

Minutes of the Houston Planning Commission

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

January 5, 2017
Meeting held in
Council Chambers, Second Floor, City Hall
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

Susan Alleman

Bill Baldwin

Arrived at 2:44 p.m. during item #31

Fernando Brave

Arrived at 2:44 p.m. during item #31

Antoine Bryant

Arrived at 2:46 p.m. during item #31

Lisa Clark

Algenita Davis

Mark A. Kilkenny

Lydia Mares

Absent

Paul R. Nelson

Linda Porrás-Pirtle

Shafik Rifaat

Megan R. Sigler

Eileen Subinsky

Meera D Victor

Shaukat Zakaria

Mark Mooney for

Arrived at 2:39 p.m. during Director's Report and
left at 4:22 p.m. during item #93

The Honorable James Noack

Charles O. Dean for

The Honorable Robert E. Herbert

Raymond Anderson for

The Honorable Ed Emmet

EXOFFICIO MEMBERS

Carol A. Lewis

Dale A. Rudick, P.E.

DIRECTOR'S REPORT

The Director's Report was given by Patrick Walsh, Director, Planning and Development Department.

APPROVAL OF THE DECEMBER 15, 2016 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the December 15, 2016 Planning Commission meeting minutes.

Motion: **Rifaat** Second: **Alleman** Vote: **Carries**

Abstaining: **Kilkenny and Subinsky**

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

Items removed for separate consideration: **1, 15, 31 and 73.**

Staff recommendation: Approve staff's recommendation for items **1 – 88** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for items **1 - 88** subject to the CPC 101 form conditions.

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

Commissioner Kilkenny and Sigler recused themselves.

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

Commission action: Approved staff's recommendation for items **1** subject to the CPC 101 form conditions.

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

Staff recommendation: Approve staff's recommendation for items **15** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for items **15** subject to the CPC 101 form conditions.

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

Commissioner Kilkenny and Sigler returned.

31 Harvest Green Sec 17 C3F Approve

Staff recommendation: Approve the plat subject to the CPC 101 form conditions.

Commission action: Approved the plat subject to modified CPC 101 form conditions.

Motion: **Davis** Second: **Kilkenny** Vote: **Carries** Opposed: **Garza**

Speaker: Kerry Gilbert, applicant – supportive.

73 Hyde Park Estates C2R 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: **Zakaria** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

Speakers: Andre Sanchez – opposed; Cheryl Joseph, applicant; Tiffany Reyes, Aman Khan - supportive.

C PUBLIC HEARINGS

89 Colina Homes on Crockett Street 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: **Kilkenny** Vote: **Unanimous** Abstaining: **None**

90 Country Lake Estates Sec 3 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: **Alleman** Vote: **Unanimous** Abstaining: **None**

Speakers: Steve Hoffman and Andrea Alleweserreltd - opposed.

91 Monarch Estates Sec 3 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: **Kilkenny** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

92 Nira Park 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: **Clark** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

Motion made by Commissioner Garza, seconded by Commissioner Clark, to take item 97 out of order at this time. Motion carries unanimously.

97 HEB Heights C2R Approve

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

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

Motion: **Rifaat** Second: **Baldwin** Vote: **Carries** Abstaining: **Garza and Kilkenny**

Speakers: Council Member David Robinson (also representing Council Member Ellen Cohen), Chris Patterson, applicant, Scott McClelland, Armando Perez, John Rose, Andy Scardino, Judy Nyquest, Chris Cusack, Steve Reilley, Rita Zapien, Duncan Klussmann, Aliana Smith, Tara Van Brunt and Sherra V. Gilbert - supportive; Richard Smith, Public Works and Engineering Department.

Motion made by Commissioner Garza, seconded by Commissioner Zakaria, to take item 102 out of order at this time. Motion carries unanimously.

Commissioner Porrás-Pirtle recused herself.

102 Lyons Avenue Health Center replat no 1 C2R Approve
Staff recommendation: Grant the requested variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Davis** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**
Speakers: Council Member Davis and Marylou Henry, applicant – supportive.

Commissioner Porras-Pirtle returned.

93 Blodgett Grove C2R Approve
Staff recommendation: Grant the requested variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Denied the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Anderson** Second: **Baldwin** Vote: **Carries**
Opposing: **Clark, Kilkenny, Nelson, Rifaat, Sigler and Zakaria**
Speakers: Paul McConnell, Cindy Woods, Barbara McGuffey, Lynn Dahlberg and Joselyn Thomas – opposed; Kevin Kolb, applicant – supportive.

