

Minutes of the Houston Planning Commission

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

March 29, 2018

Meeting held in
Council Chambers, Public Level, City Hall Annex
2:30 p.m.

Call to Order

Vice Chair M. Sonny Garza called the meeting to order at 2:40 p.m. with a quorum present.

Martha L. Stein, Chair	Absent
M. Sonny Garza, Vice Chair	
Susan Alleman	
Bill Baldwin	Arrived at 2:50 p.m. during Annual Rpt. Presentation
Fernando L. Brave	Absent
Antoine Bryant	Arrived at 3:10 p.m. during item #7 Left at 4:24 p.m. #117
Lisa Clark	Arrived at 2:52 p.m. during Annual Rpt. Presentation
Algenita Davis	
Mark A. Kilkenny	Absent
Lydia Mares	Absent
Christina Morales	
Paul R. Nelson	
Linda Porrás-Pirtle	
Ian Rosenberg	Absent
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	
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 Patrick Walsh, Director, Planning and Development Department.

PRESENTATION OF THE 2017 PLANNING AND DEVELOPMENT DEPARTMENT ANNUAL REPORT

Report was given by the Planning and Development Department Director, Patrick Walsh.

APPROVAL OF THE MARCH 15, 2018 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the March 15, 2018 Planning Commission meeting minutes.

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

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 94)

Item removed for separate consideration: **59 and 60**.

Item **7** and **27** removed for separate consideration in order to hear from speakers.

Staff recommendation: Approve staff's recommendations for items **1 – 94**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 94**, subject to the CPC 101 form conditions.

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

Commissioner Sigler recused herself.

Staff recommendation: Approve staff's recommendation to approve item **59 and 60** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation to approve item **59 and 60** subject to the CPC 101 form conditions.

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

Commissioner Sigler returned.

7 Benders Creek GP GP 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: **Nelson** Vote: **Carries** Abstaining: **Bryant**

Speakers: Margaret Bryon, Charles Welch, Jerry Dennis, Tonja Dennis – opposed; Vince Salazar, applicant – supportive; Richard Smith, Managing Engineer, Public Works and Engineering Department.

27 Houston Avenue Rejuvenation Addition C2 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: **Alleman** Vote: **Unanimous** Abstaining: **None**

Speakers: Larry Campagna, P. Benz – opposed; Joyce Owens, applicant

C PUBLIC HEARINGS

95 Ammar Estates replat no 1 C3N Withdrawn

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

Commission action: Withdrawn the application and waive the fees when it come back before the Commission.

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

Speaker: Joyce Owens, applicant – supportive.

96 Braeswood partial replat no 4 C3N Withdrawn

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

Commission action: Withdraw and re-establish a Public Hearing date of April 26 and waive the fees.

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

Speakers: Travis Huehlefeld, applicant and Mary Villareal, applicant – supportive; Jane Janecek, Howard Merrill, Evalyn Krudy, Lorie Westrick- opposed; Arva Howard, Legal Department.

Motion made by Baldwin, seconded by Bryant to reopen the Public Hearing for item 96 to hear from speaker. Motion carried unanimously.

Speaker: Mary Villareal, applicant – supportive.

97 Bridgeland Parkland Village C3N Approve
Sec 9 replat no 1

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

Commission action: Withdraw and reestablish a Public Hearing date of April 26 and waive the fees.

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

98 Bridgeland Parkland Village C3N Approve
Sec 10 replat no 1

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

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

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

99 East 32nd Street Grove 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: **Sigler** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

100 Lakewood Heights Sec 3 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: **Clark** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

101 McKenzie Park Sec 4 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: **Clark** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

102 Old River Terrace sec 2 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: **Porras-Pirtle** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

103 Old River Terrace Sec 3 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**

104 Sebastian 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: **Baldwin** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**

105 Serenity Meadows partial replat no 1 and extension 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: **Bryant** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

Commissioner Alleman recused herself.

106 Aldine ISD 9999 Veterans Memorial Drive Complex 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: **Porras-Pirtle** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

107 Astle Acres 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**

Commissioner Alleman returned.

108 Gross Office Park 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: **Porras-Pirtle** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

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

110 JCWM Properties Place replat no 1 **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: **Bryant** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**

Items 111 – 116 were taken together at this time.

111	Lantana GP	GP	Defer
112	Lantana Heights Drive Street Dedication Sec 1	C3P	Defer
113	Lantana Sec 1	C3P	Defer
114	Lantana Sec 2	C3P	Defer
115	Lantana Sec 3	C3P	Defer
116	Westgreen Boulevard Street Dedication Sec 3	C3P	Defer

Staff recommendation: Defer the application(s) for two weeks per the applicant's request.
Commission action: Deferred the application(s) for two weeks per the applicant's request.
Motion: **Bryant** Second: **Davis** Vote: **Unanimous** Abstaining: **None**

Items 117 and 118 were taken together at this time.

117	Laterna Villas North	C2	Defer
118	Laterna Villas South	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: **Clark** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

119 Levy Park replat no 1 **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: **Davis** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

Speaker: Kimberly Phipps-Nichol – undecided; Travis Younkin, applicant – supportive.

