

Minutes of the Houston Planning Commission

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

August 24, 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 2:31 p.m. with a quorum present.

Martha L. Stein, Chair

M. Sonny Garza, Vice Chair

Susan Alleman

Arrived at 2:47 p.m. during item #95

Bill Baldwin

Fernando Brave

Absent

Antoine Bryant

Lisa Clark

Absent

Algenita Davis

Left at 3:35 p.m. during item #125

Mark A. Kilkenny

Lydia Mares

Absent

Paul R. Nelson

Linda Porras-Pirtle

Shafik Rifaat

Megan R. Sigler

Eileen Subinsky

Zafar Tahir

Absent

Meera D. Victor

Mark Mooney for

Left at 3:14 p.m. during item #117

The Honorable James Noack

Charles O. Dean for

Left at 3:55 during item #III

The Honorable Robert E. Herbert

Raymond Anderson for

The Honorable Ed Emmet

EXOFFICIO MEMBERS

Carol A. Lewis

Carol Haddock

Dawn Ullrich

Carrin F. Patman

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 AUGUST 10, 2017 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the August 10, 2017 Planning Commission meeting minutes.

Motion: **Subinsky** Second: **Rifaat** Vote: **Carries** Abstaining: **Baldwin, Bryant**

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 93)

Items removed for separate consideration: **33**

Staff recommendation: Approve staff's recommendation for items **1 – 93** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for items **1 - 93** subject to the CPC 101 form conditions.

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

Commissioner Sigler recused herself.

Staff recommendation: Approve staff's recommendation for item(s) **33** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for item(s) **33** subject to the CPC 101 form conditions.

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

Commissioner Sigler returned.

C PUBLIC HEARINGS

94 Avondale partial replat no 3 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: **Garza** Vote: **Unanimous** Abstaining: **None**

Speaker(s): Mitchell Cohen

95 Avondale 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: **Garza** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

Speakers: Rick Grothues, Andrew Lang, applicant(s); Re-Anna and Bo Bell, Mitchell Cohen, Marc Roche, Eugene Nosal, Angela E. Partida, opposed

96 Benders Landing Estates Sec 4 C3N Defer
partial replat no 2

Staff recommendation: Defer the application for 3 weeks per Applicant's request.

Commission action: Deferred the application for 3 weeks per Applicant's request.

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

- 97 Bicycle Bungalows replat no 1 C3N Defer**
Staff recommendation: Defer the application for 3 weeks for further study and review.
Commission action: Defer the application for 3 weeks for further study and review.
Motion: **Bryant** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**
- 98 Binglewood Sec 2 partial replat no 1 C3N Withdraw**
- 99 Broadmoor partial replat no 3 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: **Kilkenny** Vote: **Unanimous** Abstaining: **None**
- 100 Cottage Grove Lake partial replat no 1 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: **Kilkenny** Second: **Davis** Vote: **Unanimous** Abstaining: **None**
- 101 Facundo Plaza 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: **Bryant** Vote: **Unanimous** Abstaining: **None**
- 102 Houston Acreage Estates C3N Defer**
partial replat no 1
Staff recommendation: Defer the application for 3 weeks per Applicant's request.
Commission action: Deferred the application for 3 weeks per Applicant's request.
Motion: **Bryant** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**
- 103 Longwoods partial replat no 2 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: **Subinsky** Vote: **Unanimous** Abstaining: **None**
- 104 Neuen Manor 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: **Rifaat** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**
- 105 Newport Sec 4 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: **Anderson** Second: **Byrant** Vote: **Unanimous** Abstaining: **None**
- 106 Raintree Village Sec 1 partial replat no 2 C3N Withdraw**

107 Spring Forest Sec 2 partial replat no 2 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: **Mooney** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**

108 Spring Forest Sec 2 partial replat no 3 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: **Mooney** Second: **Victor** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

109 Aldine Land Holding Inc C2R Defer
Staff recommendation: Defer the application for 3 weeks for additional information.
Commission action: Deferred the application for 3 weeks for additional information.
Motion: **Kilkenny** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

Items 110 and 111 were taken together at this time.

110 Bauer Landing Sec 5 C3P Approve
111 Bauer Sunlight Drive Street Dedication C3P Approve
Sec 1 and Reserve

Staff recommendation: Grant the requested variance(s) and approve the plat(s) subject to the CPC 101 form conditions.
Commission action: Granted the requested variance(s) and approved the plat(s) subject to the CPC 101 form conditions.
Motion: **Anderson** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**

112 Blue Ridge Hillcroft K8 School C2 Defer
Staff recommendation: Defer the application(s) for 3 weeks, per Councilmember Green's request.
Commission action: Deferred the application(s) for 3 weeks, per Councilmember green's request.
Motion: **Baldwin** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

Items 113 and 114 were taken together at this time.

