

Minutes of the Houston Planning Commission

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

March 15, 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 2:34 p.m. with a quorum present.

Martha L. Stein, Chair

M. Sonny Garza, Vice Chair

Susan Alleman

Bill Baldwin

Fernando L. Brave

Arrived at 2:36 p.m. during Approval of Minutes

Antoine Bryant

Arrived at 2:58 p.m. during item #105

Lisa Clark

Algenita Davis

Mark A. Kilkenny

Lydia Mares

Christina Morales

Paul R. Nelson

Linda Porrás-Pirtle

Absent

Ian Rosenberg

Megan R. Sigler

Zafar Tahir

Left at 4:32 p.m. during item #155

Meera D. Victor

Mark Mooney for

Absent

The Honorable James Noack

Maggie Dalton for

Left at 3:35 p.m. during item #109

The Honorable Robert E. Hebert

Loyd Smith for

The Honorable Ed Emmett

EXOFFICIO MEMBERS

Carol A. Lewis

Carol Haddock

Dawn Ullrich

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 MARCH 1, 2018 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the March 1, 2018 Planning Commission meeting minutes.

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

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 104)

Staff recommendation for item **64** was modified from Defer to Approve.

Item removed for separate consideration: **7, 31, 32, 33 and 34.**

Staff recommendation: Approve staff's recommendations for items **1 – 104**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 104**, subject to the CPC 101 form conditions.

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

Commissioner Sigler recused herself.

Staff recommendation: Approve staff's recommendation to approve item **31, 32, 33 and 34** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation to approve item **31, 32, 33 and 34** subject to the CPC 101 form conditions.

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

Commissioner Sigler returned.

7 Avondale partial replat no 1 C3F Approve

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: **Garza** Vote: **Unanimous** Abstaining: **None**

Speaker: Mary Lou Henry, applicant – supportive.

The Commission returned to item 9, that was taken and acted on earlier in the meeting, to hear from speakers at this time.

9 Benders Creek GP GP Defer

Speakers: Keith Surface and Clarence Wisenbaker – opposed.

C PUBLIC HEARINGS

105 Ammar Estates replat no 1 C3N Defer

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

Commission action: Deferred the application for two weeks for further study and review.

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

Speakers: Dale Culpepper and Donald Perkins District K Office –opposed; Joyce Owens, applicant and Sam Kasmani, owner – supportive; Richard Smith, Managing Engineer, Public Works and Engineering.

- 106 Beinhorn Grove 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: **Rosenberg** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**
- 107 Braeswood 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: **Bryant** Vote: **Unanimous** Abstaining: **None**
- 108 Champion Heavens 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: **Clark** Vote: **Unanimous** Abstaining: **None**
Speakers: Michele Roddy – opposed; Edward Thames and George Pickens – undecided; Fred Mathis, Harris County.
- 109 Fondren Southwest Northfield** **C3N** **Approve**
Sec 8 partial replat no 1
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: **Brave** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**
- 110 Goldquest Group** **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: **Davis** Second: **Garza** Vote: **Unanimous** Abstaining: **None**
Speaker: Miguel Sanchez, applicant – supportive.
- 111 Harvard Heights** **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: **Davis** Second: **Garza** Vote: **Unanimous** Abstaining: **None**
- 112 North Shepherd Square** **C3N** **Withdrawn**
- 113 Pelham Place Sec 1 partial replat no 1** **C3N** **Withdrawn**
- 114 Royalwood Sec 1 partial replat no 2** **C3N** **Withdrawn**
Staff recommendation: Establish a Public Hearing date of April 12, 2018.
Commission action: Established a Public Hearing date of April 12, 2018.
Motion: **Brave** Second: **Rosenberg** Vote: **Unanimous** Abstaining: **None**

115 Serenity Meadows partial replat no 1 and extension 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: **Bryant** Vote: **Unanimous** Abstaining: **None**

116 Summit Place Addition 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: **Clark** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

Speakers: Steve Porto, Tom Schmal and Tina Tanner – undecided.

117 Sunset Ridge West Sec 7 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: **Sigler** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

118 Whispering Pines Estates Sec 2 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: **Kilkenny** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

119 Carnegie Oaks West Alabama C2R Withdrawn

Items 120 – 125 were taken together at this time.

