

## Minutes of the Houston Planning Commission

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

**May 24, 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 2:37 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

Arrive at 2:57 p.m. during item #111

Lisa Clark

Left at 3:40 p.m. during item IV

Mark A. Kilkenny

Absent

Lydia Mares

Absent

Christina Morales

Paul R. Nelson

Linda Porrás-Pirtle

Arrived at 2:39 p.m. during the Director's Report

Ian Rosenberg

Absent

Megan R. Sigler

Zafar Tahir

Meera D. Victor

Mark Mooney for

Absent

The Honorable James Noack

Maggie Dalton for

The Honorable Robert E. Hebert

Loyd Smith for

Arrived at 2:47 p.m. during item #104

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 MAY 10, 2018 PLANNING COMMISSION MEETING MINUTES**

Commission action: Approved the May 10, 2018 Planning Commission meeting minutes.

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

**I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 102)**

Item removed for separate consideration **3**.

Staff recommendation: Approve staff's recommendations for items **1 – 102**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 102**, subject to the CPC 101 form conditions.

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

**Commissioner Sigler recused herself.**

Staff recommendation: Approve staff's recommendations for item **3** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for item **3** subject to the CPC 101 form conditions.

Motion: **Porras-Pirtle**      Second: **Alleman**                      Vote: **Unanimous**                      Abstaining: **None**

**Commissioner Sigler returned.**

**C PUBLIC HEARINGS**

**103 Briarmont 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: **Sigler**                      Second: **Garza**                      Vote: **Unanimous**                      Abstaining: **None**

**104 Crosby Village Sec 3 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: Grant the variance(s) and approved the plat subject to the CPC 101 form conditions.

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

**105 Foxhollow West Sec 1 partial replat no 1                      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: **Garza**                      Second: **Sigler**                      Vote: **Unanimous**                      Abstaining: **None**

**106 Little York partial replat no 1                      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: **Porras-Pirtle**      Second: **Garza**                      Vote: **Unanimous**                      Abstaining: **None**

**107 North Shepherd Square C3N Approve**  
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.

Commission action: Grant the variance(s) and approved the plat subject to the CPC 101 form conditions.

Motion: **Porras-Pirtle** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

**108 Palisades Park C3N Withdraw**  
Staff recommendation: Withdraw the application and establish a public hearing date for June 21, 2018

Commission action: Withdrew the application and established a public hearing date for June 21, 2018.

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

**109 Pine Terrace 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: **Garza** Second: **Victor** Vote: **Unanimous** Abstaining: **None**

**110 Remington Creek Ranch Sec 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: **Garza** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

**111 Spring Branch Woods Sec 4 C3N Defer**  
**partial replat no 1**

Staff recommendation: Defer the application for two weeks per Council Member Stardig's request.

Commission action: Deferred the application for two weeks per Council Member Stardig's request.

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

Speakers: Mustafa Fatany, Chris Gonzalez – opposed.

## **D VARIANCES**

**Items 112 and 113 were taken together at this time.**

**112 Harvest Green GP GP Approve**

**113 Harvest Green Sec 20 C3F Approve**

Staff recommendation: Grant the variance(s) and approve the plat(s) subject to the CPC 101 form conditions.

Commission action: Granted the variance(s) and approved the plat(s) subject to the CPC 101 form conditions.

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

**114 Salem Lutheran Church of Rosehill GP GP Approve**

Staff recommendation: Grant the variance(s) and approve the plat(s) subject to the CPC 101 form conditions.

Commission action: Granted the variance(s) and approved the plat(s) subject to the CPC 101 form conditions.

Motion: **Nelson** Second: **Victor** Vote: **Unanimous** Abstaining: **None**

**Commissioner Victor recused herself.**

**Items 115 and 116 were taken together at this time.**

**115 Schindewolf GP**

**GP**

**Approve**

**116 Schindewolf Properties**

**C2**

**Approve**

Staff recommendation: Grant the variance(s) and approve the plat(s) subject to the CPC 101 form conditions.

Commission action: Granted the variance(s) and approved the plat(s) subject to the CPC 101 form conditions.

Motion: **Nelson**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

**Commissioner Victor returned.**

**117 Skylink Terrace**

**C2R**

**Approve**

Staff recommendation: Grant the variance(s) and approve the plat(s) subject to the CPC 101 form conditions.

Commission action: Granted the variance(s) and approved the plat(s) subject to the CPC 101 form conditions.

