Minutes of the Houston Planning Commission

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

June 21, 2018
Meeting held in
Council Chambers, Public Level, City Hall Annex
2:30 p.m.

Call to Order
Vice Chair M. Sonny Garza called the meeting to order at 2:54 p.m. with a quorum present.

Martha L. Stein, Chair Absent
M. Sonny Garza, Vice Chair Absent
Susan Alleman Absent
Bill Baldwin
Fernando L. Brave Absent
Antoine Bryant Absent
Lisa Clark
Mark A. Kilkenny Left at 4:31 p.m. during item #109
Lydia Mares
Christina Morales
Paul R. Nelson Absent
Linda Porras-Pirtle Absent
Ian Rosenberg
Megan R. Sigler
Zafar Tahir
Meera D. Victor Absent
Mark Mooney for
The Honorable James Noack
Maggie Dalton for
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 Michael Kramer, Assistant Director, Planning and Development Department.
APPROVAL OF THE JUNE 7, 2018 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the June 7, 2018 Planning Commission meeting minutes.

Motion: Clark Second: Mares Vote: Carries Abstaining: Kilkenny

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 88)

Items removed for separate consideration 60 and 73.

Staff recommendation: Approve staff’s recommendations for items 1 – 88, subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1 – 88, subject to the CPC 101 form conditions.

Motion: Kilkenny Second: Tahir Vote: Unanimous Abstaining: None

Commissioner Morales recused herself.

Staff recommendation: Approve staff’s recommendations for item 73 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for item 73 subject to the CPC 101 form conditions

Motion: Baldwin Second: Sigler Vote: Unanimous Abstaining: None

Commissioner Morales returned.

Staff recommendation: Approve staff’s recommendations for item 60 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for item 60 subject to the CPC 101 form conditions

Motion: Mares Second: Tahir Vote: Unanimous Abstaining: None

Speaker: Amy Peck with Council Member’s Stardig’s office – supportive.

C PUBLIC HEARINGS

89 Glen Lee Place 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: Mares Second: Rosenberg Vote: Unanimous Abstaining: None

90 Houston Community College Auxiliary Reserve 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 and with the conditions the applicant coordinates with the Midtown TIRZ and Management District to provide larger sidewalks along Crawford Street and Winbern Avenue.

Motion: Baldwin Second: Mares Vote: Unanimous Abstaining: None
Speaker: Mikalla Hodges, applicant – supportive.
91 Inway Oaks Estates 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: Kilkenny Second: Clark Vote: Unanimous Abstaining: None

92 MacGregor Park Estates Sec 1 partial replat no 1
C3N 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: Mares Vote: Unanimous Abstaining: None

93 Palisades Park 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: Baldwin Second: Kilkenny Vote: Unanimous Abstaining: None

94 Pinecrest Sec 2 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: Clark Vote: Unanimous Abstaining: None

95 Sandy Side Addition partial replat no 1 C3N Withdrawn

96 Shadyvilla Addition no 2 partial replat no 7 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: Kilkenny Second: Mares Vote: Unanimous Abstaining: None

97 Westheimer Gardens partial replat no 2 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: Tahir Second: Kilkenny Vote: Unanimous Abstaining: None
Speakers: Janet Zuniga, Rudy Sura and Salvador Salgado – opposed.

D VARIANCES

Commissioners Rosenberg and Sigler recused themselves.

98 East River GP GP Approve
Staff recommendation: Grant the special exception(s) one and two, deny special exception three and the variance, and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the special exception(s) and the variance, and approved the plat subject to the CPC 101 form conditions.
Motion: Kilkenny Second: Baldwin Vote: Unanimous Abstaining: None
Speakers: Samuel Dike, Council Member Davis’ Office, Mary Lou Henry, applicant, Tracy Youngblood, applicant, Jose Solis, David Hightower, applicant – supportive.
Hidden Acres Village
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: Sigler  Second: Mares  Vote: Unanimous  Abstaining: None
C3P  Defer

Kansas Trails
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: Rosenberg  Second: Mares  Vote: Unanimous  Abstaining: None
C2R  Defer

Items 101 and 102 were taken together at this time.

Lakewood Pines GP

Lakewood Pines Sec 10
Staff recommendation: Defer the application(s) for two weeks per the applicant’s request.
Commission action: Deferred the application(s) for two weeks per the applicant’s request.
Motion: Smith  Second: Kilkenny  Vote: Unanimous  Abstaining: None
GP
C2P  Defer

Landmark on Gosling
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: Mares  Vote: Unanimous  Abstaining: None
C2  Defer

Ottos BBQ
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: Baldwin  Second: Kilkenny  Vote: Unanimous  Abstaining: None
C2R  Approve
Speakers: Bryan Baccus and William Hosecey – opposed; Nichole Bowden, applicant and Bill Swawe supportive.

105 Turtle Pines

Items 106 and 107 were taken together at this time.

Ventana Lakes East GP

Ventana Lakes East Sec 1
Staff recommendation: Defer the application(s) for two weeks per the applicant’s request.
Commission action: Deferred the application(s) for two weeks per the applicant’s request.
Motion: Baldwin  Second: Sigler  Vote: Unanimous  Abstaining: None
GP
C2P  Defer

E SPECIAL EXCEPTIONS

Jasmine Heights Sec 12
Staff recommendation: Grant the special exception(s) and approve the plat subject to the CPC 101 form conditions listed.
Commission action: Granted the special exception(s) and approved the plat subject to the CPC 101 form conditions listed.
Motion: Sigler  Second: Clark  Vote: Unanimous  Abstaining: None
C3P  Approve
RECONSIDERATION OF REQUIREMENTS

109  Lozano Square replat no 1
     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: Baldwin  Second: Rosenberg  Vote: Unanimous  Abstaining: None
Speakers: Mary McRae, Julie Stifflemire, Susan King, Deborah Kinder – opposed; Nichole Bowden, applicant – supportive.

