Minutes of the Houston Planning Commission

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

August 16, 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 2:31 p.m. with a quorum present.

Martha L. Stein, Chair
M. Sonny Garza, Vice Chair
Susan Alleman
Bill Baldwin Absent
Fernando L. Brave Absent
Antoine Bryant
Lisa Clark
Mark A. Kilkenny Absent
Lydia Mares
Christina Morales
Paul R. Nelson
Linda Porras-Pirtle Arrived at 2:36 p.m. during Approval of Minutes
Ian Rosenberg
Megan R. Sigler
Zafar Tahir
Meera D. Victor Absent
Mark Mooney for The Honorable James Noack Absent
Maggie Dalton for The Honorable Robert E. Hebert
Loyd Smith for The Honorable Ed Emmett Absent

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 Michael Kramer, Assistant Director, Planning and Development Department.
APPROVAL OF THE AUGUST 2, 2018 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the August 2, 2018 Planning Commission meeting minutes.
  Motion: Alleman  Second: Bryant  Vote: Carries  Abstaining: None

I. PUBLIC HEARING AND CONSIDERATION OF A CITY INITIATED STREET RENAMING OF A PORTION OF ALDINE-WESTFIELD ROAD TO ALCORN STREET
Presentation was given by Carson Lucarelli, Planning and Development Department.
Staff recommendation: Approve the consideration of a city initiated street renaming of a portion of Aldine-Westfield Road to Alcorn Street, and forward to City Council.
Commission action: Approved the consideration of a city initiated street renaming of a portion of Aldine-Westfield Road to Alcorn Street, and forward to City Council.
  Motion: Garza  Second: Bryant  Vote: Unanimous  Abstaining: None
Speaker(s): Sandra Arahos, Dan Ramirez Ruiz, Donald Glenn Newby, James Lovelady, Patsy Newby - opposed

II. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 88)
Staff recommendation: Approve staff’s recommendations for items 1 – 88, subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1–88, subject to the CPC 101 form conditions.
  Motion: Porras-Pirtle  Second: Bryant  Vote: Unanimous  Abstaining: None

C  PUBLIC HEARINGS

89  Bridges on Lake Houston  C3N  Approve
   Sec 7 partial replat no 1
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: Bryant  Vote: Unanimous  Abstaining: None

90  Brookhaven Addition  C3N  Disapprove
   partial replat no 1
Staff recommendation: Disapprove the plat subject to the CPC 101 form conditions.
Commission action: Disapproved the plat subject to the CPC 101 form conditions.
  Motion: Sigler  Second: Rosenberg  Vote: Unanimous  Abstaining: None

91  KErrs Ferndale Addition  C3N  Approve
   partial replat no 2
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

92  Lakewood Pines Sec 9 partial  C3N  Approve
   replat no 1
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  Lancaster Place  partial replat no 1  C3N  Withdrawn

94  Lancaster Place  partial replat no 2  C3N  Withdrawn

95  Oak Forest Addition Sec 4  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

96  Pine Terrace Sec 3  partial replat no 1  C3N  Disapprove
Staff recommendation: Disapprove the plat.
Commission action: Disapproved the plat.
Motion: Mares  Second: Clark  Vote: Unanimous  Abstaining: None
Speaker(s): John Harris, supportive

97  Remington Creek Ranch Sec 6  C3N  Defer
Staff recommendation: Defer the plat for two weeks for further study and review.
Commission action: Deferred the plat for two weeks for further study and review.
Motion: Alleman  Second: Garza  Vote: Unanimous  Abstaining: None

98  River Oaks Estates Sec 1  partial replat no 1  C3N  Withdrawn

99  Sawyer Heights Oaks 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: Alleman  Vote: Unanimous  Abstaining: None

100  Smiley Place 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

101  West Court 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: Clark  Second: Tahir  Vote: Unanimous  Abstaining: None

