

Minutes of the Houston Planning Commission

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

July 13, 2017

Meeting held in

Council Chambers, Public Level, City Hall Annex

2:30 p.m.

Call to Order

Vice Chair M. Sonny Garza called the meeting to order at 2:36 p.m. with a quorum present.

Martha L. Stein, Chair	Absent
M. Sonny Garza, Vice Chair	
Susan Alleman	Absent
Bill Baldwin	
Fernando Brave	
Antoine Bryant	
Lisa Clark	Absent
Algenita Davis	Arrived at 2:40 p.m. during item #28
Mark A. Kilkenny	
Lydia Mares	
Paul R. Nelson	
Linda Porrás-Pirtle	
Shafik Rifaat	
Megan R. Sigler	
Eileen Subinsky	
Zafar Tahir	Absent
Meera D. Victor	
Mark Mooney for	Left at 3:46 p.m. during item #90
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
Karun Sreerama P.E.
Dawn Ullrich
Carrin F. Patman

DIRECTOR'S REPORT

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

APPROVAL OF THE JUNE 22, 2017 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the June 22, 2017 Planning Commission meeting minutes.

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

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 85)

Item 28 was taken out of order to hear from speakers.

Items removed for separate consideration: 22, 29 and 30.

Staff recommendation: Approve staff's recommendation for items **1 – 85** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for items **1 - 85** subject to the CPC 101 form conditions.

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

Commissioner Sigler recused herself.

Staff recommendation: Approve staff's recommendation for item **22, 29 and 30** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for item **22, 29 and 30** subject to the CPC 101 form conditions.

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

Commissioner Sigler returned.

28 **Hyde Park Court Addition** **C3F** **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: **Baldwin** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**

Speakers: Jim Bogel and Michael McKann – opposed

C PUBLIC HEARINGS

86 **Facundo Plaza** **C3N** **Withdrawn**

Commissioner Rifaat recused himself.

87 **Hyde Park 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: **Nelson** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**

Speakers: Finis Cowan, Alice McCarthy, Michael McKann, Katherine Simpson and Jim Bogel – opposed; Mary Lou Henry, applicant – supportive; Arva Howard, Legal Department.

Commissioner Rifaat returned.

- 88 Knoll Park replat no 1 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: **Brave** Second: **Rifaat** Vote: **Unanimous** Abstaining: **None**
- 89 Lamar Terrace 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: **Davis** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**
- 90 Long Meadows 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: **Subinsky** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**
 Speakers: Bruce Nichols, Barbara Drell, Thomas McQuilling, Paulette Levine, Lu Taylor, James Kunkel, Katie Moses, Cindy Bluestein, Rajehdra Kumasm and Reagan Simons – opposed; Richard Smith, Managing Engineer, Public Works and Engineering Department.
- 91 Melody Oaks partial replat no 19 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: **Bryant** Second: **Mares** Vote: **Unanimous** Abstaining: **None**
- 92 Miracle of Hope Sec 1 partial replat no 1 and extension C3N Deny**
 Staff recommendation: Grant the requested variance(s) and approve the plat subject to the CPC 101 form conditions.
 Commission action: Denied the variance and disapproved the plat.
 Motion: **Baldwin** Second: **Davis** Vote: **Unanimous** Abstaining: **None**
 Speakers: Catherine Roberts, Theophilus Herrington, Gladys House-El, – opposed; Andrew Allgmand, applicant – supportive.
- 93 Newport Sec 4 partial replat no 2 C3N Defer**
 Staff recommendation: Defer the applications for two weeks for further study and give the Legal Department time to review the separately filed deed restrictions.
 Commission action: Deferred the applications for two weeks for further study and give the Legal Department time to review the separately filed deed restrictions.
 Motion: **Mares** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**
- 94 Newport Sec 4 partial replat no 3 C3N Defer**
 Staff recommendation: Defer the applications for two weeks for further study and give the Legal Department time to review the separately filed deed restrictions.
 Commission action: Deferred the applications for two weeks for further study and give the Legal Department time to review the separately filed deed restrictions.
 Motion: **Porras-Pirtle** Second: **Rifaat** Vote: **Unanimous** Abstaining: **None**
- 95 North Norhill 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: **Baldwin** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

96 Riverside Terrace Sec 1 C3N Approve
partial replat no 4

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: **Baldwin** Vote: **Unanimous** Abstaining: **None**

Speakers: Pamela Baker, Stephen Gregory – opposed; Steve Deeb, applicant - supportive.