110  Spring ISD New Stadium
     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: Sigler  Second: Mares  Vote: Unanimous  Abstaining: None

111  Waynebeck Enterprises
     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: Clark  Second: Mares  Vote: Unanimous  Abstaining: None

112  Woodland Lakes Sec 1
     C3P
     Approve
Staff recommendation: Grant the special exception(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Grant the special exception(s) and approved the plat subject to the CPC 101 form conditions.
     Motion: Mares  Second: Clark  Vote: Unanimous  Abstaining: None

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

EXTENSIONS OF APPROVAL

113  Five Forks Village NWC Reserves
     EOA
     Approve
114  Woodlands Creekside Park West Sec 43
     EOA
     Approve

NAME CHANGES

NONE

CERTIFICATES OF COMPLIANCE

115  19927 S. Plantation Estates Dr
     COC
     Approve
116  23332 FM1485
     COC
     Approve
117  22088 White Oak Road
     COC
     Approve
Staff recommendation: Approve staff’s recommendation for items 113-117.
Commission action: Approved staff’s recommendation for items 113-117.
     Motion: Clark  Second: Tahir  Vote: Unanimous  Abstaining: None

ADMINISTRATIVE

NONE

DEVELOPMENT PLATS WITH VARIANCE REQUESTS
118  4139 Leeshire 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: Mares  Vote: Unanimous  Abstaining: None

119  6151 Lynbrook 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: Sigler  Second: Clark  Vote: Unanimous  Abstaining: None

II.  ESTABLISH A PUBLIC HEARING DATE OF JULY 19, 2018 FOR:
a. Cedar Creek Ranch partial replat no 1
b. Herndon Place partial replat no 1
c. Jacqueline Court replat no 1
d. Long Point Acres partial replat no 3
e. Ruburfiedt partial replat no 1
Staff recommendation: Establish a public hearing date of July 19, 2018 for items II a-e.
Commission action: Established a public hearing date of July 19, 2018 for items II a-e.
Motion: Baldwin  Second: Clark  Vote: Unanimous  Abstaining: None

III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR PROPERTY LOCATED AT 6902 GONZALES STREET
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: Mares  Vote: Unanimous  Abstaining: None

IV. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK FOR THE 1900 BLOCK OF SWIFT BOULEVARD, NORTH AND SOUTH SIDES, BETWEEN LANIER DRIVE AND TRAVIS STREET - MLS 709
Staff recommendation: Approve the consideration of a Special Minimum Lot Size Block application for the 1900 block of Swift Boulevard, north and south sides, between Lanier Drive and Travis Street, MLS 709 and forward to City Council.
Commission action: Approved the consideration of a Special Minimum Lot Size Block application for the 1900 block of Swift Boulevard, north and south sides, between Lanier Drive and Travis Street, MLS 709 and forwarded to City Council.
Motion: Baldwin  Second: Tahir  Vote: Unanimous  Abstaining: None
Speakers: Dr. Manley Roe, Maryanne Piacentini, Rebecca Bryant and Norman Wright – supportive; Jonathan Enav – opposed; Howard Christy – undecided.

V. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA FOR PORTIONS OF THE DENVER ADDITION SUBDIVISION - MLSA 707
Staff recommendation: Approve the consideration of a Special Minimum Lot Size Area application for portions of the Denver Addition Subdivision, MLSA 707, and forward to City Council.
Commission action: Approved the consideration of a Special Minimum Lot Size Area application for portions of the Denver Addition Subdivision, MLSA 707, and forwarded to City Council.
Motion: Baldwin  Second: Morales  Vote: Unanimous  Abstaining: None
VI. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK FOR THE 400-600 BLOCK OF MERRILL STREET, NORTH SIDE, BETWEEN RURAL STREET AND REAGAN STREET, AND THE 600 BLOCK OF MERRILL STREET, SOUTH SIDE, BETWEEN NORTHWOOD STREET AND REAGAN STREET - MLS 716

Staff recommendation: Approve the consideration of a Special Minimum Lot Size Block application for the 400-600 block of Merrill Street, north side, between Rural Street and Reagan Street, and the 600 block of Merrill Street, south side, between Northwood Street and Reagan Street, MLS 716, and forward to City Council.

Commission action: Approved the consideration of a Special Minimum Lot Size Block application for the 400-600 block of Merrill Street, north side, between Rural Street and Reagan Street, and the 600 block of Merrill Street, south side, between Northwood Street and Reagan Street, MLS 716, and forwarded to City Council.

    Motion: Baldwin    Second: Mares    Vote: Unanimous    Abstaining: None

Speaker: Kandace Klingler – supportive.

VII. EXCUSE THE ABSENCE OF COMMISSIONER(S) BRAVE AND KILKENNY

Commissioner Kilkenny was present, a motion was made to excuse the absence(s) of Commissioner Brave.

    Motion: Clark    Second: Baldwin    Vote: Unanimous    Abstaining: None

VIII. PUBLIC COMMENT

NONE

IX. ADJOURNMENT

There being no further business brought before the Commission, Vice Chair M. Sonny Garza adjourned the meeting at 5:27 p.m.

    Motion: Rosenberg    Second: Mares    Vote: Unanimous    Abstaining: None

M. Sonny Garza, Vice Chair

Michael Kramer, Secretary