

## Minutes of the Houston Planning Commission

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

**April 12, 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 2:30 p.m. with a quorum present.

Martha L. Stein, Chair

M. Sonny Garza, Vice Chair

Susan Alleman

Arrived at 2:36 p.m. during V

Bill Baldwin

Fernando L. Brave

Absent

Antoine Bryant

Arrived at 2:37 p.m. during V

Lisa Clark

Absent

Mark A. Kilkenny

Left at 3:50 p.m. during item #120

Lydia Mares

Christina Morales

Absent

Paul R. Nelson

Absent

Linda Porrás-Pirtle

Arrived at 3:02 p.m. during item #99

Ian Rosenberg

Megan R. Sigler

Zafar Tahir

Arrived at 2:49 p.m. during item #93

Meera D. Victor

Mark Mooney for

Absent

The Honorable James Noack

Maggie Dalton for

Left at 4:28 p.m. during item #138

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

### DIRECTOR'S REPORT

The Director's Report was given by Patrick Walsh, Director, Planning and Development Department.

**APPROVAL OF THE MARCH 29, 2018 PLANNING COMMISSION MEETING MINUTES**

Commission action: Approved the March 29, 2018 Planning Commission meeting minutes.

Motion: **Baldwin** Second: **Sigler** Vote: **Carries** Abstaining: **Kilkenny, Mares and Victor**

**I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 91)**

Item **55** was removed to take later in the meeting with item **120**.

Item **61** was changed from Approve to Defer per the request of the District A Council Member.

Items **67** and **86** were withdrawn and a Public Hearing was requested to be established for May 10, 2018.

Staff recommendation: Approve staff's recommendations for items **1 – 91**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 91**, subject to the CPC 101 form conditions.

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

**Motion made by Kilkenny, seconded by Rosenberg to take item V out of order at this time.**

**Commissioner Garza recused himself.**

**V. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR THE 4600 BLOCK OF PARK DRIVE, NORTH AND SOUTH SIDES, BETWEEN SOUTH LOCKWOOD DRIVE AND EDDINGTON STREET (MLS 703)**

Staff recommendation: Approve the consideration of a Special Minimum Lot Size Block application for the 4600 block of Park Drive, north and south sides, between South Lockwood Drive and Eddington Street, with a modified boundary and forward to city council.

Commission action: Approved the consideration of a Special Minimum Lot Size Block application for the 4600 block of Park Drive, north and south sides, between South Lockwood Drive and Eddington Street, with a modified boundary and forwarded to city council.

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

Speakers: Paulette Kukuk, Paul O'Sullivan, applicant - supportive

**Commissioner Garza returned.**

**C PUBLIC HEARINGS**

**92 Bayou Woods Sec 2 partial replat no 3 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: **Garza** Vote: **Unanimous** Abstaining: **None**

**93 Claytons Park East 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: **Barza** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

Speakers: Randy Sotenhams – undecided; Tracy Youngblood, applicant – supportive.

**94 East 32<sup>nd</sup> Street Grove 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: **Bryant** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

**95 Fulton Station partial replat no 1 C3N Defer**  
Staff recommendation: Defer the application for two weeks to give the applicant time to submit additional information.  
Commission action: Deferred the application for two weeks to give the applicant time to submit additional information.  
Motion: **Bryant** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

**96 Newport Sec 8 partial replat no 3 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: **Kilkenny** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

**97 Royalwood Sec 1 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: **Garza** Second: **Tahir** Vote: **Unanimous** Abstaining: **None**

**98 Sebastian partial replat no 1 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: **Sigler** Vote: **Unanimous** Abstaining: **None**

**99 Serenity Meadows 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: **Baldwin** Second: **Tahir** Vote: **Unanimous** Abstaining: **None**

**100 Summit Place Addition partial replat no 4 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: **Alleman** Vote: **Unanimous** Abstaining: **None**

**101 West Lane Annex partial replat no 4 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: **Victor** Vote: **Unanimous** Abstaining: **None**

**D VARIANCES**

**102 Albion 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: **Garza** Second: **Porras-Pirtle** Vote: **Carries** Opposing: **Rosenberg**  
Speakers: Eddie Grossman – opposed; Mary Lou Henry, applicant – supportive; Richard Smith, Managing Engineer Public Works and Engineering.

