

Minutes of the Houston Planning Commission

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

July 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 2:31 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 2:37 during item I

Lisa Clark

Algenita Davis

Arrived at 2:48 p.m. during item #110

Mark A. Kilkenny

Left at 3:54 p.m. during item V

Lydia Mares

Paul R. Nelson

Linda Porrás-Pirtle

Absent

Shafik Rifaat

Absent

Megan R. Sigler

Eileen Subinsky

Absent

Zafar Tahir

Meera D. Victor

Absent

Mark Mooney for

Absent

The Honorable James Noack

Charles O. Dean for

The Honorable Robert E. Herbert

Raymond Anderson for

Arrived at 2:32 p.m. during approval of minutes

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 JULY 13, 2017 PLANNING COMMISSION MEETING MINUTES

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

Motion: **Sigler** Second: **Mares** Vote: **Carries** Abstaining: **Alleman and Clark**

I. PRESENTATION AND CONSIDERATION OF THE SEMI-ANNUAL REPORT ON WATER AND WASTEWATER IMPACT FEES (ANN MARIE SHERIDAN)

Staff recommendation: Accept recommendation per staff report, and forward to City Council.

Commission action: Accepted recommendation per staff report, and forwarded to City Council.

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

II. PRESENTATION AND CONSIDERATION OF THE SEMI-ANNUAL REPORT ON DRAINAGE IMPACT FEES (ANN MARIE SHERIDAN)

Staff recommendation: Accept recommendation per staff report, and forward to City Council.

Commission action: Accepted recommendation per staff report, and forwarded to City Council.

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

III. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 105)

Items removed for separate consideration: **39, 52 and 59.**

Staff recommendation: Approve staff's recommendation for items **1 – 105** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for items **1 - 105** subject to the CPC 101 form conditions.

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

Commissioners Alleman, Clark and Sigler recused themselves.

Staff recommendation: Approve staff's recommendation for items **39, 52 and 59** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for items **39, 52 and 59** subject to the CPC 101 form conditions.

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

Commissioners Alleman, Clark and Sigler returned.

C PUBLIC HEARINGS

106 Clinton Park Addition 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: **Alleman** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

Speaker: Pastor Samuel Daniels – supportive.

107 Harrington and Freeman Crossing 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: **Clark** Vote: **Unanimous** Abstaining: **None**

Speaker: Vincent A. Marquez – supportive.

- 108 Lakes at Creekside Sec 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: **Anderson** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**
- 109 Melody Oaks partial replat no 19 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: **Alleman** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
- 110 Morgan Addition partial replat no 6 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: **Garza** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**
- 111 Newport Sec 4 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: **Anderson** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**
- 112 Newport Sec 4 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: **Anderson** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**
- 113 Summit Place Addition 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: **Mares** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
- 114 Tetracon Sec 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: **Baldwin** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**
- 115 Westhaven Estates Sec 1 partial replat no 5 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: **Kilkenny** Vote: **Unanimous** Abstaining: **None**
- 116 Westview Landing Sec 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: **Sigler** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

117 Clarkson Court **C3P** **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: **Bryant** Vote: **Unanimous** Abstaining: **None**

118 Five Sac Self Storage Addition **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: **Garza** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

119 Gosling Commercial Reserve **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: **Bryant** Vote: **Unanimous** Abstaining: **None**

Items 120, 121 and 122 were taken together at this time.

120 Harvest Green GP **GP** **Approve**
121 Harvest Green Sec 18 **C3P** **Approve**
122 Harvest Green Sec 19 **C3P** **Approve**
Staff recommendation: Grant the requested variance(s) and special exception(s), and approve the plats subject to the CPC 101 form conditions.
Commission action: Granted the requested variance(s) and special exception(s), and approved the plats subject to the CPC 101 form conditions.
Motion: **Clark** Second: **Dean** Vote: **Unanimous** Abstaining: **None**

123 HCMUD 406 Detention Pond no 3 **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: **Mares** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**

124 Holocaust Museum Houston **C2R** **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: **Baldwin** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

125 Main Midtown replat no 1 **C2R** **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: **Davis** Vote: **Unanimous** Abstaining: **None**

126 Miranda Trucking **C2R** **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: **Bryant** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

127 Old Town Spring Business Park Reserve **C3P** **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: **Anderson** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

128 Park Place River Oaks replat no 1 **C2R** **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: **Clark** Vote: **Unanimous** Abstaining: **None**
Speakers: Mary Lou Henry, applicant, Mickey Alman, owner and Carlo M. Dinunzio – supportive; David Brenner, Peggy Brenner, Gary Dominy, Dan Fleckman, Dr. Gordon Heier, and Joseph E. Williams - opposed

