Minutes of the Houston Planning Commission

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

July 5, 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 2:30 p.m. with a quorum present.

Martha L. Stein, Chair
M. Sonny Garza, Vice Chair
Susan Alleman Absent
Bill Baldwin
Fernando L. Brave
Antoine Bryant Arrived at 2:41 p.m. during item #107
Lisa Clark
Mark A. Kilkenny
Lydia Mares
Christina Morales
Paul R. Nelson
Linda Perras-Pirtle Absent
Ian Rosenberg
Megan R. Sigler
Zafar Tahir Left at 4:01 p.m. during III
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 Left at 4:03 p.m. during V

EXOFFICIO MEMBERS
Carol A. Lewis
Carol Haddock
Yuhayna H. McCoy

Executive Secretary
Patrick Walsh, P.E., Director, Planning and Development

DIRECTOR'S REPORT
NONE
APPROVAL OF THE JUNE 21, 2018 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the June 21, 2018 Planning Commission meeting minutes.
   Motion: Clark       Second: Nelson       Vote: Carries       Abstaining: Brave

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 101)

   Item removed for separate consideration 7.

   Staff recommendation for item 73 was modified from Disapprove to Withdrawn.

   Staff recommendation: Approve staff’s recommendations for items 1 – 101, subject to the CPC 101 form conditions.
   Commission action: Approved staff’s recommendations for items 1 – 101, subject to the CPC 101 form conditions.
      Motion: Garza       Second: Victor       Vote: Unanimous       Abstaining: None

Commissioner Mares recused herself.

   Staff recommendation: Approve staff’s recommendations for item 7 subject to the CPC 101 form conditions.
   Commission action: Approved staff’s recommendations for item 7 subject to the CPC 101 form conditions
      Motion: Baldwin       Second: Sigler       Vote: Unanimous       Abstaining: None

Commissioner Mares returned.

C PUBLIC HEARINGS

   Items 102, 103 and 104 were taken together at this time.

102 Allendale Townsite Sec A partial replat no 4  C3N       Defer
103 Allendale Townsite Sec A partial replat no 5  C3N       Defer
104 Allendale Townsite Sec A partial replat no 6  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: Garza       Second: Kilkenny       Vote: Unanimous       Abstaining: None

105 Gibson Street Townhomes 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: Baldwin       Second: Mares       Vote: Unanimous       Abstaining: None

106 MacGregor Park Estates Sec 1 partial replat no 1  C3N       Withdrawn
107 McGinty Acres Sec 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: Clark    Vote: Unanimous    Abstaining: None
Speaker: David Anderson and Emily Shields – opposed; James David Smith - undecided.

108 Morningside Place 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 approved the plat subject to the CPC 101 form conditions.
  Motion: Mares    Second: Kilkenny    Vote: Unanimous    Abstaining: None

109 Newport Sec 10 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: Bryant    Second: Rosenberg    Vote: Unanimous    Abstaining: None

110 Palisades Park 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: Clark    Vote: Unanimous    Abstaining: None
Speaker: Helen Shumway, Robert Delgado, Leigh Killgore and Ashley Stubbs – opposed; Mary Lou Henry, applicant – supportive.

Items 111 and 112 were taken together at this time and voted on separately.

111 Ranch Country Sec 4 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: Kilkenny    Second: Nelson    Vote: Unanimous    Abstaining: None

112 Ranch Country Sec 5 C3N Defer
Staff recommendation: Defer the application for two weeks per Harris County’s request.
Commission action: Deferred the application for two weeks per Harris County’s request.
  Motion: Sigler    Second: Garza    Vote: Unanimous    Abstaining: None

113 Woodland Terrace 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: Baldwin    Second: Bryant    Vote: Unanimous    Abstaining: None

D VARIANCES
114  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: Kilkenny  
      Second: Clark  
      Vote: Unanimous  
      Abstaining: None  

Items 117 and 118 were taken out of order and taken together with item 115 at this time.

115  Hidden Acres Village  
      C3P  
      Approve  
117  Lakewood Pines GP  
      GP  
      Approve  
118  Lakewood Pines Sec 10  
      C3P  
      Approve  
Staff recommendation: Approve the plats subject to the CPC 101 form conditions.  
Commission action: Approved the plats subject to the CPC 101 form conditions.  
      Motion: Baldwin  
      Second: Bryant  
      Vote: Unanimous  
      Abstaining: None  

116  Kansas Trails  
      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: Sigler  
      Second: Rosenberg  
      Vote: Unanimous  
      Abstaining: None  

Item 117 and 118 was taken and acted on earlier with item 115.

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

120  Nicholson Heights  
      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: Baldwin  
      Second: Bryant  
      Vote: Unanimous  
      Abstaining: None  

121  Reserve at Queenston  
      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: Bryant  
      Second: Clark  
      Vote: Unanimous  
      Abstaining: None  

Items 122 and 123 were taken together at this time.

