

Minutes of the Houston Planning Commission

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

August 10, 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

Susan Alleman

Arrived at 2:52 p.m. during item #96

Bill Baldwin

Absent

Fernando Brave

Arrived at 2:36 p.m. during I

Antoine Bryant

Absent

Lisa Clark

Algenita Davis

Mark A. Kilkenny

Lydia Mares

Paul R. Nelson

Linda Porrás-Pirtle

Arrived at 2:37 p.m. during item #26

Shafik Rifaat

Megan R. Sigler

Eileen Subinsky

Zafar Tahir

Meera D. Victor

Mark Mooney for

Left at 3:44 p.m. during item #123

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

Carol Haddock

Dawn Ullrich

Carrin F. Patman

DIRECTOR'S REPORT

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

Chair Martha L. Stein called on Commissioner Tahir for a point of personal privilege to introduce a visitor. Commissioner Tahir introduce Samiya Javed a summer intern that has been working in his office. She focused on the Mobility Plan using Gessner as a test case and has written a paper.

Commission Tahir forwarded the paper to the Chairperson and will forward a copy to the Planning Director, so he can forward to all the Planning Commissioners.

APPROVAL OF THE JULY 27, 2017 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the July 27, 2017 Planning Commission meeting minutes.

Motion: **Clark** Second: **Garza** Vote: **Carries** Abstaining: **Rifaat, Subinsky and Victor**

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 88)

Items removed for separate consideration: **26**

Staff recommendation: Approve staff's recommendation for items **1 – 88** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for items **1 - 88** subject to the CPC 101 form conditions.

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

Commissioners Anderson recused himself.

Staff recommendation: Approve staff's recommendation for items **26** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for items **26** subject to the CPC 101 form conditions.

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

Commissioners Anderson returned.

C PUBLIC HEARINGS

89 Amended Plat of Almeda Place partial replat no 8 C3N Withdrawn

90 Braeburn Gardens 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: **Rifaat** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

91 Cottage Grove Lake 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: **Kilkenny** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

92 Greenway Addition Gulfgate Dodge replat no 1 and extension 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: **Davis** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

93 Lakewood Heights Sec 3 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: **Garza** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

94 Newport Sec 4 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: **Porras-Pirtle** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
Speakers: Jessica Zhou – opposed: Mary Villareal, applicant - supportive.

95 Morgan Addition 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: **Subinsky** Second: **Rifaat** Vote: **Unanimous** Abstaining: **None**

96 Oak Estates 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: **Sigler** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

97 Raintree Village Sec 1 partial replat no 2 C3N Defer
Staff recommendation: Defer the application per Chapter 42 planning standards.
Commission action: Deferred the application per Chapter 42 planning standards.
Motion: **Anderson** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

98 Villas at Spring Shadows 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: **Kilkenny** Second: **Rifaat** Vote: **Unanimous** Abstaining: **None**
Speaker: Chuck Alexander – undecided.

D VARIANCES

99 Christ the Redeemer Catholic Community Sec 2 replat no 1 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: **Garza** Second: **Anderson** Vote: **Unanimous** Abstaining: **None**

100 Clarkson Court C3P 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: **Alleman** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

101 Driscoll at River Oaks Sec 1 **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: **Garza** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
Speaker: Richard Smith, Managing Engineer, Public Works and Engineering Department.

102 Elon **C2R** **Defer**
Staff recommendation: Defer the application for two weeks for further study and review.
Commission action: Deferred the application for two weeks for further study and review.
Motion: **Kilkenny** Second: **Subinsky** Vote: **Unanimous** Abstaining: **None**

103 Gosling Commercial Reserve **C2R** **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: **Mares** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

104 Greens at Brentford replat no 1 **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: **Dean** Second: **Davis** Vote: **Unanimous** Abstaining: **None**
Speaker: Tracy Youngblood, applicant – supportive.

