

Minutes of the Houston Planning Commission

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

June 8, 2017

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 2:33 p.m. with a quorum present.

Martha L. Stein, Chair

M. Sonny Garza, Vice Chair

Arrived at 3:27 p.m. during item #85

Susan Alleman

Arrived at 3:09 p.m. during item #83

Bill Baldwin

Fernando Brave

Antoine Bryant

Lisa Clark

Absent

Algenita Davis

Mark A. Kilkenny

Lydia Mares

Paul R. Nelson

Linda Porrás-Pirtle

Arrived at 2:34 p.m. during Director's Report

Shafik Rifaat

Megan R. Sigler

Eileen Subinsky

Zafar Tahir

Meera D Victor

Shaukat Zakaria

Mark Mooney for

Absent

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

Karun Sreerama P.E.

Dawn Ullrich

Carrin F. Patman

DIRECTOR'S REPORT

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

APPROVAL OF THE MAY 25, 2017 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the May 25, 2017 Planning Commission meeting minutes.

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

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 76)

Staff recommendation for item 11 was modified from Defer to Approve.

Staff recommendation: Approve staff's recommendation for items **1 – 76** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for items **1 - 76** subject to the CPC 101 form conditions.

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

C PUBLIC HEARINGS

77 David Crockett Second Replat partial replat no 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: **Bryant** Second: **Zakaria** Vote: **Unanimous** Abstaining: **None**

78 Legends at Gleannloch 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: **Anderson** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**

79 McCrary Meadows Detention Reserve

C3N

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: **Dean** Second: **Rifaat** Vote: **Unanimous** Abstaining: **None**

80 Neuen Manor partial replat no 6

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: **Rifaat** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

Speakers: Susan Cotton – undecided; Greg Dobbins – opposed.

81 Pine Forest Addition partial replat no 1

C3N

Withdrawn

82 Rivergrove Sec 5 partial replat no 1

C3N

Defer

Staff recommendation: Defer the application for two weeks to allow applicant time to submit revised information.

Commission action: Deferred the application for two weeks to allow applicant time to submit revised information.

Motion: **Kilkenny** Second: **Anderson** Vote: **Unanimous** Abstaining: **None**

83 Southgate Addition Sec 3 replat no 1 partial replat no 3 C3N Disapprove

Staff recommendation: Defer the application for two weeks per the applicant's request.

Commission action: Disapproved the application.

Motion: **Brave** Second: **Rifaat** Vote: **Carries** Abstaining: **Alleman** Opposing: **Anderson, Mares, Nelson and Porres-Pirtle**

Speakers: Andrew Allemand, applicant – supportive; Mary Anne Placentini, Rebecca Bryant, Sally Luna, Hurstard Christy and Todd Litton – opposed.

84 Southgate Addition Sec 3 replat no 1 partial replat no 4 C3N Disapprove

Staff recommendation: Defer the application for two weeks per the applicant's request.

Commission action: Disapproved the application.

Motion: **Rifaat** Second: **Davis** Vote: **Carries** Abstaining: **Alleman** Opposing: **Anderson, Mares, Nelson and Porras-Pirtle**

Speakers: Andrew Allemand, applicant – supportive; Jeyarathan Arjunan, Greg Mason and Patrick Peters – opposed.

85 Stone Creek Ranch Sec 10 replat no 1 C3N Approve

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

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

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

86 Westhaven Estates Sec 1 partial replat no 4 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: **Porras-Pirtle** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**

87 Westhaven Estates Sec 2 partial replat no 8 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: **Sigler** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

Items 88 and 89 were taken together at this time.

88 Cannonball Industrial Park East C2 Defer

89 Cannonball Industrial Park West C2 Defer

Staff recommendation: Defer the applications for two weeks to allow applicant time to submit revised information.

Commission action: Deferred the applications for two weeks to allow applicant time to submit revised information.

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

90 Chester Park **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: **Baldwin** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

91 Heights MOB **C2R** **Approve**
Staff recommendation: Grant the variance(s) and approve the plats subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plats subject to the CPC 101 form conditions.
Motion: **Subinsky** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**
Speaker: Matt Dionne – undecided.

