

Minutes of the Houston Planning Commission

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

April 13, 2017

Meeting held in

Council Chambers, Public Level, City Hall Annex

2:30 p.m.

Call to Order

Vice Chair M. Sonny Garza called the meeting to order at 2:45 p.m. with a quorum present.

Martha L. Stein, Chair	Absent
M. Sonny Garza	
Susan Alleman	Absent
Bill Baldwin	
Fernando Brave	
Antoine Bryant	
Lisa Clark	
Algenita Davis	Absent
Mark A. Kilkenny	Absent
Lydia Mares	
Paul R. Nelson	Absent
Linda Porrás-Pirtle	
Shafik Rifaat	
Megan R. Sigler	
Eileen Subinsky	Absent
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
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 30, 2017 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the March 30, 2017 Planning Commission meeting minutes.

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

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 89)

Items removed for separate consideration: **31**

Staff recommendation: Approve staff's recommendation for items **1 - 89** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for items **1 - 89** subject to the CPC 101 form conditions.

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

Commissioner Clark recused herself.

Staff recommendation: Approve staff's recommendation for item **31** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for item **31** subject to the CPC 101 form conditions.

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

Commissioner Clark returned.

C PUBLIC HEARINGS

90 Broadway Plaza

C3N

Defer

Staff recommendation: Defer the applications for two weeks per Chapter 42 Planning Standards.

Commission action: Deferred the applications for two weeks per Chapter 42 Planning Standards.

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

91 Dissen Heights 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: **Rifaat** Second: **Victor** Vote: **Unanimous** Abstaining: **None**

92 Dissen Heights 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: **Clark** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

93 Draco Spring Manufacturing Company

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

94 Houston Heights partial replat no 18 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: **Baldwin** Second: **Rifaat** Vote: **Unanimous** Abstaining: **None**

95 Promise Land replat no 1 C3N Defer
Staff recommendation: Defer the applications for two weeks per Chapter 42 Planning Standards.
Commission action: Deferred the applications for two weeks per Chapter 42 Planning Standards.
Motion: **Sigler** Second: **Anderson** Vote: **Unanimous** Abstaining: **None**

96 Westhaven Estates Sec 2 C3N Approve
partial replat no 7
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: **Zakaria** Vote: **Unanimous** Abstaining: **None**
Speaker: Deb Elm – opposed/undecided.

97 Westheimer Gardens Extension C3N Defer
partial replat no 4
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: **Rifaat** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

98 Eunice Villas 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: **Zakaria** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
Speakers: Kay Donahue and Larry Wilkerson –opposed; Joyce Owens, representing owner - supportive.

Motion made by Brave, seconded Bryant to take item 99 later in the meeting.

100 Gosling Office Park 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: **Clark** Second: **Rifaat** Vote: **Unanimous** Abstaining: **None**

101 I 10 East at Freeport partial replat no 1 C2R Defer
Staff recommendation: Defer the application for two weeks per the request of the Harris County Flood Control District.
Commission action: Deferred the application for two weeks per the request of the Harris County Flood Control District.
Motion: **Baldwin** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**

102 Irise Park H **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: **Clark** Second: **Anderson** Vote: **Unanimous** Abstaining: **None**

103 Paradise Park RV Community **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: **Clark** Second: **Zakaria** Vote: **Unanimous** Abstaining: **None**

104 Presidents Park B **C2R** **Withdrawn**

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

Commission returned to and acted on item 99.

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

Speakers: Trigg Luper, applicant, Fred Mathis, Harris County and Dustin Qualls, owner representative - supportive.

E SPECIAL EXCEPTIONS
NONE

F RECONSIDERATION OF REQUIREMENTS
NONE

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

G EXTENSIONS OF APPROVAL

106	Aldine ISD Homestead	EOA	Approve
107	Bosch Hall	EOA	Approve
108	Cypresswood Green Plaza	EOA	Approve
109	Greens Mart	EOA	Approve
110	Haynes Road Business Park	EOA	Approve
111	HISD Northside High School	EOA	Approve
112	Stages Repertory Theatre	EOA	Approve
113	Union Park Sec 1	EOA	Approve
114	Union Park Sec 2	EOA	Approve

115 Union Park Sec 3 EOA Approve
116 Wolf Trot Properties EOA Approve

H NAME CHANGES

117 Ecclesia at Kingwood
(prev. Solea Kingwood) NC Approve

I CERTIFICATES OF COMPLIANCE

118 4910 Allen Genoa COC Approve
119 10922 Shady Lane COC Approve
120 21418 Dunn Road COC Approve
121 26944 Coachlight COC Approve

Staff recommendation: Approve staff's recommendation for items 106-121

Commission action: Approved staff's recommendation for items 106-121

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

J ADMINISTRATIVE
NONE

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS
NONE

II. ESTABLISH A PUBLIC HEARING DATE OF MAY 11, 2017 FOR:

- a. Castle Court Views replat no 1
- b. El Dorado Clear Lake City Sec 2 partial replat no 1
- c. Hickory Enclave partial replat no 1 and extension
- d. Pine Forest Addition partial replat no 1
- e. Viet Hoa Estates replat no 1
- f. Westhaven Estates Sec 2 partial replat no 8

Staff recommendation: Establish a public hearing date of May 11, 2017 for items II a-f.

Commission action: Established a public hearing date of May 11, 2017 for items II a-f.

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

III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY
LOCATED AT 13719 WHITE HEATHER DRIVE – HISD MADISON HIGH SCHOOL

Staff recommendation: Defer the application for four weeks to give the applicant time to submit revised information.

Commission action: Deferred the application for four weeks to give the applicant time to submit revised information.

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

IV. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK
APPLICATION FOR THE 1300 BLOCK OF SHEARN STREET, NORTH AND SOUTH SIDES (MLS
641)

Staff recommendation: Grant the consideration of a Special Minimum Lot Size Block Application (MLS 641) for the 1300 Block of Shearn Street, north and south sides, and forward to City Council.

Commission action: Granted the consideration of a Special Minimum Lot Size Block Application (MLS 641) for the 1300 Block of Shearn Street, north and south sides, and forwarded to City Council.

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

Speakers: Chuck Hansen – opposed; Jody Wilding, applicant - supportive.

V. EXCUSE THE ABSENCE OF COMMISSIONER ZAKARIA

Commissioner Zakaria was present therefore, no Commission action was required.

VI. PUBLIC COMMENT

NONE

VII. ADJOURNMENT

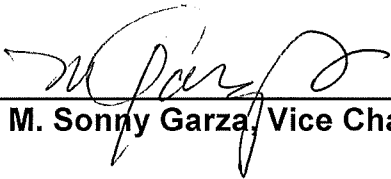
There being no further business brought before the Commission, Vice Chair M. Sonny Garza adjourned the meeting at 3:59 p.m.

Motion: **Bryant**

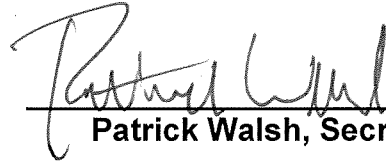
Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**



M. Sonny Garza, Vice Chair



Patrick Walsh, Secretary