Motion: **Clark**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

**118 Texas Medical Center Three**

**C2R**

**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: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

**119 Turtle Pines**

**C2**

**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: **Victor**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

**120 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: **Smith**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

**E SPECIAL EXCEPTIONS  
NONE**

**F RECONSIDERATION OF REQUIREMENTS**

**121 Bauer Landing GP**

**GP**

**Approve**

Staff recommendation: Grant the variance(s) and approve the plat(s) subject to the CPC 101 form conditions.

Commission action: Granted the variance(s) and approved the plat(s) subject to the CPC 101 form conditions.

Motion: **Sigler**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

Items 122 and 123 were taken together at this time.

122	Wayside Village GP	GP	Approve
123	Wayside Village Sec 6	C3P	Approve

Staff recommendation: Grant the variance(s) and approve the plat(s) subject to the CPC 101 form conditions.

Commission action: Granted the variance(s) and approved the plat(s) subject to the CPC 101 form conditions.

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

Speaker: Fred Mathis, Harris County.

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

**G EXTENSIONS OF APPROVAL**

124	Central at South Square	EOA	Approve
125	Dosey Doe	EOA	Approve
126	Grant Road PUD WWTP	EOA	Approve
127	Lopez Milroy Development	EOA	Approve
128	Palai Preserve	EOA	Approve
129	Pine Trace Village Drive Street Dedication	EOA	Approve
130	Pine Trace Village Sec 8	EOA	Approve
131	Sunrise Montrose	EOA	Approve
132	Windfern IV LLC	EOA	Approve

**H NAME CHANGES  
NONE**

**I CERTIFICATES OF COMPLIANCE**

133	25679 Magnolia Drive	COC	Approve
134	23675 Panky Lane	COC	Approve
135	23878 McShan Lane	COC	Approve
136	25689 Lantern Lane	COC	Approve
137	20177 Plantation Meadow	COC	Approve
138	27056 Spanish Oaks Lane	COC	Approve
139	8418 Furay Road	COC	Disapprove

Staff recommendation: Approve staff's recommendation for items 124-139.

Commission action: Approved staff's recommendation for items 124-139.

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

**J ADMINISTRATIVE  
NONE**

**K DEVELOPMENT PLATS WITH VARIANCE REQUESTS**

140	2419 Locke Lane	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: **Sigler**                      Second: **Clark**                      Vote: **Unanimous**                      Abstaining: **None**

**II. ESTABLISH A PUBLIC HEARING DATE OF JUNE 21, 2018 FOR:**

- a. Glen Lee Place partial replat no 1
- b. Inway Oaks Estates Sec 1 partial replat no 1
- c. Pinecrest Sec 2 partial replat no1
- d. Sandy Side Addition partial replat no 1
- e. Shadyvilla Addition no 2 partial replat no 7
- f. Westheimer Gardens partial replat no 2 replat no 1

Staff recommendation: Establish a public hearing date of June 21, 2018 for items II a-f.

Commission action: Established a public hearing date of June 21, 2018 for items II a-f.

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

**III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR PROPERTY LOCATED AT 777 WEST 23RD STREET, THE GOODARD SCHOOL DAYCARE**

**Withdraw**

**IV. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR THE 1400 BLOCK OF INDIANA STREET, NORTH SIDE, BETWEEN COMMONWEALTH STREET AND WAUGH DRIVE (MLS 708)**

**Approve**

Staff recommendation: Approve the consideration of a Special Minimum Lot Size Block application (MLS 708) for the 1400 block of Indiana Street, north side, between Commonwealth Street and Waugh Drive, and forward to City Council.

Commission action: Denied the Special Minimum Lot Size Block application (MLS 708) for the 1400 block of Indiana Street, north side, between Commonwealth Street and Waugh Drive.

Motion: **Bryant** Second: **Sigler** Vote: **Carries** Opposing: **Garza, Nelson, Smith and Tahir.**

Speakers: Lelia Rodgers, Bill Bettingen and Anne Ritchie – opposed; Delia Cuellar – supportive.

**V. EXCUSE THE ABSENCE OF COMMISSIONER(S) BALDWIN, BRAVE AND BRYANT**

Commissioner Bryant was present, excused Commissioner(s) Baldwin and Brave absences.

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

**VI. PUBLIC COMMENT**

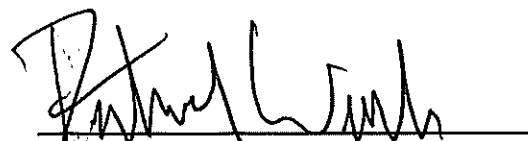
Mary Lou Henry provided the Commission with copies of the Major Thoroughfare Windfield Road application illustrations.

**VII. ADJOURNMENT**

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 3:47 p.m.

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

  
Martha L. Stein, Chair

  
Patrick Walsh, Secretary