102  Westheimer Estates partial replat no 8  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: Bryant  Second: Mares  Vote: Unanimous  Abstaining: None
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<th>Item</th>
<th>Description</th>
<th>Code</th>
<th>Decision</th>
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<tbody>
<tr>
<td>103</td>
<td>Westwood Sec 5 partial replat no 1</td>
<td>C3N</td>
<td>Withdrawn</td>
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<tr>
<td>104</td>
<td>Wildwood Glen Sec 1 partial replat no 1</td>
<td>C3N</td>
<td>Defer</td>
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Staff recommendation: Deny the requested variance and disapprove the plat.
Commission action: Deferred the application for two weeks for further study and review.
Motion: Clark Second: Rosenberg Vote: Unanimous Abstaining: None
Speaker(s): Michael Kelly, Chris Castillo -supportive; Fred Mathis, Harris County Engineering

### VARIANCES

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<tr>
<td>105</td>
<td>Art Square Studios Almeda</td>
<td>C2R</td>
<td>Approve</td>
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Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approve the plat subject to the CPC 101 form conditions.
Motion: Alleman Second: Morales Vote: Unanimous Abstaining: None

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<tr>
<td>106</td>
<td>Astle Acre Sec 1</td>
<td>C3P</td>
<td>Approve</td>
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Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approve the plat subject to the CPC 101 form conditions.
Motion: Sigler Second: Clark Vote: Unanimous Abstaining: None

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<td>107</td>
<td>Carnegie Oaks at Westmoreland Sec 2</td>
<td>C2R</td>
<td>Approve</td>
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Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approve the plat subject to the CPC 101 form conditions.
Motion: Nelson Second: Alleman Vote: Unanimous Abstaining: Mares, Garza, and Rosenberg
Speaker(s): Patsy Knudsen Joiner, applicant - supportive, Richard Smith, Houston Public

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<td>108</td>
<td>Coca Cola Southwest Beverages Northpoint</td>
<td>C2</td>
<td>Approve</td>
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</table>

Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approve the plat subject to the CPC 101 form conditions.
Motion: Sigler Second: Bryant Vote: Unanimous Abstaining: None

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<td>109</td>
<td>Frenchman Square</td>
<td>C2R</td>
<td>Withdrawn</td>
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<th>Decision</th>
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<tr>
<td>110</td>
<td>Grand at Aliana</td>
<td>C3P</td>
<td>Approve</td>
</tr>
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</table>

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: Dalton Second: Clark Vote: Unanimous Abstaining: None
111  Hardy Yards Reserve  C2R  Defer
Staff recommendation: Defer the application for two weeks for additional information.
Commission action: Deferred the application for two weeks for additional information.
  Motion: Rosenberg  Second: Garza  Vote: Unanimous  Abstaining: None

112  JEEATW Corporation  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: Rosenberg  Second: Mares  Vote: Unanimous  Abstaining: None

Items 113 and 114 were taken together at this time.

113  Northpark Woods GP  GP  Approve
114  Northpark Woods Sec 1  C3P  Approve
Staff recommendation: Grant the variance(s) and approve the plat(s) subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plat(s) subject to the CPC 101 form conditions.
  Motion: Porras-Pirtle  Second: Bryant  Vote: Unanimous  Abstaining: None

115  Pinecrest Teague Reserve  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: Sigler  Vote: Unanimous  Abstaining: None

116  Portland Parkview  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: Mares  Vote: Unanimous  Abstaining: None

117  Retreat at Westview Terrace  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: Garza  Second: Clark  Vote: Unanimous  Abstaining: None
Speaker(s): Greg Gaines- opposed

118  Stanmore River Oaks  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

Items 119 and IV were taken together at this time.
IV. Consideration of an off-street parking variance(s) for property located at 317 W 19th Street

Staff recommendation: Defer the application(s) for two weeks for additional information
Commission action: Deferred the application(s) for two weeks for additional information.
  Motion: Garza  Second: Clark  Vote: Unanimous  Abstaining: None
Speaker(s): Carol Price Dupris - opposed

E SPECIAL EXCEPTIONS

Items 120 and 121 were taken together at this time.