**103 Astle Acres** **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: **Kilkenny** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

**Items 104-105 were taken together at this time.**

**104 Briarmont Sec 2** **C3R** **Defer**  
**105 Briarmont Sec 3** **C3R** **Defer**  
Staff recommendation: Defer the application for two weeks for further study and review.  
Commission action: Deferred the application for two weeks for further study and review.  
Motion: **Bryant** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

**106 Genoa Red Bluff Plaza** **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: **Mares** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

**107 Grace ER** **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: **Porras-Pirtle** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

**108 Great Commission Family Church** **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: **Garza** Second: **Rosenberg** Vote: **Unanimous** Abstaining: **None**

**109 Interpose** **C2R** **Defer**  
Staff recommendation: Defer the application for two weeks for further study and review.  
Commission action: Deferred the application for two weeks for further study and review.  
Motion: **Sigler** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

**110 JCWM Properties Place replat no 1** **C2R** **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: **Graza** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

Items 111 – 116 were taken together at this time.

111	Lantana GP	GP	Approve
112	Lantana Heights Drive Street Dedication Sec 1	C3P	Approve
113	Lantana Sec 1	C3P	Approve
114	Lantana Sec 2	C3P	Approve
115	Lantana Sec 3	C3P	Approve
116	Westgreen Boulevard Street Dedication Sec 3	C3P	Approve

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

Commission action: Granted the variance(s) and approved the plats subject to the CPC 101 form conditions.

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

117	Larkin Street Townhomes	C2R	Approve
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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 approved the plat subject to the CPC 101 form conditions.

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

Items 118 and 119 were taken together at this time.

118	Laterna Villas North	C2	Approve
119	Laterna Villas South	C2	Approve

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

Commission action: Denied the variance(s) and approved the plat subject to the CPC 101 form conditions.

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

Items 120, 121 and 55 were taken together at this time.

120	Marcello Lakes GP	GP	Approve
121	Marcello Lakes Sec 2	C3F	Approve
55	Treviso Garden Sec 3	C3F	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: **Porras-Pirtle**      Second: **Mares**      Vote: **Unanimous**      Abstaining: **None**

122	Mc Kinney Development	C2	Approve
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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 approved the plat subject to the CPC 101 form conditions.

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

Speakers: Andrew Allemand, applicant – supportive; Richard Smith, Managing Engineer, Public Works and Engineering.

**Chair Martha L. Stein excused herself from the meeting, and Vice Chair Sonny Garza proceeded to chair the meeting.**

**123 Texas Installs Business Park C2R Approve**  
Staff recommendation: Deny the variance(s) and approve the plat subject to the CPC 101 form conditions.  
Commission action: Denied the variance(s) and approved the plat subject to the CPC 101 form conditions.  
Motion: **Alleman** Second: **Mares** Vote: **Unanimous** Abstaining: **None**  
Speaker: Fred Mathis, Harris County – undecided.

**124 Washington Avenue Retail 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: **Baldwin** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

**E SPECIAL EXCEPTIONS  
NONE**

**F RECONSIDERATION OF REQUIREMENTS**

**Commissioner Rosenberg recused himself.**

**125 Midtown Terrace C2R Defer**  
Staff recommendation: Defer the application for two weeks to give the applicant time to submit additional information.  
Commission action: Deferred the application for two weeks to give the applicant time to submit additional information.  
Motion: **Sigler** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**  
Speaker: Andrew Allemand, applicant – supportive.

