

## Minutes of the Houston Planning Commission

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

**November 8, 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 2:39 p.m. with a quorum present.

Martha L. Stein, Chair

M. Sonny Garza, Vice Chair

Susan Alleman

Left at 4:30 p.m. during item #107

Bill Baldwin

Antoine Bryant

Absent

Lisa Clark

Arrived at 2:49 p.m. during item #86

Randall L. Jones

Arrived at 3:00 p.m. during item #87

Lester O. King

Arrived at 3:00 p.m. during item #87

Isabel Longoria

Arrived at 3:00 p.m. during item #87

Lydia Mares

Christina Morales

Paul R. Nelson

Left at 4:15 p.m. during item #103

Linda Porrás-Pirtle

Absent

Ileana Rodriguez

Arrived at 3:00 p.m. during item #87

Ian Rosenberg

Megan R. Sigler

Zafar Tahir

Meera D. Victor

Mark Mooney for

Absent

The Honorable James Noack

Maggie Dalton for

Left at 4:17 p.m. during item #105

The Honorable Robert E. Hebert

Loyd Smith for

The Honorable Ed Emmett

### EXOFFICIO MEMBERS

Carol A. Lewis

Carol Haddock

Yuhayna H. McCoy

### Executive Secretary

Patrick Walsh, P.E., Director, Planning and Development

### CHAIR'S REPORT

The Chair's Report was given by Commissioner Martha L. Stein.

### DIRECTOR'S REPORT

The Director's Report was given by Michael Kramer, Assistant Director, Planning and Development Department.

## APPROVAL OF THE OCTOBER 25, 2018 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the October 25, 2018 Planning Commission meeting minutes.

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

### I. CONSIDERATION OF ADDING ELLINGTON ROAD BETWEEN SH-3 AND I-45 TO THE MAJOR THOROUGHFARE AND FREEWAY PLAN

Staff recommendation: Approve the consideration of adding Ellington Road between SH-3 and I-45 to the Major Thoroughfare and Freeway Plan and forward to City Council.

Commission action: Approved the consideration of adding Ellington Road between SH-3 and I-45 to the Major Thoroughfare and Freeway Plan and forwarded to City Council.

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

### II. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 86)

Items removed and to be considered with item 98 later in the meeting: **5 and 6.**

Item removed and taken out of order: **86.**

Staff recommendation: Approve staff's recommendations for items **1 – 86**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 86**, subject to the CPC 101 form conditions.

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

#### **86 White Oak Highline**      **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: **Garza**      Second: **Alleman**      Vote: **Unanimous**      Abstaining: **None**

### C PUBLIC HEARINGS

#### **87 Broad Oaks partial replat no 9**      **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: **Baldwin**      Vote: **Unanimous**      Abstaining: **None**

Speaker(s) Deborah Bernstein, Katie Brown and Eitan Bernstein – opposed; Anita Doyle and Dale Brown - undecided; Dave Strickland, applicant and Rodrigo Guadarrama, engineer – supportive; Richard Smith, Managing Engineer, Houston Public Works.

#### **88 Greenview Manor Sec 2 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: **Smith**      Second: **Clark**      Vote: **Unanimous**      Abstaining: **None**

#### **89 Grove at Oak Forest Sec 1 partial replat no 1 and extension**      **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: **Garza**      Second: **Mares**      Vote: **Carries**      Opposing: **Baldwin**

Speaker(s): Rick Grothues, applicant – supportive.

**Michael Kramer, Assistant Director, continued his Director's Report by welcoming the newly appointed Commissioner(s) Jones, King, Longoria and Rodriguez.**

**90 Holly Homes 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: **Baldwin** Second: **Mares** Vote: **Unanimous** Abstaining: **None**  
 Speaker(s): Nichole Bowden, applicant and Kelly Conklin – supportive.

**91 Inwood Park Village replat no 1 C3N Withdrawn**

**92 Neuen Manor partial replat no 11 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: **Alleman** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**  
 Speaker(s): Gail McGuire – undecided.

**93 Newport Sec 6 partial replat no 1 and extension C3N Withdrawn**

**94 Saint Annes Catholic Church C3N Withdrawn**

**95 Talia Court Village replat no 1 and extension 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: **Clark** Vote: **Unanimous** Abstaining: **None**

**Commissioner King recused himself.**

**96 Wessex partial replat no 1 C3N Defer**  
 Staff recommendation: Defer the application for three weeks per the applicant's request.  
 Commission action: Deferred the application for three weeks per the applicant's request.  
 Motion: **Baldwin** Second: **Rosenberg** Vote: **Unanimous** Abstaining: **None**

**Commissioner King returned.**

**97 Westheimer Gardens Extension 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: **Garza** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

**D VARIANCES**

**5 Bridgeland Creek Parkway SP Approve**  
**Street Dedication Sec 7**  
**6 Bridgeland Creek Parkway Street SP Approve**  
**Street Dedication Sec 8**

- 98 Bridgeland Prairieland Village GP GP Approve**  
Staff recommendation: Grant the variance(s) and special exception(s) and approve the plats subject to the CPC 101 form conditions.  
Commission action: Granted the variance(s) and special exception(s) and approved the plats subject to the CPC 101 form conditions.  
Motion: **Baldwin** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
- 99 Centre Park Terrace Sec 2 C3R 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: **Mares** Vote: **Unanimous** Abstaining: **None**  
Speaker(s): Council Member Stardig – supportive.
- 100 East Parker Landing C3R 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: **Alleman** Vote: **Unanimous** Abstaining: **None**
- 101 East Polk District 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: **Morales** Vote: **Unanimous** Abstaining: **None**
- 102 Emancipation Heights 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: **Rosenberg** Vote: **Unanimous** Abstaining: **None**  
Speaker(s) Curtis Davis, Assala Richards, Nef Harmouche, applicant and Mahmoud Harmouche – supportive.
- 103 Grand Parkway Phase 2 C2R Approve**  
**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: **Dalton** Second: **Jones** Vote: **Unanimous** Abstaining: **None**
- 104 Houston Ventures Homes C2R Withdrawn**  
**at Houston Avenue**

