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 Porras-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117 Bayou Woods Sec 2 partial replat no 3 C3N Withdrawn

118 Braeswood partial replat no 4 C3N Withdrawn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
122 Briargrove Park Sec 1 partial replat no 1  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: Kilkenny    Second: Garza    Vote: Unanimous   Abstaining: None
Speaker: Mike Hessel – opposed.

123 Crosby Village Sec 3 partial replat no 1  C3N
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
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
Speaker: Michael McKann – opposed.

125 Hyde Park partial replat no 7    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: Nelson      Second: Alleman   Vote: Unanimous   Abstaining: None

126 Meyerland Sec 2 partial replat no 1   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: Garza       Second: Clark     Vote: Unanimous   Abstaining: None

127 North Shepherd Square     C3N
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
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
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 replat 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: 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
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  NC  Approve
(prev. Brae Burn Acres partial replat no 1)

I  CERTIFICATES OF COMPLIANCE
156  25250 Redbird Lane  COC  Approve

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 CLAYTCN 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 DUMBLED 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

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 apologize, 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

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Martha L. Stein, Chair

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Patrick Walsh, Secretary