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

**G EXTENSIONS OF APPROVAL**

<b>126</b>	<b>Felro Trail</b>	<b>EOA</b>	<b>Approve</b>
<b>127</b>	<b>Gosling Office Park</b>	<b>EOA</b>	<b>Approve</b>
<b>128</b>	<b>Houston Heights partial replat no 18</b>	<b>EOA</b>	<b>Approve</b>
<b>129</b>	<b>Katy Lakes Lift Station Reserve</b>	<b>EOA</b>	<b>Approve</b>
<b>130</b>	<b>Katy Lakes Sec 1</b>	<b>EOA</b>	<b>Approve</b>
<b>131</b>	<b>Merrylands Sec 1</b>	<b>EOA</b>	<b>Approve</b>

**H NAME CHANGES  
NONE**

**I CERTIFICATES OF COMPLIANCE**

<b>132</b>	<b>24295 Pine Circle</b>	<b>COC</b>	<b>Approve</b>
<b>133</b>	<b>18544 Wisp Willow Way</b>	<b>COC</b>	<b>Approve</b>
<b>134</b>	<b>27600 Royal Coach</b>	<b>COC</b>	<b>Approve</b>
<b>135</b>	<b>20216 Forest Drive West</b>	<b>COC</b>	<b>Approve</b>
<b>136</b>	<b>27036 Peach Creek</b>	<b>COC</b>	<b>Approve</b>

Staff recommendation: Approve staff's recommendation for items 126-136.

Commission action: Approved staff's recommendation for items 126-136.

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

**Commissioner Rosenberg returned.**

**J ADMINISTRATIVE  
NONE**

**K DEVELOPMENT PLATS WITH VARIANCE REQUESTS**

<b>137</b>	<b>3702 Overbrook Lane</b>	<b>DPV</b>	<b>Approve</b>
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Staff recommendation: Deny the variance(s) and development plat.

Commission action: Granted the variance(s) and approved the development plat based on the common development pattern in the neighborhood.

Motion: **Baldwin** Second: **Porras-Pirtle** Vote: **Carries** Opposing: **Mares**

Speakers: Laura Herring and Jennifer Pool, applicants – supportive.

<b>138</b>	<b>6114 Presidio Drive</b>	<b>DPV</b>	<b>Approve</b>
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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: **Bryant** Second: **Rosenberg** Vote: **Unanimous** Abstaining: **None**

**II. ESTABLISH A PUBLIC HEARING DATE OF MAY 10, 2018 FOR:**

- a. Braeswood partial replat no 5
- b. Briarcroft partial replat no 4
- c. Crosby Village Sec 3 partial replat no 1
- d. Meyerland Sec 2 partial replat no 1
- e. North Shepherd Square
- f. Shadywood Addition partial replat no 1
- g. Towne Lake Sec 39 partial replat no 1
- h. Tulane West partial replat no 1

Staff recommendation: Establish a public hearing date of May 10, 2018 for items II a-h.

Commission action: Established a public hearing date of May 10, 2018 for items II a-h.

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

**III. CONSIDERATION OF A LANDSCAPE PLAN VARIANCE FOR A PROPERTY LOCATED AT  
6877 WILL CLAYTON PARKWAY**

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: **Alleman** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

**IV. CONSIDERATION OF A HOTEL/MOTEL VARIANCE FOR HOTEL BLUE DOWNTOWN  
LOCATED AT 115 CAVALCADE ROAD**

Staff recommendation: Deny the application.

Commission action: Denied the application.

Motion: **Baldwin**

Second: **Victor**

Vote: **Unanimous**

Abstaining: **None**

Speaker: Caroline Ordener, applicant – supportive

**Item V. was taken and acted on earlier in the meeting.**

**VI. PUBLIC COMMENT**

Commission Alleman asked if staff reviews mobility studies when reviewing a plat.

**VII. ADJOURNMENT**


There being no further business brought before the Commission, Vice Chair M. Sonny Garza adjourned the meeting at 4:39 p.m.

Motion: **Bryant**

Second: **Rosenberg**

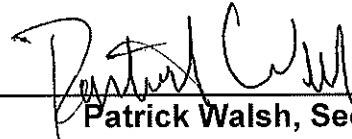
Vote: **Unanimous**

Abstaining: **None**



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M. Sonny Garza, Vice Chair



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Patrick Walsh, Secretary