

Minutes of the Houston Planning Commission

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

August 30, 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 2:30 p.m. with a quorum present.

Martha L. Stein, Chair

M. Sonny Garza, Vice Chair

Susan Alleman

Bill Baldwin

Fernando L. Brave

Left at 4:05 p.m. during Item #125

Antoine Bryant

Left at 5:15 p.m. during item #134 & IV

Lisa Clark

Arrived at 3:54 p.m. during item #122

Mark A. Kilkenny

Absent

Lydia Mares

Left at 4:49 p.m. during item #134 & IV

Christina Morales

Left at 5:34 p.m. during Item V

Paul R. Nelson

Absent

Linda Porrás-Pirtle

Arrived at 2:37 p.m. during Item I

Ian Rosenberg

Megan R. Sigler

Arrived at 2:35 p.m. during Item I

Zafar Tahir

Left at 5:15 during item # 134 & IV

Meera D. Victor

Mark Mooney for

Absent

The Honorable James Noack

Maggie Dalton for

The Honorable Robert E. Hebert

Loyd Smith for

Arrived at 2:32 p.m. during Director's Report

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.

107 Park Place partial replat no 3 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: **Garza** Vote: **Unanimous** Abstaining: **None**

108 Remington Creek Ranch Sec 6 C3N 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: **Alleman** Vote: **Unanimous** Abstaining: **None**

109 Shadyvilla Addition no 1 C3N Approve
Annex partial replat no 3
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**

110 West Lane Annex 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: **Garza** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

111 Wildwood Glen Sec 1 C3N Withdrawn
partial replat no 1

D VARIANCES

112 Adelia Court C2R Approve
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Denied the variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Baldwin** Second: **Morales** Vote: **Unanimous** Abstaining: **None**
Speaker(s): Donna Walker- opposed.

113 Bauer Trails partial replat no 1 C2R Defer
Staff recommendation: Defer the application for two weeks to give the applicant time to submit additional information.
Commission action: Deferred the application for two weeks to give the applicant time to submit additional information.
Motion: **Mares** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**

114 Camp Logan Addition C2R Approve
partial replat no 3
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: **Garza** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

115 City of Houston Brock Street C2 Defer
Lift Station Site

Staff recommendation: Defer the application for two weeks to give the applicant time to submit additional information.

Commission action: Deferred the application for two weeks to give the applicant time to submit additional information.

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

Items 116 and 117 were taken together at this time.

116 Ella Grovewood C2 Defer

117 Ella Timbergrove C3P Defer

Staff recommendation: Defer the application for two weeks to give the applicant time to submit additional information.

Commission action: Deferred the application for two weeks to give the applicant time to submit additional information.

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

118 Emancipation Center Two C2R Defer

Staff recommendation: Defer the application for two weeks to give the applicant time to submit additional information.

Commission action: Deferred the application for two weeks to give the applicant time to submit additional information.

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

Items 119 -120, 126 - 129 and 131 - 132 were taken together at this time.

119 Garrow Sampson C2R Approve

120 Garrow York C2R Approve

126 Palmer Four East End C2R Approve

127 Palmer One East End C2R Approve

128 Palmer Three East End C2R Approve

129 Palmer Two East End C2R Approve

131 Ranger One East End C2R Approve

132 Ranger Two East End C2R Approve

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

Commission action: Granted the variances(s) and approved the plat(s) subject to the CPC 101 form conditions with the additional condition of recording the agreement between the developer and HCD prior to recordation.

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

121 Hardy Yards Reserve 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: **Garza** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

Speaker(s): Mike Stinson- opposed.

**122 Main Street High Rise Apartments C2R Approve
replat no 2**

Staff recommendation: Grant the variance(s) and approve the plats subject to the CPC 101 form conditions.

Commission action: Granted the variance(s) and approved the plats subject to the CPC 101 form conditions.

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

123 Martindale Dreams C3P Approve

Staff recommendation: Grant the variance(s) and approve the plats subject to the CPC 101 form conditions.

Commission action: Granted the variance(s) and approved the plats subject to the CPC 101 form conditions.

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

Speaker(s): Richard Smith, Managing Engineer, Public Works and Engineering.

124 Montrose Garden C2R Defer

Staff recommendation: Defer the application for two weeks to give the applicant time to submit additional information.

Commission action: Deferred the application for two weeks to give the applicant time to submit additional information.

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

Speaker(s): Karen Gordon, Catherina Budiharto and Jeffrey Melland - opposed.

125 MP Highway 290 Industrial GP 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: **Porras-Pirtle** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

Items 126, 127, 128, and 129 were taken and acted on earlier with items 119 and 120.