113 CG7600LP GP GP Defer
114 CG7600LP Sec 1 C2 Defer
Staff recommendation: Defer the application(s) for 3 weeks for additional information.
Commission action: Deferred the application(s) for 3 weeks for additional information.
Motion: **Bryant** Second: **Subinsky** Vote: **Unanimous** Abstaining: **None**

115 Clarkson Court C2 Withdraw

116 Cypress Telge Park 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: **Anderson** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

- 117 EaDo Lofts** **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: **Alleman** Vote: **Unanimous** Abstaining: **None**
 Speaker(s): Ryan Bibbs, City of Houston Housing Department, applicant, supportive; Richard Smith, Managing Engineer, Public Works and Engineering Department
- 118 Elon** **C2R** **Withdraw**
- 119 Fairgrounds Addition partial replat no 1** **C2R** **Defer**
 Staff recommendation: Defer the application per Ch. 42 standards.
 Commission action: Deferred the application per Ch. 42 standards.
 Motion: **Baldwin** Second: **Garza** Vote: **Unanimous** Abstaining: **None**
- 120 Hardy Road Industrial Park** **C2R** **Defer**
 Staff recommendation: Defer the application per Harris County's request.
 Commission action: Deferred the application per Harris County's request.
 Motion: **Anderson** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**
- 121 Harris County WCID No 110** **C2** **Approve**
Waste Water Treatment Plant no 1
 Staff recommendation: Approve the plat as a C3P, subject to the CPC 101 form conditions.
 Commission action: Approved the plat as a C3P, subject to the CPC 101 form conditions.
 Motion: **Sigler** Second: **Subinsky** Vote: **Unanimous** Abstaining: **None**
- 122 Holocaust Museum Houston** **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: **Nelson** Second: **Davis** Vote: **Unanimous** Abstaining: **None**
 Speaker(s): Mark Streich, opposed
- 123 Hyatt Place Reserve** **C2** **Defer**
 Staff recommendation: Defer the application per Applicant's request.
 Commission action: Deferred the application per Applicant's request.
 Motion: **Bryant** Second: **Davis** Vote: **Unanimous** Abstaining: **None**
- 124 Kingwood Elite Storage** **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: **Nelson** Second: **Victor** Vote: **Unanimous** Abstaining: **None**

125 Koehler Iron Works **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: **Baldwin** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

126 Luz de Atardecer **C2** **Defer**
Staff recommendation: Defer the application per Ch. 42 standards.
Commission action: Deferred the application per Ch. 42 standards.

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

127 Ranch at Magnolia Point **C3P** **Defer**
Staff recommendation: Defer the application per Ch. 42 standards.
Commission action: Deferred the application per Ch. 42 standards.

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

128 Retreat at Lakewood Forest **C2** **Approve**
partial replat no 1

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

Commissioner Alleman recused herself.

129 Sheldon ISD High School GP **GP** **Defer**
Staff recommendation: Defer the application for 3 weeks for further study and review.
Commission action: Deferred the application for 3 weeks for further study and review.

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

Commissioner Alleman returned.

130 Somerset Green Sec 7 **C3R** **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: **Bryant** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**

131 Wu Eunice Homes **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: **Porras-Pirtle** Second: **Alleman** 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

132	Greystone Commerce Park	EOA	Approve
133	Muoneke Estates	EOA	Approve

**H NAME CHANGES
NONE**

I CERTIFICATES OF COMPLIANCE

134	22150 TX 494	COC	Defer
135	25231 Fawn Lane	COC	Defer

Staff recommendation: Approve staff's recommendation for items 132-135.

Commission action: Approved staff's recommendation for items 132-135.

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

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

136	6261 Briar Rose Drive	DPV	Approve
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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: **Garza** Vote: **Unanimous** Abstaining: **None**

II. ESTABLISH A PUBLIC HEARING DATE OF SEPTEMBER 28, 2017 FOR:

- a. Amended Plat of Alameda Place partial replat no 9
- b. Chevy Chase partial replat no 3
- c. Chasewood Meadows partial replat no 3
- d. Craig Woods partial replat no 21
- e. East 29th Street Grove
- f. Goldquest Group
- g. Houston Skyscraper Shadows partial replat no 2
- h. West Court partial replat no 8

Staff recommendation: Establish a public hearing date of September 28, 2017 for items II a-h.

Commission action: Established a public hearing date of September 28, 2017 for items II a-h.

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

III. PUBLIC HEARING AND CONSIDERATION OF A HOTEL/MOTEL VARIANCE FOR SUPER 8 HOTEL LOCATED AT 7660 SOUTH LOOP EAST

Staff recommendation: Approve the Hotel/Motel variance for Super 8 Hotel located at 7660 South Loop East.

Commission action: Approved the Hotel/Motel variance for Super 8 Hotel located at 7660 South Loop East.

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

Speaker(s): Ankit Sarolita, applicant; Terry Gobert, opposed

IV. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR PORTIONS OF THE NORTH MACGREGOR OAKS AND TIMBER CREST SUBDIVISIONS (MLSA 651)

Staff recommendation: Approve the Special Minimum Lot Size Area application for portions of the North MacGregor Oaks and Timber Crest Subdivisions, MLSA 651, and forward to City Council.

Commission action: Approved the Special Minimum Lot Size Area application for portions of the North MacGregor Oaks and Timber Crest Subdivisions, MLSA 651, and forwarded to City Council.

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

Speaker(s): Meghan Hoffnagle, applicant; Eric Hoffnagle, Quincy Ollison, Jim Plummer-supportive

V. EXCUSE THE ABSENCES OF COMMISSIONERS BALDWIN AND BRYANT

Commissioners Baldwin and Bryant were present; therefore, no Commission action was required.

VI. PUBLIC COMMENT

NONE


VII. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 4:16 p.m.

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



Martha L. Stein, Chair



Patrick Walsh, Secretary