

## Minutes of the Houston Planning Commission

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

**April 27, 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 2:33 p.m. with a quorum present.

Martha L. Stein, Chair

M. Sonny Garza

Susan Alleman

Bill Baldwin

Fernando Brave

Antoine Bryant

Absent

Lisa Clark

Arrived at 2:55 p.m. during item #91

Algenita Davis

Mark A. Kilkenny

Lydia Mares

Paul R. Nelson

Absent

Linda Porrás-Pirtle

Left at 3:24 p.m. during item #113

Shafik Rifaat

Absent

Megan R. Sigler

Eileen Subinsky

Absent

Zafar Tahir

Meera D Victor

Shaukat Zakaria

Mark Mooney for

Arrived at 2:34 p.m. during Director's Report

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 Patrick Walsh, Director, Planning and Development Department.

**APPROVAL OF THE APRIL 13, 2017 PLANNING COMMISSION MEETING MINUTES**

Commission action: Approved the April 13, 2017 Planning Commission meeting minutes.

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

**I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 89)**

Staff recommendation for item **38** was changed from Approve to Defer.

Items removed for separate consideration: **37**

Staff recommendation: Approve staff's recommendation for items **1 – 89** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for items **1 - 89** subject to the CPC 101 form conditions.

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

**Commissioner Alleman recused herself.**

Staff recommendation: Approve staff's recommendation for item **37** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for item **37** subject to the CPC 101 form conditions.

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

**Commissioner Alleman returned.**

**C PUBLIC HEARINGS**

**90 Briardale partial replat no 3      C3N      Defer**

Staff recommendation: Defer the applications for two weeks per the applicant's request.

Commission action: Deferred the applications for two weeks per the applicant's request.

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

**91 Draco Spring Manufacturing Company      C3N      Approve**

Staff recommendation: Grant 2 variance(s) and deny the variance for the dual building line along Edna Street, and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted 2 variance(s) and denied the variance for the dual building line along Edna Street, and approved the plat subject to the CPC 101 form conditions.

Motion: **Alleman**      Second: **Garza**      Vote: **Carries**      Opposed: **Brave, Clark, Mares  
Porras-Pirtle and Zakaria**

Speakers: Bonnie Fountain – opposed; Sergio Chevarria, owner– supportive.

**92 Fondren Southwest Northfield      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: **Porras-Pirtle**      Second: **Garza**      Vote: **Unanimous**      Abstaining: **None**

- 93 Houston Heights partial replat no 18 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: **Davis** Vote: **Unanimous** Abstaining: **None**
- 94 Park Place 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: **Davis** Vote: **Unanimous** Abstaining: **None**
- 95 Promise Land 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: **Davis** Second: **Anderson** Vote: **Unanimous** Abstaining: **None**
- 96 Westheimer Gardens Extension 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: **Clark** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

**D VARIANCES**

- 97 I 10 East at Freeport partial 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: **Kilkenny** Second: **Anderson** Vote: **Unanimous** Abstaining: **None**
- 98 Lyons Redev Thirtythird Venture 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: **Davis** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
- 99 Rice Village Amherst 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: **Victor** Vote: **Unanimous** Abstaining: **None**

Items 100 and 101 were taken together at this time.

100	Tavola GP	GP	Approve
101	Tavola Sec 32	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: **Clark**                      Second: **Kilkenny**                      Vote: **Unanimous**                      Abstaining: **None**

**E**      **SPECIAL EXCEPTIONS**  
**NONE**

**F**      **RECONSIDERATION OF REQUIREMENTS**  
**NONE**

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

**G**      **EXTENSIONS OF APPROVAL**

102	Azutami Place	EOA	Approve
103	Crestmont Heights East	EOA	Approve
104	Crestmont Heights West	EOA	Approve
105	Hampton Inn at Karissa Court	EOA	Approve
106	Humble ISD Groves School	EOA	Approve
107	Meadows at Cypress Creek replat no 1	EOA	Approve
108	Springwood at Aliana	EOA	Approve

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

**I**      **CERTIFICATES OF COMPLIANCE**

109	26859 Peach Creek Drive	COC	Approve
110	24463 Linda Lane	COC	Approve
111	317 W 1st Street	COC	Approve
112	15817 Lorenzo Street	COC	Approve

Staff recommendation: Approve staff's recommendation for items 102-112.

Commission action: Approved staff's recommendation for items 102-112.

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

**J**      **ADMINISTRATIVE**  
**NONE**

**K**      **DEVELOPMENT PLATS WITH VARIANCE REQUESTS**

113	515 Fargo Street	DPV	Defer
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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: **Garza**                      Vote: **Unanimous**                      Abstaining: **None**

**114 202 N York 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: **Baldwin** Vote: **Unanimous** Abstaining: **None**

Speaker: Daryl Montgomery – opposed.

**115 5667 Terwilliger Way 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**

Speaker: Michael Driscoll – opposed.

**116 9 Waverly Court 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**

**II. ESTABLISH A PUBLIC HEARING DATE OF MAY 25, 2017 FOR:**

- a. Avondale partial replat no 2
- b. Freeman Crossing replat no 1
- c. Shepherd Oaks partial replat no 1
- d. Jaquelyn Meadows replat no 1
- e. Martin partial replat no 2
- f. Shops at Spring Forest
- g. Shadyvilla Addition no 1 partial replat no 3

Staff recommendation: Establish a public hearing date of May 25, 2017 for items II a-g.

Commission action: Established a public hearing date of May 25, 2017 for items II a-g.

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

**III. CONSIDERATION OF A HOTEL/MOTEL VARIANCE FOR BLOSSOM HOTEL AND SUITES LOCATED AT 7118 BERTNER AVENUE**

Staff recommendation: Defer the application to give the applicant time to submit revised information.

Commission action: Deferred the application to give the applicant time to submit revised information.

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

**IV. EXCUSE THE ABSENCE OF COMMISSIONER KILKENNY**

Commissioner Kilkenny was present, therefore no Commission action was required.

**V. PUBLIC COMMENT**

**NONE**

**VI. ADJOURNMENT**

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 3:40 p.m.

Motion: **Baldwin**

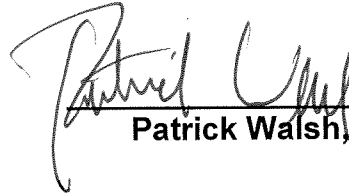
Second: **Zakaria**

Vote: **Unanimous**

Abstaining: **None**



Martha L. Stein, Chair



Patrick Walsh, Secretary