130 Portland Parkview 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: **Alleman** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

Items 131 and 132 were taken and acted on earlier with items 119 and 120.

133 Retreat at Westview Terrace 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 and with additional conditions that subject to a plat note pertaining to the Long Point Entrance being permanently accessible to the residents of the subdivision.

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

Speaker(s): Mary Lou Henry- applicant; Steve Metzger, Bianca Goudge, Bill Furr, Andy, Jason Jean, Shirley Kopecky, Decio Comin and Lennord Flores- opposed.

Items 134 and IV were taken together at this time.

134 West 19th Retail C2R Approve
IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR PROPERTY LOCATED AT 317 W 19TH STREET

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

Commission action: Deferred the applications for two weeks to allow the applicant time to provide revised information.

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

Speaker(s): Craig Garcia- applicant and Leatha Allen- supportive; Heather Fordham, Dawn McGarry, Steven Loupe and Ron Medalie – opposed; Richard Smith, Managing Engineer, Public Works and Engineering.

E SPECIAL EXCEPTIONS

Items 135 and 136 were taken together at this time.

135 Woodland Lakes Sec 3 C3P Defer
136 Woodland Lakes Sec 4 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: **Alleman** Vote: **Unanimous** Abstaining: **None**

137 Woodland Lakes Sec 5 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: **Garza** Second: **Victor** Vote: **Unanimous** Abstaining: **None**

F RECONSIDERATION OF REQUIREMENTS

138 Aliana Sec 65 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: **Baldwin** Second: **Dalton** Vote: **Unanimous** Abstaining: **None**

139 Campanile on Commerce Apartments C2R 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: **Morales** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**

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

G EXTENSIONS OF APPROVAL

140 Castle Rock Reserve Southwest EOA Approve
141 Tealpointe Lake Estates EOA Approve

**H NAME CHANGES
NONE**

I CERTIFICATES OF COMPLIANCE

| | | | |
|------------|---------------------------------|------------|----------------|
| 142 | 24413 Tree Ln | COC | Approve |
| 143 | 24283 W Terrace Drive | COC | Approve |
| 144 | 24430 E Terrace Drive | COC | Approve |
| 145 | 27056 Spanish Oaks Drive | COC | Approve |
| 146 | 24347 W Terrace Drive | COC | Approve |

Staff recommendation: Approve staff's recommendation for items 140-146.

Commission action: Approved staff's recommendation for items 140-146.

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

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

| | | | |
|------------|---------------------------|------------|--------------|
| 147 | 2120 Gentry Street | DPV | 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: **Alleman** Vote: **Unanimous** Abstaining: **None**

| | | | |
|------------|----------------------------|------------|----------------|
| 148 | 11402 Mullins Drive | DPV | Approve |
|------------|----------------------------|------------|----------------|

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

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

Motion: **Garza** Second: **Smith** Vote: **Carries** Opposing: **Baldwin, Morales, Porras-Pirtle, Rosenberg and Tahir**

III. ESTABLISH A PUBLIC HEARING DATE OF SEPTEMBER 27, 2018 FOR:

- a. Emancipation One Center
- b. Hillsdale Creek Sec 1 partial replat no 1
- c. Katy Pointe Sec 1 partial replat no 1
- d. Lancaster Place partial replat no 1
- e. Lancaster Place partial replat no 2
- f. Little York partial replat no 1
- g. Oak Forest Village
- h. River Oaks Estates Sec 1 partial replat no 1
- i. Tealbrook Sec 1 partial replat no 4 and extension
- j. Westheimer Estates partial replat no 9

Staff recommendation: Establish a public hearing date of September 27, 2018 for items III a-j.

Commission action: Established a public hearing date of September 27, 2018 for items III a-j.

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

IV. was taken and acted on earlier in the meeting with item 134.

V. PUBLIC HEARING AND CONSIDERATION OF A HOTEL/MOTEL FOR SOUTHWIND HOTEL LOCATED AT 5617 NORTH FREEWAY **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: **Victor** Vote: **Unanimous** Abstaining: **None**

VI. EXCUSE THE ABSENCES OF COMMISSIONERS BRAVE AND KILKENNY

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

Motion was made to excuse the absences of Commissioner Kilkenny.

Motion: **Garza**

Second: **Rosenberg**

Vote: **Unanimous**

Abstaining: **None**

VII. PUBLIC COMMENT

NONE

VIII. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 5:36 p.m.

Motion: **Clark**

Second: **Rosenberg**

Vote: **Unanimous**

Abstaining: **None**



Martha L. Stein, Chair



Michael Kramer, Secretary