

Minutes of the Houston Planning Commission

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

August 16, 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 2:31 p.m. with a quorum present.

Martha L. Stein, Chair

M. Sonny Garza, Vice Chair

Susan Alleman

Bill Baldwin

Absent

Fernando L. Brave

Absent

Antoine Bryant

Lisa Clark

Mark A. Kilkenny

Absent

Lydia Mares

Christina Morales

Paul R. Nelson

Linda Porrás-Pirtle

Arrived at 2:36 p.m. during Approval of Minutes

Ian Rosenberg

Megan R. Sigler

Zafar Tahir

Meera D. Victor

Absent

Mark Mooney for

Absent

The Honorable James Noack

Maggie Dalton for

The Honorable Robert E. Hebert

Loyd Smith for

Absent

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 Michael Kramer, Assistant Director, Planning and Development Department.

APPROVAL OF THE AUGUST 2, 2018 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the August 2, 2018 Planning Commission meeting minutes.

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

I. PUBLIC HEARING AND CONSIDERATION OF A CITY INITIATED STREET RENAMING OF A PORTION OF ALDINE-WESTFIELD ROAD TO ALCORN STREET

Presentation was given by Carson Lucarelli, Planning and Development Department.

Staff recommendation: Approve the consideration of a city initiated street renaming of a portion of Aldine-Westfield Road to Alcorn Street, and forward to City Council.

Commission action: Approved the consideration of a city initiated street renaming of a portion of Aldine-Westfield Road to Alcorn Street, and forward to City Council.

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

Speaker(s): Sandra Arahos, Dan Ramirez Ruiz, Donald Glenn Newby, James Lovelady, Patsy Newby - opposed

II. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 88)

Staff recommendation: Approve staff's recommendations for items 1 –88, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items 1–88, subject to the CPC 101 form conditions.

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

C PUBLIC HEARINGS

89 Bridges on Lake Houston C3N Approve
Sec 7 partial replat no 1

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: **Bryant** Vote: **Unanimous** Abstaining: **None**

90 Brookhaven Addition C3N Disapprove
partial replat no 1

Staff recommendation: Disapprove the plat subject to the CPC 101 form conditions.

Commission action: Disapproved the plat subject to the CPC 101 form conditions.

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

91 Kerrs Ferndale Addition C3N Approve
partial replat no 2

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: **Alleman** Vote: **Unanimous** Abstaining: **None**

92 Lakewood Pines Sec 9 partial C3N Approve
replat no 1

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: **Mares** Vote: **Unanimous** Abstaining: **None**

- | | | | |
|------------|--|------------------------|--|
| 93 | Lancaster Place
partial replat no 1 | C3N | Withdrawn |
| 94 | Lancaster Place
partial replat no 2 | C3N | Withdrawn |
| 95 | Oak Forest Addition Sec 4
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: Mares | Vote: Unanimous Abstaining: None |
| 96 | Pine Terrace Sec 3
partial replat no 1 | C3N | Disapprove |
| | Staff recommendation: Disapprove the plat. | | |
| | Commission action: Disapproved the plat. | | |
| | Motion: Mares | Second: Clark | Vote: Unanimous Abstaining: None |
| | Speaker(s): John Harris, supportive | | |
| 97 | Remington Creek Ranch Sec 6 | C3N | Defer |
| | Staff recommendation: Defer the plat for two weeks for further study and review. | | |
| | Commission action: Deferred the plat for two weeks for further study and review. | | |
| | Motion: Alleman | Second: Garza | Vote: Unanimous Abstaining: None |
| 98 | River Oaks Estates Sec 1
partial replat no 1 | C3N | Withdrawn |
| 99 | Sawyer Heights Oaks 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: Porras-Pirtle | Second: Alleman | Vote: Unanimous Abstaining: None |
| 100 | Smiley Place 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: Sigler | Second: Clark | Vote: Unanimous Abstaining: None |
| 101 | West Court partial replat no 9 | 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: Tahir | Vote: Unanimous Abstaining: None |
| 102 | Westheimer Estates 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: Bryant | Second: Mares | Vote: Unanimous Abstaining: None |

103 Westwood Sec 5 partial replat no 1 C3N Withdrawn

104 Wildwood Glen Sec 1 partial replat no 1 C3N Defer

Staff recommendation: Deny the requested variance and disapprove the plat.

Commission action: Deferred the application for two weeks for further study and review.

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

Speaker(s): Michael Kelly, Chris Castillo -supportive; Fred Mathis, Harris County Engineering

D VARIANCES

105 Art Square Studios Alameda 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 approve the plat subject to the CPC 101 form conditions.

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

106 Astle Acre Sec 1 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 approve the plat subject to the CPC 101 form conditions.

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

107 Carnegie Oaks at Westmoreland Sec 2 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 approve the plat subject to the CPC 101 form conditions.

