

## Minutes of the Houston Planning Commission

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

**April 26, 2018**

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 2:36 p.m. with a quorum present.

Martha L. Stein, Chair

M. Sonny Garza, Vice Chair

Susan Alleman

Left at 4:03 p.m. during item #131

Bill Baldwin

Fernando L. Brave

Left at 5:38 during III

Antoine Bryant

Arrived at 2:39 p.m. during Director's Report

Lisa Clark

Mark A. Kilkenny

Absent

Lydia Mares

Christina Morales

Left at 3:26 p.m. during item #126

Paul R. Nelson

Absent

Linda Porrás-Pirtle

Ian Rosenberg

Megan R. Sigler

Zafar Tahir

Meera D. Victor

Mark Mooney for

Arrived at 2:45 p.m. during I a.-b.

The Honorable James Noack

Left at 3:57 p.m. during item #131

Maggie Dalton for

The Honorable Robert E. Hebert

Loyd Smith for

Absent

The Honorable Ed Emmett

### EXOFFICIO MEMBERS

Carol A. Lewis

Carol Haddock

Yuhayna H. McCoy

### 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 APRIL 12, 2018 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the April 12, 2018 Planning Commission meeting minutes.

Motion: **Mares**

Second: **Baldwin**

Vote: **Carries**

Abstaining: **Brave**

### I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 119)

Items **104** was withdrawn and a Public Hearing was requested to be established for May 24, 2018.

Items removed for separate consideration **1, 4, 5, 6, 10, 30, 68, 72, 73 and 74.**

Staff recommendation: Approve staff's recommendations for items **1 – 119**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 119**, subject to the CPC 101 form conditions.

Motion: **Sigler**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

**Commissioner Alleman, Clark, Mares and Sigler recused themselves.**

Staff recommendation: Approve staff's recommendations for items **1, 4, 5, 6, 10, 30, 68, 72, 73 and 74**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1, 4, 5, 6, 10, 30, 68, 72, 73 and 74**, subject to the CPC 101 form conditions.

Motion: **Porras-Pirtle**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

**Commissioner Alleman, Clark, Mares and Sigler returned.**

### C PUBLIC HEARINGS

#### **120 Bayou Woods Sec 2 partial replat no 3**

**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: **Garza**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

#### **121 Braeswood partial replat no 4**

**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: **Baldwin**

Second: **Mares**

Vote: **Unanimous**

Abstaining: **None**

#### **122 Breckenridge Park partial replat no 3**

**C3N**

**Approve**

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

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

Motion: **Bryant**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

#### **123 Briarcroft partial replat no 3**

**C3N**

**Defer**

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

Commission action: Deferred the application for two weeks per the applicant's request.

Motion: **Baldwin**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

Speakers: Council Member Greg Travis, Steven Boyd, Mitchell Katine, William Kirk Baker – opposed; Andrew Allemand, applicant - supportive.

**124 Briargrove Park Sec 1 partial replat no 1 C3N Defer**

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

Commission action: Deferred the application for two weeks per the applicant's request.

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

Speakers: Mike Hessel – opposed; Mary Villareal, applicant – supportive.

**125 Falls at Dry Creek Sec 3 partial replat no 1 C3N Approve**

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

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

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

Speakers: Ha Ho and Edward Gibson – undecided; Christian Center – opposed.

**126 Fulton Station partial replat no 1 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 approved the plat subject to the CPC 101 form conditions.

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

Speaker: Randall Baxley – undecided.

**127 Hyde Park partial replat no 7 C3N Defer**

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

Commission action: Deferred the application for two weeks to give staff time to review the deed restrictions.

Motion: **Baldwin** Second: **Tahir** Vote: **Carries** Opposing: **Alleman, Clark and Garza**

Speaker: Michael McKann – undecided.

**128 Lanier Place partial replat no 3 C3N Approve**

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

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

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

Speakers: James Sorgini and James Burke – undecided; Will Dull – opposed.

**129 Newport Sec 7 partial replat no 1 C3N Approve**

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

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

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

Speaker: Cathy Price – opposed.

**130 Pelham Place 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: **Baldwin** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

**131 Sebastian partial replat no 1 C3N Approve**

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

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

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

Speakers: John Kovach – undecided; Mark Valero, applicant – supportive; Richard Smith, Managing Engineer, Public Works and Engineering.

## **D VARIANCES**

**132 Astle Acres C2 Withdrawn**

Items 133-134 were taken together at this time.

**133 Briarmont Sec 2 C3R Approve**

**134 Briarmont Sec 3 C3R Withdrawn**

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

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

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

**135 Encanto Real Utility District C2 Approve**  
**Wastewater Treatment Plant**

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

**136 Fulton Lofts CR2 Defer**

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: **Tahir** Vote: **Unanimous** Abstaining: **None**

**Motion made by Sigler, seconded by Mares to reconsider item 136 to hear from speakers.**

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

Commission action: Deferred the application for two weeks to give time the neighborhood time to meet with the Developer.

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

Speakers: Lisa Calzada, Yolanda Gutierrez and Alicia Palomo – opposed; Randall Baxley – undecided; Richard Smith, Managing Engineer, Public Works and Engineering Department.

**137 Grace ER C2R Approve**

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

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

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

**138 Interpose**

**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: **Porras-Pirtle** Vote: **Unanimous** Abstaining: **None**

Speakers: Mike Van Dusen and Margaret Poissant – opposed.

