

Minutes of the Houston Planning Commission

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

October 12, 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 2:32 p.m. with a quorum present.

Martha L. Stein, Chair

M. Sonny Garza, Vice Chair

Susan Alleman

Bill Baldwin

Fernando Brave

Absent

Antoine Bryant

Absent

Lisa Clark

Arrived at 2:36 p.m. during item #1

Algenita Davis

Mark A. Kilkenny

Lydia Mares

Absent

Christina Morales

Paul R. Nelson

Linda Porrás-Pirtle

Arrived at 2:40 p.m. during item # 97

Ian Rosenberg

Absent

Megan R. Sigler

Zafar Tahir

Meera D. Victor

Mark Mooney for

Left at 4:44 p.m. during item #101

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

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 28, 2017 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the September 28, 2017 Planning Commission meeting minutes.

Motion: **Baldwin** Second: **Garza** Vote: **Carries** Abstaining: **Kilkenny, Nelson and Sigler**

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 83)

Staff recommendation: Approve staff's recommendation for items **1 – 83** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for items **1 - 83** subject to the CPC 101 form conditions.

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

Motion made by Commissioner Garza and seconded by Commissioner Clark to take items 97, 98 and 103 – 108 out of order and present them at this time together. Motion carried unanimously.

97	Garrow Sampson	C2R	Deny
98	Garrow York	C2R	Deny
103	Palmer Four East End	C2R	Deny
104	Palmer One East End	C2R	Deny
105	Palmer Three East End	C2R	Deny
106	Palmer Two East End	C2R	Deny
107	Ranger One East End	C2R	Deny
108	Ranger Two East End	C2R	Deny

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

Commission action: Denied the requested variance(s) and disapproved the plats.

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

Speaker: Tom McCasland, Housing and Community Development Department and Mary Lou Henry, applicant – supportive

C PUBLIC HEARINGS

84 Amblake Court Two 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: **Alleman** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

85 Amended Plat of Almeda Place C3N Approve
partial replat no 9

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

- 86 Chasewood Meadows partial replat no 3 C3N 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: **Clark** Vote: **Unanimous** Abstaining: **None**
- 87 Craig Woods partial replat no 21 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: **Kilkenny** Vote: **Unanimous** Abstaining: **None**
- 88 Development at Moritz 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: **Kilkenny** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**
- 89 Garden Oaks Terrace 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: **Davis** Vote: **Unanimous** Abstaining: **None**
- 90 Goldcrest Group C3N Approve**
 Staff recommendation: Deny the requested variance(s) and approve the plat subject to the CPC 101 form conditions.
 Commission action: Denied the requested variances(s) and approved the plat subject to the CPC 101 form conditions.
 Motion: **Porras-Pirtle** Second: **Victor** Vote: **Unanimous** Abstaining: **None**
- 91 Martin 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: **Clark** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**
- 92 Park Place Sec 2 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: **Clark** Vote: **Unanimous** Abstaining: **None**
- 93 Royden Oaks 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**
- 94 Spring Oaks replat no 1 C3N Approve**
partial replat no 5
 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: **Victor** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

95 Westhaven Estates Sec 1 C3N Approve
partial replat no 6

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**

D VARIANCES

96 Cinco Estates 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: **Kilkenny** Vote: **Unanimous** Abstaining: **None**

Item 97 and 98 were taken earlier in the meeting.

99 Harris County MUD no 1 C3P Withdrawn
Water Plant no 4

100 Midtown City Center 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: **Alleman** Vote: **Unanimous** Abstaining: **None**

101 Mills Creek Crossing Sec 2 C3P 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: **Clark** Vote: **Unanimous** Abstaining: **None**

102 Museum Medical Tower 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: **Porras-Pirtle** Second: **Davis** Vote: **Unanimous** Abstaining: **None**

Items 103, 104, 105, 106, 107 and 108 were taken earlier in the meeting.

109 Reserve at Rosehill C2 Withdrawn

110 Rivera C3P 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: **Clark** Vote: **Unanimous** Abstaining: **None**

Commissioner Alleman recused herself.

111 Sheldon ISD High School GP 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: **Porras-Pirtle** Second: **Anderson** Vote: **Unanimous** Abstaining: **None**
Speaker: John Kirchner, applicant – supportive.

Commissioner Alleman returned.

112 Waldemar Townhomes C2 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: **Garza** Second: **Tahir** Vote: **Unanimous** Abstaining: **None**
Speaker: Daniel Marquez – opposed.

E SPECIAL EXCEPTIONS

113 Lakeview Retreat GP GP 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: **Dean** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**

F RECONSIDERATION OF REQUIREMENTS

114 Sanberg Investment LTD C2R Approve
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: **Anderson** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**

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

G EXTENSIONS OF APPROVAL

115 Grant Plaza EOA Approve
116 Manriquez Reserve EOA Approve

**H NAME CHANGES
NONE**

I CERTIFICATES OF COMPLIANCE

117	21087, 21097 Brazos Drive	COC	Approve
118	25093 Virginia Lane	COC	Approve
119	18944 Iris Lane	COC	Approve
120	20236 Ravenwing Drive	COC	Approve
121	0 Blue Beech Drive	COC	Approve

Staff recommendation: Approve staff's recommendation for items 115-121.

Commission action: Approved staff's recommendation for items 115-121.

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

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

122	4119 Chapman Street	DPV	Approve
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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: **Davis** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

II. ESTABLISH A PUBLIC HEARING DATE OF NOVEMBER 9, 2017 FOR:

- a. Ashley Pointe Sec 8 partial replat no 1
- b. Avondale Square partial replat no 1
- c. Brae Burn Acres partial replat no 1
- d. Crescent Island partial replat no 3 and extension
- e. Cypress Place partial replat no 1
- f. East End on the Bayou Sec 4 partial replat no 1
- g. Greenwood Village Sec 4 partial replat no 1
- h. Grove at Oak Forest Sec 1 partial replat no 1 and extension
- i. Villages at Bear Creek Sec 7 partial replat no 1
- j. Wayside Village Sec 2 replat no 1 and extension
- k. Westheimer Estates partial replat no 7

Staff recommendation: Establish a public hearing date of November 9, 2017 for items II a-k.

Commission action: Established a public hearing date of November 9, 2017 for items II a-k.

Motion: **Sigler** Second: **Clark** 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: Grant the off-street parking variance(s), and approve the development plat subject to the conditions listed.

Commission action: Granted the off-street parking variance(s), and approved the development plat subject to the conditions listed.

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

IV. PUBLIC HEARING AND CONSIDERATION OF A HOTEL/MOTEL VARIANCE FOR DAYS INN AT CLAREWOOD LOCATED AT 7129 CLAREWOOD DRIVE

Public Hearing was open and closed.

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


Speakers: Nichole Bowden, applicant and Roger Johnson, owner – supportive.

**V. PUBLIC COMMENT
NONE**

VI. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 4:21 p.m.

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



Martha L. Stein, Chair



Patrick Walsh, Secretary