

Minutes of the Houston Planning Commission

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

October 26, 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, Vice Chair Absent

Susan Alleman

Bill Baldwin

Fernando Brave Arrived at 2:37 p.m. during item I A&B

Antoine Bryant Absent

Lisa Clark

Algenita Davis

Mark A. Kilkenny

Lydia Mares

Christina Morales Arrived at 2:43 p.m. during item #108

Left at 3:55 p.m. during item III

Absent

Paul R. Nelson

Linda Porrás-Pirtle

Arrived at 2:43 p.m. during item #108

Ian Rosenberg

Megan R. Sigler

Zafar Tahir

Arrived at 2:35 p.m. during the Director's Report

Meera D. Victor

Mark Mooney for

Absent

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 Patrick Walsh, Director, Planning and Development Department.

APPROVAL OF THE OCTOBER 12, 2017 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the October 12, 2017 Planning Commission meeting minutes.

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

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 106)

Items removed for separate consideration: **44**.

Staff recommendation: Approve staff's recommendations for items **1 - 106** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 - 106** subject to the CPC 101 form conditions.

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

Commissioners Sigler recused herself.

Staff recommendation: Approve staff's recommendation for item **44** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for item **44** subject to the CPC 101 form conditions.

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

Commissioners Sigler returned.

C PUBLIC HEARINGS

107 Amblake Court Two replat no 1 C3N Defer

Staff recommendation: Defer the application for two weeks per the Legal Department's request.

Commission action: Deferred the application for two weeks per the Legal Department's request.

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

Speaker: Carolyn Boozer – opposed.

108 Commons Park Place 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: **Anderson** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

109 Craig Woods partial replat no 22 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**

110 Development at Moritz 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: **Sigler** Vote: **Unanimous** Abstaining: **None**

- 111 Garden Oaks Terrace 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: **Porras-Pirtle** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
- 112 Hempstead Terrace 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: **Kilkenny** Second: **Mares** Vote: **Unanimous** Abstaining: **None**
- 113 Miracle of Hope Sec 1 C3N Deny**
partial replat no 1 and extension
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Denied the application.
Motion: **Baldwin** Second: **Davis** Vote: **Carries** Abstaining: **Rosenberg**
Opposing: **Alleman, Anderson, Clark, Kilkenny, Porras-Pirtle and Sigler**
Speaker: Andrew Allemand, applicant – supportive.
- 114 Modern at Morris 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**
Speakers: Eliseo Rias, Mary S. Medel, Delphina V. Torres, Jose Trevino, Ramona Ruiz – opposed.
- 115 Neuen Manor partial replat no 8 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: **Kilkenny** Vote: **Unanimous** Abstaining: **None**
- 116 Patio Homes On Peden 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**
- 117 Riverway Estates Sec 1 C3N Withdrawn**
partial replat no 4
- 118 Spring Branch Estates no 2 C3N Approve**
partial replat no 10
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: **Victor** Vote: **Unanimous** Abstaining: **None**
- 119 Tan Duc 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: **Mares** Vote: **Unanimous** Abstaining: **None**

120 Westhaven Estates Sec 1 C3N Approve
partial replat no 7

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: **Kilkenny** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

121 Bridgeland Parkland Village Sec 29 C3P 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: **Anderson** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**

122 Cinco Estates 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: **Porras-Pirtle** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

Item 123 and 125 were taken together at this time and voted on separately.

125 Lakes at Creekside GP GP 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: **Anderson** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**

123 Harris County MUD No 1 C2 Approve
Water Plant no 4

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: **Anderson** Vote: **Unanimous** Abstaining: **None**

124 Heights Water Works C2R Defer

Staff recommendation: Defer the application for two weeks additional information requested.

Commission action: Deferred the application for two weeks additional information requested.

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

Item 125 was taker earlier.

E SPECIAL EXCEPTIONS
NONE

F RECONSIDERATION OF REQUIREMENTS

126 Balmoral Park Lakes East Sec 6 C3P Approve
 Staff recommendation: Grant the reconsideration of requirement(s) with special exception (s) and approve the plat subject to the CPC 101 form conditions.
 Commission action: Granted the reconsideration of requirement(s) with special exception (s) and approved the plat subject to the CPC 101 form conditions.
 Motion: **Anderson** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

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

G EXTENSIONS OF APPROVAL

127	Almeda Hall	EOA	Approve
128	Development at West Little York	EOA	Approve
129	DMJJ Enterprise	EOA	Approve
130	Word of God Church Sec 1	EOA	Approve

H NAME CHANGES

131	Thornwall Hempstead (prev. Keystone Tiles on Hempstead)	NC	Approve
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I CERTIFICATES OF COMPLIANCE

132	23790 Johnson Road	COC	Approve
133	20851 Thomas Lane	COC	Approve
134	20017 FM 1485	COC	Approve
135	15106 Thistle Down Drive	COC	Approve

Staff recommendation: Approve staff's recommendation for items 127-135.
 Commission action: Approved staff's recommendation for items 127-135.

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

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

136 4903 Cheena Drive DVP 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**

137 602 E. 26th Street DVP 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: **Baldwin** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

138 202 Glenwood Drive **DVP** **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**

139 3719 Olympia Drive **DVP** **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: **Kilkenny** Second: **Davis** Vote: **Unanimous** Abstaining: **None**

140 243 Westheimer Road **DVP** **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: **Porras-Pirtle** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**

141 1234 Wisterwood Drive **DVP** **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: **Victor** Vote: **Unanimous** Abstaining: **None**

II. ESTABLISH A PUBLIC HEARING DATE OF NOVEMBER 30, 2017 FOR:

- a. Broad Oaks partial replat no 8
- b. Garden Acres partial replat no 2
- c. Glendower Court partial replat no 3
- d. Hollywood Gardens partial replat no 6
- e. Reflections Sec 2 partial replat no 2
- f. West Lane Place partial replat no 3
- g. Westheimer Gardens Extension partial replat no 5

Staff recommendation: Establish a public hearing date of November 30, 2017 for items II a-g.
Commission action: Established a public hearing date of November 30, 2017 for items II a-g.
Motion: **Clark** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 3201 LOUISIANA STREET

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: **Baldwin** Second: **Rosenberg** Vote: **Unanimous** Abstaining: **None**
Speakers: Zorka Adams and Greg Arndt read for Ms. Adams – opposed; Marylou Henry, applicant – supportive.

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

Withdrawn

Staff recommendation: Establish a public hearing date of November 30, 2017 for item IV.

Commission action: Established a public hearing date of November 30, 2017 for item IV.

Motion: **Clark**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

V. I. EXCUSE THE ABSENCE OF COMMISSIONER BRAVE

Commissioner Brave was present; therefore, no Commission action was required.

VI. PUBLIC COMMENT

NONE

VII. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 3:56 p.m.

Motion: **Clark**

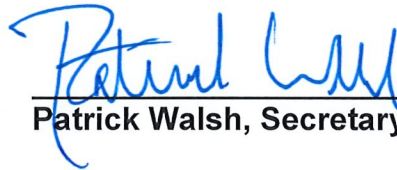
Second: **Mares**

Vote: **Unanimous**

Abstaining: **None**



Martha L. Stein, Chair



Patrick Walsh, Secretary