122  Ventana Lakes East GP  
      GP  
      Approve  
123  Ventana Lakes East Sec 1  
      C3P  
      Approve  
Staff recommendation: Grant and deny the variance(s) and approve the plats subject to the CPC 101 form conditions.  
Commission action: Granted the deny the variance(s) and approved the plats subject to the CPC 101 form conditions.  
      Motion: Kilkenny  
      Second: Rosenberg  
      Vote: Unanimous  
      Abstaining: None
124  West Montgomery Food Mart  C2R  Defer
Staff recommendation: Defer the application for two weeks per Chapter 42 planning standards.
Commission action: Deferred the application for two weeks per Chapter 42 planning standards.
  Motion: Baldwin  Second: Bryant  Vote: Unanimous  Abstaining: None

E  SPECIAL EXCEPTIONS

125  Grand Oaks Sec 8  C3P  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: Bryant  Second: Mares  Vote: Unanimous  Abstaining: None

126  Jasmine Heights Sec 14  C3P  Approve
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: Victor  Second: Mares  Vote: Unanimous  Abstaining: None

F  RECONSIDERATION OF REQUIREMENTS

127  Lozano Square replat no 1  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: Nelson  Second: Garza  Vote: Unanimous  Abstaining: None
 Speakers: Julie Stifflemire, Mary McRae – opposed; Nichole Bowden, applicant – supportive.

128  Spring ISD New Stadium  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: Smith  Second: Rosenberg  Vote: Unanimous  Abstaining: None

129  Waynebeck Enterprises  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: Kilkenny  Second: Bryant  Vote: Unanimous  Abstaining: None

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

G  EXTENSIONS OF APPROVAL

130  Bridgeland Mason Road Street  EOA  Approve
Dedication Sec 4

131  Bridgeland Parkland Village  EOA  Approve
Commercial Sec 1
132 Crossing at the Commons of Lake Houston Sec 2
133 Harvest Green Sec 19
134 Harvest Green Sec 21
135 Hyde Park partial replat no 6
136 Otero Estates
137 Silver Springs West Richey Road Street Dedication Sec 1

H NAME CHANGES

138 Pelham Place Sec 1 partial replat no 1 (prev. Pelham place 1 partial replat no 1) NC

I CERTIFICATES OF COMPLIANCE

139 25761 Peach Creek Dr.
140 24111 Butterfly Lane
141 23670 Pankym Lane
142 19653 Live Oak North
143 26780 Royal Coach Lane
144 24272 E Terrace Dr.
145 27625 Coach Light Lane

Staff recommendation: Approve staff’s recommendation for items 130-145.
Commission action: Approved staff’s recommendation for items 130-145.

Motion: Brave Second: Bryant Vote: Unanimous Abstaining: None

J ADMINISTRATIVE
NONE

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

146 11285 Riverview Way
147 3310 St. Emanuel Street

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: Bryant Second: Mares Vote: Unanimous Abstaining: None

II. ESTABLISH A PUBLIC HEARING DATE OF AUGUST 2, 2018 FOR:
a. Brookhaven Addition partial replat no 1
b. Fullerton Place partial replat no 1
c. Neuen Manor partial replat no 9
d. Pine Terrace Sec 3 partial replat no 1
e. Remington Creek Ranch Sec 6
f. Shadyvilla Addition No 2 partial replat no 8
   g. West Lancaster Place partial replat no 2
   h. Willow Creek Estates Sec 1 replat partial replat no 3

Staff recommendation: Establish a public hearing date of August 2, 2018 for items II a-h.
Commission action: Established a public hearing date of August 2, 2018 for items II a-h.
   Motion: Clark          Second: Bryant       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: Mares          Second: Garza        Vote: Unanimous       Abstaining: None

IV. PUBLIC HEARING AND CONSIDERATION OF A HOTEL/MOTEL FOR SOUTHWIND HOTEL LOCATED AT 5617 NORTH FREEWAY
Staff recommendation: Establish a Public Hearing date for August 2, 2018.
   Motion: Kilkenny       Second: Bryant       Vote: Unanimous       Abstaining: None

Withdrawn

V. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK FOR THE 200-300 BLOCK OF CLIFTON STREET, EAST AND WEST SIDES, BETWEEN SHERMAN STREET AND HARRISBURG BOULEVARD – MLS 718
Staff recommendation: Approve the consideration of a Special Minimum Lot Size Block application for the 200-300 Block of Clifton Street, East and West Sides, between Sherman Street and Harrisburg Boulevard, MLS 718, and forward to City Council with a modified boundary.
Commission action: Approved the consideration of a Special Minimum Lot Size Block application for the 200-300 Block of Clifton Street, East and West Sides, between Sherman Street and Harrisburg Boulevard, MLS 718, and forwarded to City Council with a modified boundary.
   Motion: Baldwin        Second: Bryant       Vote: Unanimous       Abstaining: None
Speakers: Joanna Fuentes, applicant and Justin Fuentes - supportive

VI. EXCUSE THE ABSENCE OF COMMISSIONER(S) ALLEMAN AND BRYANT
Commissioner Bryant was present, a motion was made to excuse the absences of Commissioner Alleman.
   Motion: Garza          Second: Mares        Vote: Unanimous       Abstaining: None

VII. PUBLIC COMMENT
NONE

VIII. ADJOURNMENT
There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 4:11 p.m.
   Motion: Bryant         Second: Clark        Vote: Unanimous       Abstaining: None

Martha L. Stein, Chair  Michael Kramer, Secretary