Motion: **Nelson** Second: **Alleman** Vote: **Unanimous** Abstaining: **Mares, Garza, and Rosenberg**

Speaker(s): Patsy Knudsen Joiner, applicant - supportive, Richard Smith, Houston Public

108 Coca Cola Southwest Beverages Northpoint 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 approve the plat subject to the CPC 101 form conditions.

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

109 Frenchman Square C2R Withdrawn

110 Grand at Aliana C3P 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: **Dalton** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

111 Hardy Yards Reserve **C2R** **Defer**
Staff recommendation: Defer the application for two weeks for additional information.
Commission action: Deferred the application for two weeks for additional information.
Motion: **Rosenberg** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

112 JEEATW Corporation **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: **Rosenberg** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

Items 113 and 114 were taken together at this time.

113 Northpark Woods GP **GP** **Approve**
114 Northpark Woods Sec 1 **C3P** **Approve**
Staff recommendation: Grant the variance(s) and approve the plat(s) subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plat(s) subject to the CPC 101 form conditions.
Motion: **Porras-Pirtle** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

115 Pinecrest Teague Reserve **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: **Sigler** Vote: **Unanimous** Abstaining: **None**

116 Portland Parkview **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: **Mares** Vote: **Unanimous** Abstaining: **None**

117 Retreat at Westview Terrace **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: **Garza** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
Speaker(s): Greg Gaines- opposed

118 Stanmore River Oaks **C2R** **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: **Alleman** Vote: **Unanimous** Abstaining: **None**

Items 119 and IV were taken together at this time.

119 West 19th Retail C2R Defer
IV. Consideration of an off-street parking DPV Defer
variance(s) for property located at
317 W 19th Street

Staff recommendation: Defer the application(s) for two weeks for additional information

Commission action: Deferred the application(s) for two weeks for additional information.

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

Speaker(s): Carol Price Dupris - opposed

E SPECIAL EXCEPTIONS

Items 120 and 121 were taken together at this time.

120 Woodland Lakes Sec 3 C3P Defer
121 Woodland Lakes Sec 4 C3P Defer

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

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

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

F RECONSIDERATION OF REQUIREMENTS

Items 122, 123 and 124 were taken together at this time.

122 Balmoral GP GP Approve
123 Balmoral Sec 11 C3F Approve
124 Balmoral Sec 17 C3F Approve

Staff recommendation: Grant the special exceptions(s) and approve the plat(s) subject to the CPC 101 form conditions.

Commission action: Granted the special exceptions(s) and approved the plat(s) subject to the CPC 101 form conditions.

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

125 Campanile on Commerce Apartments C2R Defer

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

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

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

126 Depot 5210 Oates Road 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: **Garza** Vote: **Unanimous** Abstaining: **None**

Speaker(s): Vicki Garner- opposed

G EXTENSIONS OF APPROVAL

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

127	Corner of Telge	EOA	Approve
128	Prime Spot Convenience Store on Stuebner Airline	EOA	Approve
129	Sundale Plaza	EOA	Approve
130	Woodlands United Methodist Church	EOA	Approve
131	Yalda Real Estate Group LLC	EOA	Approve

**H NAME CHANGES
NONE**

I CERTIFICATES OF COMPLIANCE

132	24250 Lake Drive	COC	Approve
133	21234 South Street	COC	Approve
134	27167 Lanter Lane	COC	Approve
135	24059 Sorters Road	COC	Approve
136	23339 Ford Road	COC	Approve

Staff recommendation: Approve staff's recommendation for items 127-136.

Commission action: Approved staff's recommendation for items 127-136.

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

**J ADMINISTRATIVE
NONE**

**K DEVELOPMENT PLATS WITH VARIANCE REQUESTS
NONE**

III. ESTABLISH A PUBLIC HEARING DATE OF SEPTEMBER 13, 2018 FOR:

- a. Dolce Living at Midtown replat no 1
- b. Estates at Pech Road
- c. Glenhaven Estates Sec 2 partial replat no 2
- d. Inwood Park Village replat no 1
- e. Pine Cove Park
- f. Pinecrest Sec 2 partial replat no 2
- g. Sunset Heights partial replat no 5
- h. Westheimer Gardens Extension partial replat no 6
- i. West Lane Annex partial replat no 3 replat no 1
- j. Willow Creek Estates replat Sec 1 partial replat no 3

Staff recommendation: Establish a public hearing date of September 13, 2018 for items III a-j.

Commission action: Established a public hearing date of September 13, 2018 for items III a-j.

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

Item IV was taken earlier in the meeting.

V. PUBLIC HEARING AND CONSIDERATION OF A HOTEL/MOTEL FOR SOUTHWIND HOTEL LOCATED AT 5617 NORTH FREEWAY

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

Commission action: Defer the application for two weeks per the applicant's request.

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

VI. EXCUSE THE ABSENCE OF COMMISSIONER PORRAS-PIRTLE

Commissioner Porras-Pirtle was present, therefore no Commission action was required.

**VII. PUBLIC COMMENT
NONE**

VIII. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 4:24 p.m.

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



Martha L. Stein, Chair



Michael Kramer, Secretary