94 Bridgeland Lakeland Heights Sec 8 C3P Approve
Staff recommendation: Grant the requested variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Kilkenny** Second: **Anderson** Vote: **Unanimous** Abstaining: **None**

95 Ella Medical Center 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: **Kilkenny** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**
Speaker: Veronica Jones – opposed.

96 GBP Business Park C3P Defer
Staff recommendation: Defer the application for two weeks to allow the applicant time to submit revised information.
Commission action: Deferred the application for two weeks to allow the applicant time to submit revised information.
Motion: **Subinsky** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

Item 97 was taken out of order and considered earlier in the meeting.

98 Homestead Industrial Park GP GP Approve
Staff recommendation: Grant the requested variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Baldwin** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

Commissioner Alleman recused herself.

99 Klein ISD Mahaffey Elementary School C2 Approve
Staff recommendation: Grant the requested variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Zakaria** Second: **Rifaat** Vote: **Unanimous** Abstaining: **None**

Commissioner Alleman returned.

Items 100 and 101 were taken together at this time.

100 Lake House GP GP Approve
101 Lake House Sec 2 C3P Approve
Staff recommendation: Grant one requested variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Kilkenny** Second: **Davis** Vote: **Unanimous** Abstaining: **None**
Speaker: Kerry Gilberte, applicant – supportive.

Item 102 was taken out of order and considered earlier in the meeting.

Item 103 and III were taken together at this time.

103 McGowen Project C2R Defer
III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 1403 MCGOWEN STREET
Staff recommendation: Defer the applications for two weeks per the applicant's request.
Commission action: Deferred the applications for two weeks per the applicant's request.
Motion: **Davis** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

104 Shady Acres Extension no 3 C2R Approve
replat no 12
Staff recommendation: Grant the requested variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Garza** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

105 Shanti 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: **Garza** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**

Items 106 and 107 were taken together at this time.

106	Silver Springs GP	GP	Defer
107	Silver Springs Sec 2	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: **Alleman** Vote: **Carries** Abstaining: **Clark**

108	West Bellfort Development	C2	Defer
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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: **Davis** Vote: **Unanimous** Abstaining: **None**

E SPECIAL EXCEPTIONS

NONE

F RECONSIDERATION OF REQUIREMENTS

NONE

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

G EXTENSIONS OF APPROVAL

109	New Horizons Business Park	EOA	Approve
110	Valley Ranch Sec 4 partial replat no 1 and extension	EOA	Approve
111	West Main Place	EOA	Approve
112	West Road Express	EOA	Approve

H NAME CHANGES

NONE

I CERTIFICATES OF COMPLIANCE

113	13731 and 13735 Ashtex Drive	COC	Approve
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Staff recommendation: Approve staff's recommendation for items 109 to 113.

Commission action: Approved staff's recommendation for items 109 to 113.

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

J ADMINISTRATIVE

NONE

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

114	2535 Glen Haven Boulevard	DPV	Withdrawn
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II. ESTABLISH A PUBLIC HEARING DATE OF FEBRUARY 2, 2017 FOR:

- a. Atwood Villas partial replat no 1
- b. Bridgeland Hidden Creek Sec 22 replat no 1
- c. Granlin Grove partial replat no 1
- d. Green Valley Estates Sec 2 amending plat partial replat no 1
- e. Riverway Estates Sec 1 partial replat no 4
- f. Tanglelane Addition partial no 1
- g. Wakefield Landing

Staff recommendation: Establish a public hearing date of February 2, 2017 for items III a-g.

Commission action: Established a public hearing date of February 2, 2017 for items III a-g.

Motion: **Rifaat**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

Item III. was taken out of order and considered earlier in the meeting.

IV. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA FOR PORTIONS OF THE IRVINGTON ADDITION SUBDIVISION (MLSA 618)

Staff recommendation: Grant the consideration of a Special Minimum Lot Size Area MLSA 618 for portions of the Irvington Addition Subdivision and forward to City Council.

Commission action: Granted the consideration of a Special Minimum Lot Size Area MLSA 618 for portions of the Irvington Addition Subdivision and forward to City Council.

Motion: **Baldwin**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

**V. PUBLIC COMMENT
NONE**

VI. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 5:25 p.m.

Motion: **Bryant**


Second: **Subinsky**

Vote: **Unanimous**

Abstaining: **None**



Martha L. Stein, Chair



Patrick Walsh, Secretary