

Minutes of the Houston Planning Commission

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

March 30, 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 2:30 p.m. with a quorum present.

Martha L. Stein, Chair

M. Sonny Garza

Arrived at 2:26 pm during Director's Report

Susan Alleman

Arrived at 2:29 pm during item #94

Bill Baldwin

Fernando Brave

Antoine Bryant

Arrived at 2:57 pm during item #92

Lisa Clark

Absent

Algenita Davis

Mark A. Kilkenny

Absent

Lydia Mares

Paul R. Nelson

Linda Porrás-Pirtle

Arrived at 3:25 pm during item #125

Shafik Rifaat

Megan R. Sigler

Eileen Subinsky

Zafar Tahir

Meera D Victor

Shaukat Zakaria

Absent

Mark Mooney for

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 MARCH 16, 2017 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the March 16, 2017 Planning Commission meeting minutes.

Motion: **Subinsky** Second: **Tahir** Vote: **Carries** Abstaining: **B**

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 84)

Staff recommendation: Approve staff's recommendation for items **1 – 84** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for items **1 - 84** subject to the CPC 101 form conditions.

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

C PUBLIC HEARINGS

85 Allendale Townsite Sec A C3N Approve
partial replat no 3

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: **Baldwin** Vote: **Unanimous** Abstaining: **None**

86 Breckenridge Park 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 approve the plat subject to the CPC 101 form conditions.

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

Speaker: Andres Juarez, applicant – supportive.

87 Craig Woods partial replat no 19 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: **Mares** Vote: **Unanimous** Abstaining: **None**

88 Dissen Heights partial replat no 1 C3N Defer

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: **Garza** Second: **Brava** Vote: **Unanimous** Abstaining: **None**

89 Dissen Heights partial replat no 2 C3N Defer

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

90 Knoll Park Sec 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: **Garza** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**

91 Neuen Manor partial replat no 5 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: **Tahir** Vote: **Unanimous** Abstaining: **None**
Speaker: Judy Holton – undecided.

92 North Norhill 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: **Garza** Second: **Mares** Vote: **Unanimous** Abstaining: **None**
Speakers: Genie Ermeta, Willie Childers, Stephen Prescott – opposed.

93 Spring Oaks replat no 1 C3N Approve
partial replat no 3
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: **Rifaat** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

94 Audubon Place partial replat no 4 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: **Sigler** Vote: **Unanimous** Abstaining: **None**

95 Bogs Road Plant North Site 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: **Rifaat** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

Commissioner Alleman recused herself and left the room.

96 Bridgeland Cy Fair ISD Mason Road C2 Approve
Multi School Site
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: **Davis** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

Commissioner Alleman returned.

97 Eunice Villas C2R Defer
Staff recommendation: Defer the application for two weeks to allow time to coordinate with the applicant and the community.
Commission action: Deferred the application for two weeks to allow time to coordinate with the applicant and the community.
Motion: **Baldwin** Second: **Byrant** Vote: **Unanimous** Abstaining: **None**

Commissioner Alleman recused herself and left the room.

98 Fuchs Tract GP GP 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: **Baldwin** Vote: **Unanimous** Abstaining: **None**

Commissioner Alleman returned.

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

100 I-10 East at Freeport partial replat no 1 C2R Defer
Staff recommendation: Defer the application for two weeks to allow the applicant to provide additional revised information.
Commission action: Deferred the application for two weeks to allow the applicant to provide additional revised information.
Motion: **Sigler** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

101 Presidents Park B 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**

102 Presidents Park C 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: **Garza** Second: **Rifaat** Vote: **Unanimous**
Abstaining: **None**

103 Reserve at Yale 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: **Baldwin** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**
Speakers: Claudette Deese - undecided

104 Rice Village Amherst 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: **Garza** Vote: **Unanimous** Abstaining: **None**

105 Westheimer Kuester 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: **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

