

Minutes of the Houston Planning Commission

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

September 28, 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 2:39 p.m. with a quorum present.

Martha L. Stein, Chair	
M. Sonny Garza, Vice Chair	
Susan Alleman	
Bill Baldwin	
Fernando Brave	Absent
Antoine Bryant	Arrived at 3:11 p.m. during item #111
Lisa Clark	Arrived at 2:49 p.m. during item #102
Algenita Davis	Arrived at 3:07 p.m. during item #111
Mark A. Kilkenny	Absent
Lydia Mares	
Paul R. Nelson	Absent
Linda Porras-Pirtle	Arrived at 2:48 p.m. during item #102
Shafik Rifaat	
Megan R. Sigler	Absent
Eileen Subinsky	
Zafar Tahir	Left at 3:59 p.m. during item #127
Meera D. Victor	
Mark Mooney for The Honorable James Noack	Absent
Charles O. Dean for The Honorable Robert E. Herbert	Absent
Raymond Anderson for The Honorable Ed Emmet	

EXOFFICIO MEMBERS

Carol A. Lewis
Carol Haddock
Dawn Ullrich
Carrin F. Patman

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 SEPTEMBER 14, 2017 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the September 14, 2017 Planning Commission meeting minutes.

Motion: **Rifaat** Second: **Garza** Vote: **Carries** Abstaining: **Subinsky**

Chair Martha L. Stein took a point of personal privilege to announce Commissioner Subinsky and Commissioner Rifaat would be leaving the Commission, and thanked them for their dedicated service.

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 101)

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

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

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

C PUBLIC HEARINGS

102 Amended Plat of Alameda Place C3N Defer
partial replat no 9

Staff recommendation: Grant the requested variance(s) and approve the plat subject to the CPC 101 form conditions.

Commission action: Deferred the application for two weeks to give the Commissioner's time to hear from the Public Works and Engineering Department.

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

Speaker: Joyce Owens, applicant - supportive

103 Chasewood Meadows C3N Defer
partial replat no 3

Staff recommendation: Defer the application for two weeks per Council Member Green's request.

Commission action: Deferred the application for two weeks per Council Member Green's request.

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

104 Chevy Chase 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: **Garza** Second: **Rifaat** Vote: **Unanimous** Abstaining: **None**

105 Craig Woods partial replat no 21 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: **Mares** Vote: **Unanimous** Abstaining: **None**

106 East 29th Street Grove 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: **Garza** Vote: **Unanimous** Abstaining: **None**

107 Goldquest Group **C3N** **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: **Porras-Pirtle** Second: **Rifaat** Vote: **Unanimous** Abstaining: **None**

108 Houstons Skyscraper Shadows **C3N** **Approve**
Sec 2 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: **Clark** Second: **Subinsky** Vote: **Unanimous** Abstaining: **None**

109 West Court 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: **Garza** Second: **Rifaat** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

110 Cinco Estates **C2** **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: **Garza** Second: **Anderson** Vote: **Unanimous** Abstaining: **None**

Items 111, 112, 116 through 121 were taken together at this time.

111 Garrow Sampson **C2R** **Defer**

112 Garrow York **C2R** **Defer**

116 Palmer Four East End **C2R** **Defer**

117 Palmer One East End **C2R** **Defer**

118 Palmer Three East End **C2R** **Defer**

119 Palmer Two East End **C2R** **Defer**

120 Ranger One East End **C2R** **Defer**

121 Ranger Two East End **C2R** **Defer**

Staff recommendation: Deny the requested variance(s) and disapprove the plats.

Commission action: Deferred the applications for two weeks to give time for Legal Department to review the agreement.

Motion: **Tahir** Second: **Baldwin** Vote: **Carries** Opposing: **Bryant**

Speaker: Mary Lou Henry, applicant - supportive

113 Grayson Skyline **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: **Baldwin** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

114 Harris County MUD no 1 C3P Defer
Water Plant no 4

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**

115 Mills Creek Crossing Sec 2 C3P Defer

Staff recommendation: Defer the applications for two weeks per Harris County's request.
Commission action: Deferred the applications for two weeks per Harris County's request.
Motion: **Baldwin** Second: **Anderson** Vote: **Unanimous** Abstaining: **None**

Items 116, 117, 118, 119, 120 and 121 were taken earlier in the meeting.

