSO PIZZERIA (HEIGHTS) Withdrawn

IV. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR THE 700 BLOCK OF BOMAR STREET, NORTH AND SOUTH SIDES (MLSB 645)
Staff recommendation: Grant the consideration of a Special Minimum Lot Size Block Application MLSB 645 for the 700 block of Bomar Street, north and south sides, and forward to City Council.
Commission action: Granted the consideration of a Special Minimum Lot Size Block Application MLSB 645 for the 700 block of Bomar Street, north and south sides, and forwarded to City Council.
Motion: Nelson Second: Bryant Vote: Unanimous Abstaining: None
Speakers: Nu Nu Chang, representing applicant, Chaille Cooper– supportive.
V. EXCUSE THE ABSENCE OF COMMISSIONERS BRYANT, PORRAS-PIRTLE AND MOONEY
Commissioner Bryant, Commissioner Porras-Pirtle and Commissioner Mooney were present therefore, no Commission action was required.

VI. PUBLIC COMMENT
NONE

VII. ADJOURNMENT
There being no further business brought before the Commission, Martha L. Stein adjourned the meeting at 3:52 p.m.

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

Martha L. Stein, Chair

Patrick Walsh, Secretary