120 Lantana GP GP Defer

121 Lantana Heights Drive street dedication C3P Defer

122 Lantana Sec 1 C3P Defer

123 Lantana Sec 2 C3P Defer

124 Lantana Sec 3 C3P Defer

125 Westgreen Boulevard Street Dedication Sec 3 C3P Defer

Staff recommendation: Defer the application(s) for two weeks per Harris County's request.

Commission action: Deferred the application(s) for two weeks per Harris County's request.

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

Items 126 and 127 were taken together at this time.

126 Laterna Villas North C2 Defer

127 Laterna Villas South 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: **Mares** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**

128 Poundbury Sec 1 C3R Withdrawn

129 Puebla Comiskey C2 Defer

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

130 Springwoods Village GP Withdrawn

Commissioner Alleman recused herself.

131 Towne Lake North 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: **Clark** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

Commissioner Alleman returned.

132 Washington Avenue Retail 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: **Baldwin** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

E SPECIAL EXCEPTIONS

133 Spring ISD Roberson Middle School C3P Approve

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

F RECONSIDERATION OF REQUIREMENTS NONE

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

G EXTENSIONS OF APPROVAL

134 Bennport Plaza EOA Approve

135 Bridgeland First Bend Sec 14 EOA Approve

**136 Harris County Improvement District EOA Approve
No 13 Lift Station No 1**

**137 Harris County Improvement District EOA Approve
No 13 Waste Water Treatment Plant No 1**

138	Harris County Improvement District No 13 Water Plant No 1	EOA	Approve
139	Las Cabras Office Warehouse Condominiums	EOA	Approve
140	RCR Trucking	EOA	Approve
141	Regency Green Place	EOA	Approve
142	Silver Springs Sec 2	EOA	Approve
143	Texas Wonder Lawn	EOA	Approve
144	Upland Square	EOA	Approve
145	Villages at Tour 18 Sec 2	EOA	Approve
146	Vireo Reserve	EOA	Approve

**H NAME CHANGES
NONE**

I CERTIFICATES OF COMPLIANCE

147	25800 Peach Drive	COC	Approve
148	24305 Hwy 59 N.	COC	Approve
149	21561 Leonard Street	COC	Approve
150	27682 Coach Light Lane	COC	Approve
151	26920 Spanish Oaks Drive	COC	Approve
152	21859 Cherry Street	COC	Approve

Staff recommendation: Approve staff's recommendation for items 134 - 152.

Commission action: Approved staff's recommendation for items 134 - 152.

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

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

153	901 Bomar Street	DPV	Approve
-----	------------------	-----	---------

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: **Garza** Second: **Davis** Vote: **Carries** Opposing: **Baldwin**

154	3202 Merrick Street	DPV	Approve
-----	---------------------	-----	---------

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: **Bryant** Vote: **Unanimous** Abstaining: **None**

Speaker: Justin Patterson, applicant – supportive.

155 4102 Woodleigh Street

DPV

Deny

Staff recommendation: Deny the application.

Commission action: Denied the application.

Motion: **Alleman** Second: **Morales** Vote: **Carries** Opposing: **Bryant, Davis, Garza and Nelson**

Speaker: Mark Cooper, applicant – supportive.

II. ESTABLISH A PUBLIC HEARING DATE OF APRIL 12, 2018 FOR:

- a. Bayou Woods Sec 2 partial replat no 3
- b. Fulton Station partial replat no 1
- c. Newport Sec 8 partial replat no 3
- d. Summit Place Addition partial replat no 4
- e. West Lane Addition partial replat no 4
- f. West Lane Addition partial replat no 4

Staff recommendation: Establish a public hearing date of April 12, 2018 for items II a-f.

Commission action: Established a public hearing date of April 12, 2018 for items II a-f.

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

III. CONSIDERATION OF A HOTEL/MOTEL VARIANCE FOR SPRINGHILL SUITES LOCATED AT 3360 MCCUE ROAD

Staff recommendation: Grant the Hotel/Motel variance(s), and approve the development plat subject to the conditions listed.

Commission action: Granted the Hotel/Motel variance(s), and approved the development plat subject to the conditions listed.


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

**IV. PUBLIC COMMENT
NONE**


V. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 4:40 p.m.

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



Martha L. Stein, Chair



Patrick Walsh, Secretary