129 Rankin Hardy Tract **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: **Kilkenny** Second: **Anderson** Vote: **Unanimous** Abstaining: **None**

E SPECIAL EXCEPTIONS

130 Atascocita Springs Sec 1 **C3P** **Approve**
Staff recommendation: Grant the special exception(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the special exception(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Sigler** Second: **Anderson** Vote: **Unanimous** Abstaining: **None**

F RECONSIDERATION OF REQUIREMENTS

131 Martinez Bella Vista **C2** **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: **Kilkenny** Second: **Anderson** Vote: **Unanimous** Abstaining: **None**

132 Old Greenhouse Road Business Park **C2** **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: **Anderson** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

133 Parker Hoge **C1** **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: **Anderson** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

134 Steinhagen Estates **C2** **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: **Anderson** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

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

G EXTENSIONS OF APPROVAL

135	Cypress Trail Plaza Sec 1	EOA	Approve
136	Hampton Creek Sec 8	EOA	Approve
137	Harris County Municipal Utility District No 171 Water Well No 2	EOA	Approve
138	HISD Eastwood Academy replat no 1	EOA	Approve
139	Rigid Business Park Sec 2	EOA	Approve
140	Satyanarayana Temple Sec 1	EOA	Approve
141	Terraces at Blue Bell Village Sec 1	EOA	Approve

H NAME CHANGES

142	Briarmont GP (prev. Domain at Oakwood GP)	NC	Approve
143	Briarmont Sec 1 (prev. Domain at Oakwood Sec 1)	NC	Approve
144	HBS Warehouses Texas (prev. HBS Warehouse Houston)	NC	Approve

I CERTIFICATES OF COMPLIANCE

145	22629 Cox Road	COC	Approve
146	21280 South Street	COC	Approve
147	703 Tobe Street	COC	Approve
148	21725 E Knox Drive	COC	Approve
149	27292 Saddle Rock Lane	COC	Approve
150	20773 Stevens Street	COC	Approve

Staff recommendation: Approve staff's recommendation for items 135-150.
 Commission action: Approved staff's recommendation for items 135-150.
 Motion: **Davis** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

151 2324 Bissonnet 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**

152 5262 Jason 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**

IV. ESTABLISH A PUBLIC HEARING DATE OF AUGUST 24, 2017 FOR:

- a. Avondale partial replat no 3
- b. Avondale partial replat no 4
- c. Benders Landing Estates Sec 4 partial replat no 2
- d. Bicycle Bungalows replat no 1
- e. Binglewood Sec 2 partial replat no 1
- f. Broadmoor partial replat no 3
- g. Facundo Plaza
- h. Houston Acreage Estates partial replat no 1
- i. Longwoods partial replat no 2
- j. Neuen Manor partial replat no 7
- k. Newport Sec 4 partial replat no 4
- l. Spring Forest Sec 2 partial replat no 2
- m. Spring Forest Sec 2 partial replat no 3

Staff recommendation: Establish a public hearing date of August 24, 2017 for items IV a-m.

Commission action: Established a public hearing date of August 24, 2017 for items IV a-m.

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

V. PUBLIC HEARING AND CONSIDERATION OF A HOTEL/MOTEL VARIANCE FOR SUPER 8 HOTEL LOCATED AT 7660 SOUTH LOOP EAST

Public Hearing was open and closed.

Staff recommendation: Grant the Hotel/Motel variance(s), and approve the development plat subject to the conditions listed.

Commission action: Deferred the application for two weeks to give staff time to verify the documents submitted by the owner of the church.

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

Speakers: Ankit Saroliya, applicant – supportive; Janeffer Casarez, Nicole Flakes, Terry Gobert, Jessica Lopez - opposed; Richard Smith, Managing Engineer, Public Works and Engineering.

VI. CONSIDERATION OF A HOTEL/MOTEL VARIANCE FOR AMERICAS BEST VALUE INN HOTEL LOCATED AT 55 SORTERS MCCLELLAN ROAD

Staff recommendation: Defer the application per the applicant's request.

Commission action: Deferred the application per the applicant's request.

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

VII. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR THE DENVER ANNEX SUBDIVISION (MLSA 646)

Staff recommendation: Approve the Special Minimum Lot Size Area application for the Denver Annex Subdivision, MLSA 646, and forward to City Council.

Commission action: Approved the Special Minimum Lot Size Area application for the Denver Annex Subdivision, MLSA 646, and forwarded to City Council.

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

VIII. EXCUSE THE ABSENCES OF COMMISSIONER ALLEMAN AND CLARK

Commissioners Alleman and Clark were present, therefore no Commission action was required.

IX. PUBLIC COMMENT

NONE

X. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 4:23 p.m.

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



Martha L. Stein, Chair



Patrick Walsh, Secretary