97 Spring Oaks Replat no 1 C3N Approve
partial replat no 4

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

98 Westview Landing Sec 1 C3N Defer
partial replat no 1

Staff recommendation: Defer the application for two weeks for further study and review of the Public Utilities.

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

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

D VARIANCES

99 Logan Heights C2 Withdrawn

100 Northpark 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: **Bryant** Second: **Subinsky** Vote: **Unanimous** Abstaining: **None**

E SPECIAL EXCEPTIONS **NONE**

F RECONSIDERATION OF REQUIREMENTS

101 Cottages on the Bayou C2R 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: **Rifaat** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**

102 Poundbury Sec 1 **C3R** **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: **Baldwin** Second: **Mares** Vote: **Unanimous** Abstaining: **None**
 Speaker: Richard Smith, Managing Engineer, Public Works and Engineering Department.

103 Sheffield Green **C3R** **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: **Subinsky** Second: **Nelson** Vote: **Carries** Opposing: **Davis**

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

G EXTENSIONS OF APPROVAL

104	AZ Global Business Solutions	EOA	Approve
105	Bridgeland Cove Drainage Reserve	EOA	Approve
106	Grand Vista North Pump Station	EOA	Approve
107	Meandering Bend Drive Extension and Reserves	EOA	Approve
108	Miramesa Sec 2	EOA	Approve
109	Westpark Meadows Reserve	EOA	Approve

**H NAME CHANGES
NONE**

I CERTIFICATES OF COMPLIANCE

110	23700 Rouse Road	COC	Approve
111	0 Darling Street	COC	Approve
112	24107 Lilac Way	COC	Approve

Staff recommendation: Approve staff's recommendation for items 104-112.
 Commission action: Approved staff's recommendation for items 104-112.
 Motion: **Kilkenny** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

- 113 4407 Cetti Street** **DPV** **Deny**
Staff recommendation: Deny the development plat variance.
Commission action: Denied the development plat variance.
Motion: **Porras-Pirtle** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**
- 114 1133 E 7th 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: **Baldwin** Second: **Rifaat** Vote: **Unanimous** Abstaining: **None**
- 115 8451 Fuqua 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: **Rifaat** Second: **Subinsky** Vote: **Unanimous** Abstaining: **None**
- 116 3917 Gano 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: **Mares** Second: **Victor** Vote: **Unanimous** Abstaining: **None**
Speaker: Joy Walker – undecided.
- 117 3835 Olympia Drive** **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: **Kilkenny** Vote: **Unanimous** Abstaining: **None**
- 118 1018 Press 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: **Kilkenny** Vote: **Unanimous** Abstaining: **None**

II. ESTABLISH A PUBLIC HEARING DATE OF AUGUST 10, 2017 FOR:

- a. Amended Plat of Almeda Place partial replat no 8
- b. Braeburn Gardens partial replat no 2
- c. Cottage Grove Lake partial replat no 1
- d. Greenway Addition Gulfgate Dodge partial replat no 1 and extension
- e. Lakewood Heights Sec 3 partial replat no 1
- f. Long Meadow partial replat no 2

- g. Oak Estates Addition partial replat no 2
- h. Raintree Village partial replat no 2
- i. Villas at Spring Shadows replat no 1

Staff recommendation: Establish a public hearing date of August 10, 2017 for items II a-i.

Commission action: Established a public hearing date of August 10, 2017 for items II a-i.

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

III. ESTABLISH A PUBLIC HEARING DATE OF JULY 27, 2017 FOR A SUPER 8 HOTEL/MOTEL APPLICATION LOCATED AT 7660 SOUTH LOOP EAST

Staff recommendation: Establish a public hearing date of July 27, 2017 for item III.

Commission action: Established a public hearing date of July 27, 2017 for item III.

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

IV. CONSIDERATION OF A HOTEL/MOTEL VARIANCE FOR A EQUINOX HOTEL LOCATED AT 2500 WESTCREEK LANE

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: **Sigler** Second: **Davis** Vote: **Carries** Opposing: **Subinsky**

Speaker: Mary Lou Henry, applicant – supportive.

**V. Public Comment
NONE**

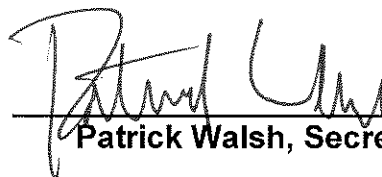
VI. ADJOURNMENT

There being no further business brought before the Commission, Vice Chair M. Sonny Garza adjourned the meeting at 5:17 p.m.

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



M. Sonny Garza, Vice Chair



Patrick Walsh, Secretary