

Minutes of the Houston Planning Commission

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

March 1, 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 2:32 p.m. with a quorum present.

Martha L. Stein, Chair

M. Sonny Garza, Vice Chair

Susan Alleman

Bill Baldwin

Fernando L. Brave

Arrived at 2:39 p.m. during item #104

Antoine Bryant

Lisa Clark

Algenita Davis

Mark A. Kilkenny

Lydia Mares

Christina Morales

Paul R. Nelson

Linda Porrás-Pirtle

Absent

Ian Rosenberg

Absent

Megan R. Sigler

Zafar Tahir

Arrived at 2:39 p.m. during item #104

Meera D. Victor

Mark Mooney for

Left at 3:27 p.m. during item #133

The Honorable James Noack

The Honorable Robert E. Hebert

Absent

Loyd Smith, P.E. for

The Honorable Ed Emmett

EXOFFICIO MEMBERS

Carol A. Lewis

Carol Haddock

Dawn Ullrich

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 FEBRUARY 15, 2018 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the February 15, 2018 Planning Commission meeting minutes.

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

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 103)

Staff recommendation for item **55** was modified from Disapprove to Withdrawn.

Item removed for separate consideration: **2, 17 and 24.**

Staff recommendation: Approve staff's recommendations for items **1 – 103**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 103**, subject to the CPC 101 form conditions.

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

Commissioner(s) Alleman, Sigler and Smith recused themselves.

Staff recommendation: Approve staff's recommendation to approve item **2, 17 and 24** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation to approve item **2, 17 and 24** subject to the CPC 101 form conditions.

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

Commissioner(s) Alleman, Sigler and Smith returned.

C PUBLIC HEARINGS

104 Ammar Estates replat no 1 C3N Defer

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

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

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

105 Braeswood 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: **Sigler** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

106 Center Street Reserve 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: **Alleman** Vote: **Unanimous** Abstaining: **None**

107 East Sunnyside Court 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: **Mares** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

- 108 Fondren Southwest Northfield Sec 8 partial replat no 1** **C3N** **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: **Davis** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
- 109 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: **Kilkenny** Second: **Davis** Vote: **Unanimous** Abstaining: **None**
- 110 Newport Sec 8 partial replat no 3** **C3N** **Withdrawn**
- 111 Pelham Place Sec 1 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: **Davis** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**
- 112 Scottcrest 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: **Sigler** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

Motion was made by Commissioner Bryant, seconded by Commissioner Davis, to take item #117 out of order at this time.

- 117 Raghu Reserves** **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: **Clark** Vote: **Unanimous** Abstaining: **None**
 Speaker: Council Member Stardig – supportive.
- 113 Camellia North Reserves** **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: **Nelson** Vote: **Unanimous** Abstaining: **None**

114 Carnegie Oaks West Alabama 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: **Davis** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

115 Houston Intercontinental C3R Approve
Trade Center East Sec 1
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: **Clark** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

116 Poundbury Sec 1 C3R 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: **Sigler** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**

Item 117 was taken and acted on earlier in the meeting.

118 Renmar Terrace 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: **Alleman** Vote: **Unanimous** Abstaining: **None**
Speaker: Letha Allen – undecided.

119 Rose Street Grove C2R Withdrawn

120 Springwoods Village GP GP Defer
Staff recommendation: Defer the application for two weeks per Chapter 42 planning standards.
Commission action: Deferred the application for two weeks per Chapter 42 planning standards.
Motion: **Kilkenny** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**

Commissioner Sigler recused herself.

121 Woodridge Village GP GP Approve
Staff recommendation: Grant the variance(s) and special exception, and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and special exception, and approved the plat subject to the CPC 101 form conditions.
Motion: **Mooney** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**

Commissioner Sigler returned.