105 Harris County WCID No 110 **C2** **Defer**
Waste Water Treatment Plant no 1
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: **Anderson** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**

106 Holocaust Museum Houston **C2R** **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: **Alleman** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

107 Miranda Trucking **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: **Rifaat** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**

108 Northpark **C2** **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: **Kilkenny** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

109 Old Town Spring Business Park Reserve **C3P** **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: **Rifaat** Vote: **Unanimous** Abstaining: **None**

110 Silver Ranch Sec 16 **C3P** **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: **Clark** Vote: **Unanimous** Abstaining: **None**

111 Telge Road Park **C2** **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: **Anderson** Vote: **Unanimous** Abstaining: **None**

E SPECIAL EXCEPTIONS
None

F RECONSIDERATION OF REQUIREMENTS

112 Henneke Estates **C2** **Approve**
Staff recommendation: Grant the reconsideration of requirements with variance(s), and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the reconsideration of requirements with variance(s), and approved the plat subject to the CPC 101 form conditions.
Motion: **Dean** Second: **Anderson** Vote: **Unanimous** Abstaining: **None**

113 Martinez Bella Vista **C2R** **Approve**
Staff recommendation: Grant the requested variance to not extend Cedar Street, but deny the variance to not extend Industry Street and approve the plat subject to the CPC101 form conditions.
Commission action: Granted the requested variance to not extend Cedar Street, but denied the variance to not extend Industry Street and approved the plat subject to the CPC101 form conditions.
Motion: **Garza** Second: **Anderson** Vote: **Carries** Opposing: **Davis, Kilkenny and Subinsky**

114 Mason McAlister Place **C2** **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: **Anderson** Second: **Rifaat** Vote: **Unanimous** Abstaining: **None**

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

G EXTENSIONS OF APPROVAL

115	Life Family Cypress Campus	EOA	Approve
116	Newport Southwest Sec 1	EOA	Approve
117	Tranquility Plaza	EOA	Approve

H NAME CHANGES

118	Crossing at the Commons of Lake Houston Parkland (prev. Commons Waterway Parkland)	NC	Approve
119	Crossing at the Commons of Lake Houston Sec 1 (prev. Commons Waterway Sec 6)	NC	Approve

I CERTIFICATES OF COMPLIANCE

120	24640 Wayne Road	COC	Approve
121	5611 South Rice Avenue	COC	Approve

Staff recommendation: Approve staff's recommendation for items 115-121.

Commission action: Approved staff's recommendation for items 115-121.

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

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

122	13518 Pinerock Lane	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: **Kilkenny** Second: **Davis** Vote: **Unanimous** Abstaining: **None**

123	2348 Southgate Blvd.	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: **Davis** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

Speaker: Richard Smith, Managing Engineer, Public Works and Engineering Department.

II. ESTABLISH A PUBLIC HEARING DATE OF SEPTEMBER 14, 2017 FOR:

- a. Brundage Woods replat no 1
- b. Clayton Sec 1 partial replat no 1
- c. Craig Woods partial replat no 20

- d. Melody Oaks partial replat no 20
- e. Shadyvilla Addition no 2 partial replat no 5

Staff recommendation: Establish a public hearing date of September 14, 2017 for items II a-e.

Commission action: Established a public hearing date of September 14, 2017 for items II a-e.

Motion: **Clark** 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: Defer the application for two weeks to give the Legal Department time to review the documents submitted by the applicant.

Commission action: Deferred the application for two weeks to give the Legal Department time to review the documents submitted by the applicant.

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

IV. CONSIDERATION OF A HOTEL/MOTEL VARIANCE FOR AMERICAS BEST VALUE INN HOTEL LOCATED AT 55 SORTERS MCCLELLAN ROAD

Withdrawn

V. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR THE 5200 BLOCK OF SUE MARIE LANE, EAST AND WEST SIDES (MLSB 661)

Staff recommendation: Approve the Special Minimum Lot Size Block application for the 5200 block of Sue Marie Lane, east and west sides, MLSB 661, and forward to City Council.

Commission action: Approved the Special Minimum Lot Size Block application for the 5200 block of Sue Marie Lane, east and west sides, MLSB 661, and forwarded to City Council.

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

Speakers: Yvonne Green, applicant, Reginald Mack and Brenda Gonzales – supportive; Jesse Rodriguez, Tommy Walker, Jason Kimbell and Terrie Sechrist – opposed.

VI. EXCUSE THE ABSENCES OF COMMISSIONERS BRAVE, MOONEY AND VICTOR

Commissioners Brave, Commissioner Mooney and Commissioner Victor were present therefore, no Commission action was required.

VII. PUBLIC COMMENT

NONE


VIII. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 4:05 p.m.

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



Martha L. Stein, Chair



Patrick Walsh, Secretary