120 Woodland Lakes Sec 3  C3P  Defer
121 Woodland Lakes Sec 4  C3P  Defer

Staff recommendation: Defer the application for two weeks for additional information.
Commission action: Deferred the application for two weeks for additional information.
  Motion: Bryant  Second: Alleman  Vote: Unanimous  Abstaining: None

F RECONSIDERATION OF REQUIREMENTS

Items 122, 123 and 124 were taken together at this time.

122 Balmoral GP  GP  Approve
123 Balmoral Sec 11  C3F  Approve
124 Balmoral Sec 17  C3F  Approve

Staff recommendation: Grant the special exceptions(s) and approve the plat(s) subject to the CPC 101 form conditions.
Commission action: Granted the special exceptions(s) and approved the plat(s) subject to the CPC 101 form conditions.
  Motion: Porras-Pirtle  Second: Alleman  Vote: Unanimous  Abstaining: None

125 Campanile on Commerce Apartments  C2R  Defer

Staff recommendation: Defer the application for two weeks for additional information.
Commission action: Deferred the application for two weeks for additional information.
  Motion: Mares  Second: Clark  Vote: Unanimous  Abstaining: None

126 Depot 5210 Oates Road  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: Bryant  Second: Garza  Vote: Unanimous  Abstaining: None
Speaker(s): Vicki Garner- opposed
G EXTENSIONS OF APPROVAL

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

127 Corner of Telge  EOA  Approve
128 Prime Spot Convenience Store on Stuebner Airline  EOA  Approve
129 Sundale Plaza  EOA  Approve
130 Woodlands United Methodist Church  EOA  Approve
131 Yaldal Real Estate Group LLC  EOA  Approve

H NAME CHANGES
NONE

I CERTIFICATES OF COMPLIANCE

132 24250 Lake Drive  COC  Approve
133 21234 South Street  COC  Approve
134 27167 Lanter Lane  COC  Approve
135 24059 Sorters Road  COC  Approve
136 23339 Ford Road  COC  Approve

Staff recommendation: Approve staff’s recommendation for items 127-136.
Commission action: Approved staff’s recommendation for items 127-136.

Motion: Clark  Second: Mares  Vote: Unanimous  Abstaining: None

J ADMINISTRATIVE
NONE

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS
NONE

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

a. Dolce Living at Midtown replat no 1
b. Estates at Pech Road
c. Glenhaven Estates Sec 2 partial replat no 2
d. Inwood Park Village replat no 1
e. Pine Cove Park
f. Pinecrest Sec 2 partial replat no 2
g. Sunset Heights partial replat no 5
h. Westheimer Gardens Extension partial replat no 6
i. West Lane Annex partial replat no 3 replat no 1
j. Willow Creek Estates replat Sec 1 partial replat no 3

Staff recommendation: Establish a public hearing date of September 13, 2018 for items III a-j.
Commission action: Established a public hearing date of September 13, 2018 for items III a-j.

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

Item IV was taken earlier in the meeting.
V. PUBLIC HEARING AND CONSIDERATION OF A HOTEL/MOTEL FOR SOUTHWIND HOTEL LOCATED AT 5617 NORTH FREEWAY

Staff recommendation: Defer the application for two weeks per the applicant's request.
Commission action: Defer the application for two weeks per the applicant's request.
  Motion: Bryant    Second: Garza    Vote: Unanimous    Abstaining: None

VI. EXCUSE THE ABSENCE OF COMMISSIONER PORRAS-PIRTLE

Commissioner Porras-Pirtle was 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 4:24 p.m.
  Motion: Garza    Second: Clark    Vote: Unanimous    Abstaining: None

Martha L. Stein, Chair  
Michael Kramer, Secretary