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 Porras-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. PLATING 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: Withdrawed 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
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
113 Harvest Green Sec 20
GP C3F Approve 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
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 no 1
   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.


V. EXCUSE THE ABSENCE OF COMMISSIONER(S) BALDWIN, BRAVE AND BRYANT
Commissioner Bryant was present, excused Commission(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