120 Mc Kinney Development **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: **Morales** Vote: **Unanimous** Abstaining: **None**

121 Puebla Comiskey **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: **Davis** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

122 Sendero Tract Sec 7 **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: **Davis** Second: **Porras-Pirtle** Vote: **Unanimous** Abstaining: **None**

123 Texas Installs Business Park **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: **Davis** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**

124 Villas at Foxbrick Lane **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: **Davis** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

125 Washington Avenue Retail **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: **Davis** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**

E SPECIAL EXCEPTIONS

126 Sendero Tract Sec 8 **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: **Davis** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

F RECONSIDERATION OF REQUIREMENTS

Commissioner Sigler recused herself.

Items 127 - 129 were taken together at this time.

127 JDS 370 Tract Sec 1 **C3P** **Approve**

128 JDS 370 Tract Sec 2 **C3P** **Approve**

129 Long Canter Trail Street **C3P** **Approve**

Dedication Sec 1 and Reserves

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

Commission action: Granted the reconsideration of requirement(s) and approved the plat subject to the CPC 101 form conditions.

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

Commissioner Sigler returned.

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

G EXTENSIONS OF APPROVAL

130	Crosby Town Square	EOA	Approve
131	Cypress North Houston Reserve	EOA	Approve
132	General Warehouse Systems	EOA	Approve
133	L5 Business Advisors LLC	EOA	Approve
134	Lakewood Court at Louetta	EOA	Approve
135	Reserve at Greenhouse replat and extension	EOA	Approve
136	RSI FM 1314	EOA	Approve
137	Skinner Pad	EOA	Approve
138	Sunset Ridge Commercial Access no 2	EOA	Approve

**H NAME CHANGES
NONE**

I CERTIFICATES OF COMPLIANCE

139	18867 Iris Lane	COC	Approve
140	23678 Panky Lane	COC	Approve

Staff recommendation: Approve staff's recommendation for items 130 - 140.

Commission action: Approved staff's recommendation for items 130 - 140.

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

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

141	6500 North Freeway	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: **Baldwin** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

142	3702 Overbrook Lane	DPV	Defer
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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: **Porras-Pirtle** Vote: **Unanimous** Abstaining: **None**

143 6114 Presidio Drive

DPV

Defer

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

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

Motion: **Sigler**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

Item 144 and III were taken together at this time.

144 1111 S Shepherd Drive

DPV

Approve

III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 1111 S. SHEPHERD DRIVE

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**

II. ESTABLISH A PUBLIC HEARING DATE OF APRIL 26, 2018 FOR:

- a. Breckenridge Park partial replat no 3
- b. Briarcroft partial replat no 3
- c. Briargrove Park Sec 1 partial replat no 1
- d. Falls at Dry Creek Sec 3 partial replat no 1
- e. Hyde Park partial replat no 7
- f. Lanier Place partial replat no 3
- g. Newport Sec 7 partial replat no 1
- h. Pelham Place partial replat no 1

Staff recommendation: Establish a public hearing date of April 26, 2018 for items II a-h.

Commission action: Established a public hearing date of April 26, 2018 for items II a-h.

Motion: **Clark**

Second: **Davis**

Vote: **Unanimous**

Abstaining: **None**

Item III was taken and acted on earlier with item 144

Vice Chair Garza recused himself from item V and asked that Commissioner Davis Chair the meeting in his absence.

Vice Chair Garza requested a motion to take item V out of order and present it at this time.

Motion made by Baldwin, seconded by Alleman. Motion carried unanimously.

Commissioner Garza recused himself.

Commissioner Davis proceeded to Chair the meeting.

V. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR THE 4600 BLOCK OF PARK DRIVE, NORTH AND SOUTH SIDES, BETWEEN SOUTH LOCKWOOD DRIVE AND EDDINGTON STREET (MLS 703)

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: **Sigler**

Vote: **Unanimous**

Abstaining: **None**

IV. CONSIDERATION OF A HOTEL/MOTEL VARIANCE FOR HALO HOUSE LOCATED AT 2940 CORDER ROAD

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

Commission action: Granted the Hotel/Motel variance(s), and approved the development plat subject to the conditions listed.

Motion: **Baldwin** Second: **Porras-Pirtle** Vote: **Unanimous** Abstaining: **None**
Speaker: Kathleen Fowler, applicant - supportive

Item V was taken and acted on earlier in the meeting.

VI. EXCUSE THE ABSENCE OF COMMISSIONER PORRAS-PIRTLE

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

VII. PUBLIC COMMENT

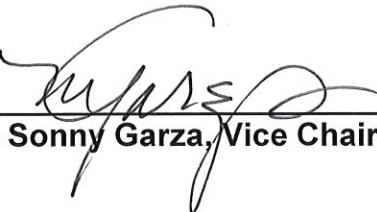
Commissioner Davis announced her resignation from the Planning Commission.

Commissioner Garza returned.

VIII. ADJOURNMENT

There being no further business brought before the Commission, Acting Chair Algenita Davis adjourned the meeting at 5:15 p.m.

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



M. Sonny Garza, Vice Chair



Patrick Walsh, Secretary