92 Mesa Drive Crossing **C2R** **Approve**
Staff recommendation: Grant the variance(s) and approve the plats subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plats subject to the CPC 101 form conditions.
Motion: **Garza** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**

93 Taylorcrest Estates **C2** **Approve**
Staff recommendation: Grant the variance(s) and approve the plats subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plats subject to the CPC 101 form conditions.
Motion: **Kilkenny** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**
Speaker, Tom Anderson, applicant – supportive.

94 Trailview Townhomes **C3R** **Approve**
Staff recommendation: Grant the variance(s) and approve the plats subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plats subject to the CPC 101 form conditions.
Motion: **Davis** Second: **Zakaria** Vote: **Unanimous** Abstaining: **None**

E SPECIAL EXCEPTIONS
NONE

F RECONSIDERATION OF REQUIREMENTS

95 Take 5 Westview **C2** **Deny/Approve**
Staff recommendation: Deny the reconsideration of requirement with variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Denied the reconsideration of requirement with variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Baldwin** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**
Speakers: Council Member Brenda Stardig, Richard Odem, Abigail Rao, Mitch Reid, Gay Donehoo, Patrick Coleman, David Gillilan and Mary Foster – opposed; Brian Salek – supportive.

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

G EXTENSIONS OF APPROVAL

96	Avondale partial replat no 1	EOA	Approve
97	Fallbrook Pines Sec 3	EOA	Approve
98	Lisa Property	EOA	Approve
99	Marcel Plaza	EOA	Approve
100	Sunset Ridge Detention Basin	EOA	Approve

H NAME CHANGES

101	Crosby Meadows Housing (prev. Crosby Meadows)	NC	Approve
102	The Crossing at the Commons (prev. Commons Waterway Sec 6)	NC	Disapprove

I CERTIFICATES OF COMPLIANCE

103	16238 Pine Street	COC	Approve
104	24199 Glory Avenue	COC	Approve
105	17906 Country Walk Drive	COC	Approve
106	603 Elsbeth Street	COC	Approve
107	21193 South	COC	Approve

Staff recommendation: Approve staff's recommendation for items 96-107.

Commission action: Approved staff's recommendation for items 96-107.

Motion: **Brave** Second: **Subinsky** Vote: **Unanimous** Abstaining: **None**

**J ADMINISTRATIVE
NONE**

**K DEVELOPMENT PLATS WITH VARIANCE REQUESTS
NONE**

II. ESTABLISH A PUBLIC HEARING DATE OF JULY 13, 2017 FOR:

- a. Facundo Plaza
- b. Hyde Park partial replat no 6
- c. Knoll Park replat no 1 partial replat no 1
- d. Lamar Terrace partial replat no 8
- e. Long Meadows partial replat no 1
- f. Melody Oaks parital replat no 19
- g. Newport Sec 4 partial replat no 2
- h. Newport Sec 4 partial replat no 3
- i. North Norhill partial replat no 2
- j. Riverside Terrace Sec 1 partial replat no 4
- k. Spring Oaks replat no 1 partial replat no 4
- l. Westview Landing Sec 1 partial replat no 1

Staff recommendation: Establish a public hearing date of July 13, 2017 for items II a-l.

Commission action: Established a public hearing date of July 13, 2017 for items II a-l.

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

III. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR THE 1600 BLOCK OF BRANARD STREET, NORTH AND SOUTH SIDES (MLS 650)

Staff recommendation: Approve the consideration of a Special Minimum Lot Size Block application for the 1600 block of Branard Street, North and South Sides, MLS 650, and forward to City Council.

Commission action: Approved the consideration of a Special Minimum Lot Size Block application for the 1600 block of Branard Street, North and South Sides, MLS 650, and forwarded to City Council.

Motion: **Garza** Second: **Rifaat** Vote: **Carries** Abstaining: **Bryant**

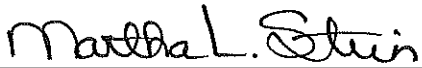
Speakers: Paul Terry, Earline Gray, Kevin McCarthy, Joanna Spires and Christopher Hight - supportive

**IV. PUBLIC COMMENT
NONE**

V. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 4:25 p.m.

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



Martha L. Stein, Chair



Patrick Walsh, Secretary