**139 JCWM Properties Place replat no 1**

**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**

**140 Rosemont Cottage**

**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: **Rosenberg** Vote: **Unanimous** Abstaining: **None**

**141 Woodridge Village Sec 3**

**C3P**

**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: **Brave** Vote: **Carries** Abstaining: **Sigler**

**142 Yeibis Mexican Grill**

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

Speaker: Carmelo Arredondo – supportive.

**E SPECIAL EXCEPTIONS**

**NONE**

**F RECONSIDERATION OF REQUIREMENTS**

**143 Cypress Animal Hospital**

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

Motion made by Baldwin, seconded by Bryant to move item 144 to the end of the agenda due to technical difficulties.

Items 145-146 were taken together at this time.

<b>145</b>	<b>Tavola Sec 31</b>	<b>C3P</b>	<b>Approve</b>
<b>146</b>	<b>Tavola Sec 34</b>	<b>C3P</b>	<b>Approve</b>

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

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

<b>G</b>	<b>EXTENSIONS OF APPROVAL</b>		
<b>147</b>	<b>Bridgeland Parkland Village Sec 11</b>	<b>EOA</b>	<b>Approve</b>
<b>148</b>	<b>Bridgeland Parkland Village Sec 12</b>	<b>EOA</b>	<b>Approve</b>
<b>149</b>	<b>Chester Park</b>	<b>EOA</b>	<b>Approve</b>
<b>150</b>	<b>Comunidad de Amor</b>	<b>EOA</b>	<b>Approve</b>
<b>151</b>	<b>Dietz Acres partial replat no 1</b>	<b>EOA</b>	<b>Approve</b>
<b>152</b>	<b>Harris County Emergency Services District no 16 Station 3</b>	<b>EOA</b>	<b>Approve</b>
<b>153</b>	<b>Medistar Hoyt Bejjani Sec 1</b>	<b>EOA</b>	<b>Approve</b>
<b>H</b>	<b>NAME CHANGES</b>		
<b>154</b>	<b>Amira GP (prev. JDS 370 Tract GP)</b>	<b>NC</b>	<b>Approve</b>
<b>I</b>	<b>CERTIFICATES OF COMPLIANCE</b>		
<b>155</b>	<b>24180 Lilac Way</b>	<b>COC</b>	<b>Approve</b>
<b>156</b>	<b>27644 Royal Coach</b>	<b>COC</b>	<b>Approve</b>
<b>157</b>	<b>27418 Burning Tree</b>	<b>COC</b>	<b>Approve</b>
<b>158</b>	<b>24292 Maple Circle</b>	<b>COC</b>	<b>Approve</b>

Staff recommendation: Approve staff's recommendation for items 147-158.

Commission action: Approved staff's recommendation for items 147-158.

Motion: **Bryant**                      Second: **Garza**                      Vote: **Carries**                      Abstaining: **Sigler from item #154**

**J**                      **ADMINISTRATIVE**  
**NONE**

**K**                      **DEVELOPMENT PLATS WITH VARIANCE REQUESTS**

<b>159</b>	<b>362 Cinnamon Oak Lane</b>	<b>DPV</b>	<b>Approve</b>
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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: **Sigler**                      Second: **Baldwin**                      Vote: **Unanimous**                      Abstaining: **None**

**II. ESTABLISH A PUBLIC HEARING DATE OF MAY 24, 2018 FOR:**

- a. Briarmont Sec 1 partial replat no 1
- b. Foxhollow West Sec 1 partial replat no 1
- c. Little York partial replat no 1
- d. Pine Terrace Sec 1 partial replat no 1
- e. Remington Creek Ranch Sec 5
- f. Spring Branch Woods Sec 4 partial replat no 1

Staff recommendation: Establish a public hearing date of May 24, 2018 for items II a-f.

Commission action: Established a public hearing date of May 24, 2018 for items II a-f.

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

**Agenda item 144 was taken at this time.**

**Commissioner Rosenberg recused himself.**

**144 Midtown Terrace**

**C2R**

**Approve**

Staff recommendation: Deny 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 based on the unique characteristics of the lot and its location to a major thoroughfare also, my reason has no influence with Commissioner Rosenberg.

Motion: **Baldwin**                      Second: **Sigler**                      Vote: **Carries**                      Opposed: **Garza, Mares and Porras Pirtle**

Speakers: Andrew Allemand, applicant, Cheryl Joseph, Aman Khan, Eric Samet, Dan Barnum, Joe Cornfeld and Ian Rosenberg – supportive.

**Commissioner Rosenberg returned.**

**III. CONSIDERATION OF A LANDSCAPE PLAN VARIANCE FOR A PROPERTY LOCATED AT 6877 WILL CLAYTON PARKWAY**

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

**IV. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR THE 2000-2100 BLOCK OF MACARTHUR STREET, NORTH SIDE, BETWEEN MONTCLAIR DRIVE AND SHERIDAN STREET (MLS 705)**

Staff recommendation: Approve the consideration of a Special Minimum Lot Size Block application for the 2000-2100 block of MacArthur Street, north side, between Montclair Drive and Sheridan Street, MLS 705, and forward to City Council.

Commission action: Approved the consideration of a Special Minimum Lot Size Block application for the 2000-2100 block of MacArthur Street, north side, between Montclair Drive and Sheridan Street, MLS 705, and forwarded to City Council.

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

Speakers: Patrick Peters and Rebecca Bryant – supportive.

**V. EXCUSE THE ABSENCE OF COMMISSIONER BRAVE**

Commissioner Brave was 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 5:42 p.m.

Motion: **Bryant**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**



**Martha L. Stein, Chair**



**Patrick Walsh, Secretary**