**E SPECIAL EXCEPTIONS
NONE**

F RECONSIDERATION OF REQUIREMENTS

122 Teal Gardens C3P 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: **Mares** Vote: **Unanimous** Abstaining: **None**

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

G EXTENSIONS OF APPROVAL

123 Barkat EOA Approve

124 Country Lake Estates Sec 3 EOA Approve
partial replat no 1

125 Medical Development at EOA Approve
FM 2920 Sec 3

126 Mills Road Reserves EOA Approve

127 Telge Project LLC EOA Approve

128 Westside Mall Sec 2 EOA Approve
partial replat no 1

H NAME CHANGES

129 Dietz Acres partial replat no 1 NC Approve
(prev. Darul Uloom Texas Inc)

I CERTIFICATES OF COMPLIANCE

130 21157 South Street COC Approve

131 24537 Cunningham Drive COC Approve

132 21055 Thomas Street COC Approve

Staff recommendation: Approve staff's recommendation for items 123-132.

Commission action: Approved staff's recommendation for items 123-132.

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

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

133 2302 Sheridan 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: **Davis** Vote: **Unanimous** Abstaining: **None**

II. ESTABLISH A PUBLIC HEARING DATE OF MARCH 29, 2018 FOR:

- a. Bridgeland Parkland Village Sec 9 replat no 1
- b. Bridgeland Parkland Village Sec 10 replat no 1
- c. East 32nd Street Grove replat no 1
- d. Lakewood Heights Sec 3 partial replat no 2
- e. McKenzie Park Sec 4 partial replat no 2
- f. Old River Terrace Sec 2 partial replat no 1
- g. Old River Terrace Sec 3 partial replat no 1
- h. Sebastian partial replat no 1

Staff recommendation: Establish a public hearing date of March 29, 2018 for items II a-h.

Commission action: Established a public hearing date of March 29, 2018 for items II a-h.

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

III. CONSIDERATION OF A HOTEL/MOTEL VARIANCE FOR DAYS INN NORTH FREEWAY LOCATED AT 6440 NORTH FREEWAY

Staff recommendation: Deny the application.

Commission action: Denied the application.

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

Speaker: Caroline Ordener, applicant and Ankit Saroliya, applicant - supportive

IV. CONSIDERATION OF A HOTEL/MOTEL VARIANCE FOR RED ROOF INN & SUITES LOCATED AT 10112 BISSONNET STREET

Staff recommendation: Deny the application.

Commission action: Denied the application.

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

Speaker: Eric Widaski with Council Member Laster's office – opposed.

V. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR THE 6900 BLOCK OF PINE GROVE DRIVE, NORTH AND SOUTH SIDES, BETWEEN BLACK GUM DRIVE AND DROWSY PINE DRIVE (MLS 697)

Staff recommendation: Approve the consideration of a Special Minimum Lot Size Block application for the 6900 block of Pine Grove Drive, north and south sides, between Black Gum Drive and Drowsy Pine Drive, MLS 697, and forward to City Council.

Commission action: Approved the consideration of a Special Minimum Lot Size Block application for the 6900 block of Pine Grove Drive, north and south sides, between Black Gum Drive and Drowsy Pine Drive, MLS 697, and forwarded to City Council.

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

Speakers: Tyler Horn-applicant, Jan Fowler-applicant, Joe Mullins, Theresa Pampell, Diana Gruetzner, John Deackoff, Janie Wiechkoskee, Lany Kimmons, Alesha Breckon, Robert Geringer, John Bungard, Mark Dube, Christian Mowe, Frank Kelley, Pam Dunker and James Secrist – supportive; Kelly Conklin – opposed.

V. PUBLIC COMMENT

Director Pat Walsh welcomed staff Dipti Mathur back from maternity leave.

Commissioner Stein wished Commissioner Mares a Happy Birthday.

VI. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 4:18 p.m.

Motion: **Victor**

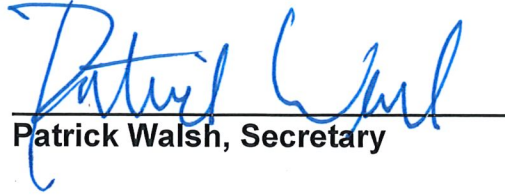
Second: **Kilkenny**

Vote: **Unanimous**

Abstaining: **None**



Martha L. Stein, Chair



Patrick Walsh, Secretary