**105 Miabella** **C2R** **Defer**  
Staff recommendation: Defer the application for three weeks per the applicant's request.  
Commission action: Deferred the application for three weeks per the applicant's request.  
Motion: **Rosenberg** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

**106 TC Jester Schuler Reserve** **C2R** **Defer**  
Staff recommendation: Defer the application for three weeks to give the applicant time to submit additional information.  
Commission action: Deferred the application for three weeks to give the applicant time to submit additional information.  
Motion: **Garza** Second: **Mares** Vote: **Unanimous** Abstaining: **None**  
Speaker(s) – Michael Scheurich, applicant – supportive; Richard Smith, Managing Engineer, Houston Public Works Department.

**107 Wellford Square 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: **Clark** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

## **E SPECIAL EXCEPTIONS**

**108 Maybrook Village GP** **GP** **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: **Smith** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

## **F RECONSIDERATION OF REQUIREMENTS**

**109 Dwell at Lake Houston** **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: **Sigler** Vote: **Unanimous** Abstaining: **None**

**110 Shady Acres Extension no 3 partial replat no 13** **C2R** **Defer**  
Staff recommendation: Defer the application for three weeks for further study and review.  
Commission action: Deferred the application for three weeks for further study and review.  
Motion: **Baldwin** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

**111 Ventana Lakes East Sec 2** **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: **Clark** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

**112 Woodland Lakes 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: **Garza**                      Second: **Mares**                      Vote: **Unanimous**                      Abstaining: **None**

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

**G EXTENSIONS OF APPROVAL**

<b>113</b>	<b>Augusta Woods Senior Living</b>	<b>EOA</b>	<b>Approve</b>
<b>114</b>	<b>Frassati Way Street Dedication Sec 2</b>	<b>EOA</b>	<b>Approve</b>
<b>115</b>	<b>Fuchs Tract Klein ISD</b>	<b>EOA</b>	<b>Approve</b>
	<b>Fox Elementary School Sec 1</b>		
<b>116</b>	<b>Fuchs Tract Lift Station</b>	<b>EOA</b>	<b>Approve</b>
<b>117</b>	<b>Katy Freeway Corner</b>	<b>EOA</b>	<b>Approve</b>
<b>118</b>	<b>Kings Lake Estates Sec 9</b>	<b>EOA</b>	<b>Approve</b>
<b>119</b>	<b>Kuykendahl Memorial Baptist Church</b>	<b>EOA</b>	<b>Approve</b>
<b>120</b>	<b>North Eldridge Complex Sec 1</b>	<b>EOA</b>	<b>Approve</b>
<b>121</b>	<b>Spring Business Park</b>	<b>EOA</b>	<b>Approve</b>
<b>122</b>	<b>Springfield Sec 1 partial replat no 1</b>	<b>EOA</b>	<b>Approve</b>

**H NAME CHANGES**  
**NONE**

**I CERTIFICATES OF COMPLIANCE**

<b>123</b>	<b>20807 Stevens Street</b>	<b>COC</b>	<b>Approve</b>
<b>124</b>	<b>25178 Redbird Ln</b>	<b>COC</b>	<b>Approve</b>

Staff recommendation: Approve staff's recommendation for items #113-124.

Commission action: Approved staff's recommendation for items #113-124.

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

**J ADMINISTRATIVE**  
**NONE**

**K DEVELOPMENT PLATS WITH VARIANCE REQUESTS**  
**NONE**

**III. ESTABLISH A PUBLIC HEARING DATE OF DECEMBER 13, 2018 FOR:**

- a. Contemporary West Sec 1 partial replat no 1
- b. Craig Woods partial replat no 25
- c. Freeway Manor partial replat no 1
- d. Grace Landing
- e. Houstonian Homes on Edgewood
- f. Linden Lea Sec 2 partial replat no 1
- g. Neuen Manor partial replat no 12

Staff recommendation: Establish a public hearing date of December 13, 2018 for item III a-g.

Commission action: Established a public hearing date of December 13, 2018 for item III a-g.

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

**IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR PROPERTY LOCATED AT 214 AVONDALE STREET**

Staff recommendation: Deferred the application for three weeks per the applicant's request.

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

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

Speaker(s): Omar Izfar, Attorney representing applicant – supportive.

**V. CONSIDERATION OF A HOTEL/MOTEL FOR RESIDENCE INN LOCATED AT 402 COLUMBIA**

Staff recommendation: Deny the Hotel/Motel.

Commission action: Denied the Hotel/Motel.

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

Speaker(s) Kathleen Powell, R. Aaron Flores, Patty Glasslock, Rebecca Marek, Joseph Glaccum, Stacey Courville, Oscar Cabada, Elizabeth Mathis and Mark Williamson - opposed.

**VI. CONSIDERATION OF A HOTEL/MOTEL FOR TRU BY HILTON LOCATED AT 11090 KATY FREEWAY**

Staff recommendation: Defer the application for three weeks per Chapter 42 Planning Standards.

Commission action: Deferred the application for three weeks per Chapter 42 Planning Standards.

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

**VII. PUBLIC COMMENT**

Michael Kramer, Assistant Director, announced that Carson Lucarelli was leaving the Planning and Development Department and wished him well with his future endeavors.

**VIII. ADJOURNMENT**

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 5:14 p.m.

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

  
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Martha L. Stein, Chair

  
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Michael Kramer, Secretary