122 Rivera C3P Defer

Staff recommendation: Defer the application for two weeks per Harris County's request.
Commission action: Deferred the application for two weeks per Harris County's request.
Motion: **Bryant** Second: **Anderson** Vote: **Unanimous** Abstaining: **None**

123 Waldemar Townhomes 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: **Clark** Vote: **Unanimous** Abstaining: **None**
Speaker: Suzanna Tennyson Paxton – opposed.

124 Westside Parkway GP 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**

125 Harris County MUD no 62 C2 Approve
Water Plant no 1

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: **Clark** Vote: **Unanimous** Abstaining: **None**

E SPECIAL EXCEPTIONS
NONE

F RECONSIDERATION OF REQUIREMENTS

126 Harvest Green Sec 18 C3P Approve
Staff recommendation: Grant the reconsideration of requirement(s) with special exception(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the reconsideration of requirement(s) with special exception(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Rifaat** Second: **Subinsky** Vote: **Unanimous** Abstaining: **None**

127 Houston Foam and Plastic C2R Approve
Replat and Extension
Staff recommendation: Grant the reconsideration of requirement(s) with variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the reconsideration of requirement(s) with variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Subinsky** Second: **Rifaat** Vote: **Unanimous** Abstaining: **None**

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

G EXTENSIONS OF APPROVAL

128	Dawat E Hadiyah Texas	EOA	Approve
129	Harmony Village Reserve	EOA	Approve
130	Harmony Village Sec 2	EOA	Approve
131	Northampton MUD Water Plant no 3	EOA	Approve
132	Park West Green Sec 3	EOA	Approve
133	Pine Valley Development Sec 1	EOA	Approve
134	Terravista Lakes Reserve Sec 1	EOA	Approve
135	The Church in Houston West District	EOA	Approve
136	Willow Trace Sec 1 partial replat no 1 and extension	EOA	Approve

H NAME CHANGES
NONE

I CERTIFICATES OF COMPLIANCE

137	21363 South Street	COC	Approve
138	3509 Alameda Genoa Road	COC	Approve

Staff recommendation: Approve staff's recommendation for items 128-138.
Commission action: Approved staff's recommendation for items 128-138.
Motion: **Bryant** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

J ADMINISTRATIVE
NONE

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

139 3310 Airline 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: **Baldwin** Vote: **Unanimous** Abstaining: **None**

140 5639 Benning 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: **Bryant** Vote: **Unanimous** Abstaining: **None**

141 4119 Chapman Street DPV 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**

142 234 E. 37th 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: **Clark** Vote: **Unanimous** Abstaining: **None**

143 4010 Meadow Lake Lane 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: **Davis** Vote: **Unanimous** Abstaining: **None**

144 4615 Orange 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: **Garza** Vote: **Unanimous** Abstaining: **None**

II. ESTABLISH A PUBLIC HEARING DATE OF OCTOBER 26, 2017 FOR:

- a. Commons Park Place partial replat no 1
- b. Craig Woods partial replat no 22
- c. Hempstead Terrace partial replat no 1
- d. Miracle of Hope Sec 1 partial replat no 1 and extension
- e. Modern at Morris
- f. Neuen Manor partial replat no 8
- g. Patio Homes on Peden
- h. Riverway Estates Sec 1 partial replat no 4
- i. Spring Branch Estates no 2 partial replat no 10
- j. Tan Duc replat no 1
- k. Westhaven Estates Sec 1 partial replat no 7

Staff recommendation: Establish a public hearing date of October 26, 2017 for items II a-k.

Commission action: Established a public hearing date of October 26, 2017 for items II a-k.

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

III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 1050 BRITTMOORE ROAD - GREEN SPACE MINI-STORAGE FACILITY

Staff recommendation: Defer the application for two weeks to allow the applicant to coordinate with Public Works and Engineering and to provide revised information.

Commission action: Deferred the application for two weeks to allow the applicant to coordinate with Public Works and Engineering and to provide revised information.


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

**IV. PUBLIC COMMENT
NONE**

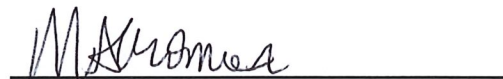
V. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 4:14 p.m.

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



Martha L. Stein, Chair



Michael Kramer, Secretary