106	Birnam Woods Drive Street Dedication Sec 1	EOA	Approve
107	Commons at Ella Forest	EOA	Approve
108	Drexel Estate	EOA	Approve
109	East Orem Drive Street Dedication Sec 1	EOA	Approve
110	Galena Park ISD Green Valley Elementary	EOA	Approve
111	Highgate Court	EOA	Approve
112	Katy Manor Sec 5	EOA	Approve
113	Newport Sec 8 partial replat no 2	EOA	Approve
114	Pinto Business Park Detention Pond 8 and 9	EOA	Approve
115	Sam Houston Parkway Street Dedication Sec 1	EOA	Approve
116	Woodland Hills School Site	EOA	Approve

**H NAME CHANGES
 NONE**

I CERTIFICATES OF COMPLIANCE

117	15915 Avenue C Drive	COC	Approve
118	1979 Live Oak	COC	Approve
119	24340 Kelly Street	COC	Approve
120	29731 East Irvin Road	COC	Approve
121	25146 Colette Street	COC	Approve
122	18674 Jay Court	COC	Approve
123	20780 Punkin Street	COC	Approve
124	22499 Grace Lane	COC	Approve

Staff recommendation: Approve staff's recommendation for items 106-124.
 Commission action: Approved staff's recommendation for items 106-124.
 Motion: **Davis** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

125 825 Davidson Street DPV Approve
Staff recommendation: Grant and approve the development plat variance(s) subject to the conditions listed.
Commission action: Granted and approved the development plat variance(s) subject to the conditions listed.
Motion: **Garza** Second: **Rifaat** Vote: **Unanimous** Abstaining: **None**
Speakers: Paul Kronfield and Sonovia Stephanov – opposed; James Denton, contractor – supportive.

126 1402 Story Street DPV Approve
Staff recommendation: Grant and approve the development plat variance(s) subject to the conditions listed.
Commission action: Granted and approved the development plat variance(s) subject to the conditions listed.
Motion: **Davis** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**
Speakers: Sang Ho Lee – opposed.

127 3803 S. MacGregor Way DPV Approve
Staff recommendation: Grant and approve the development plat variance(s) subject to the conditions listed.
Commission action: Granted and approved the development plat variance(s) subject to the conditions listed.
Motion: **Davis** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

II. ESTABLISH A PUBLIC HEARING DATE OF April 27, 2017 FOR:

- a. Briardale partial replat no 3
- b. Fondren Southwest Northfield Sec 7 partial replat no 1

Staff recommendation: Establish a public hearing date of April 27, 2017 for items II a-b.
Commission action: Established a public hearing date of April 27, 2017 for items II a-b.
Motion: **Garza** Second: **Subinsky** Vote: **Unanimous** Abstaining: **None**

III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 1835 N. SHEPHERD DRIVE – CANE ROSSO PIZZERIA (HEIGHTS) Withdrawn

IV. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR THE 700 BLOCK OF BOMAR STREET, NORTH AND SOUTH SIDES (MLS 645)

Staff recommendation: Grant the consideration of a Special Minimum Lot Size Block Application MLSB 645 for the 700 block of Bomar Street, north and south sides, and forward to City Council.
Commission action: Granted the consideration of a Special Minimum Lot Size Block Application MLSB 645 for the 700 block of Bomar Street, north and south sides, and forwarded to City Council.
Motion: **Nelson** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**
Speakers: Nu Nu Chang, representing applicant, Chaille Cooper– supportive.

V. EXCUSE THE ABSENCE OF COMMISSIONERS BRYANT, PORRAS-PIRTLE AND MOONEY

Commissioner Bryant, Commissioner Porras-Pirtle and Commissioner Mooney were present therefore, no Commission action was required.

**VI. PUBLIC COMMENT
NONE**

VII. ADJOURNMENT

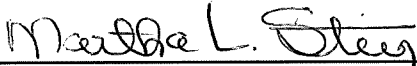
There being no further business brought before the Commission, Martha L. Stein adjourned the meeting at 3:52 p.m.

Motion: **Subinsky**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**



Martha L. Stein, Chair



Patrick Walsh, Secretary