

## Minutes of the Houston Planning Commission

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

**September 14, 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 2:31 p.m. with a quorum present.

Martha L. Stein, Chair

M. Sonny Garza, Vice Chair

Arrived at 2:34 during Director's Report

Susan Alleman

Bill Baldwin

Fernando Brave

Antoine Bryant

Arrived at 3:11 p.m. during item #75

Lisa Clark

Algenita Davis

Absent

Mark A. Kilkeny

Lydia Mares

Paul R. Nelson

Linda Porrás-Pirtle

Shafik Rifaat

Megan R. Sigler

Eileen Subinsky

Absent

Zafar Tahir

Meera D. Victor

Mark Mooney for

Absent

The Honorable James Noack

Charles O. Dean for

Absent

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. Kim Mickelson is the new Legal Department representative.

**APPROVAL OF THE AUGUST 17, 2017 MAJOR THOROUGHFARE AND FREEWAY PLAN MEETING MINUTES**

**APPROVAL OF THE AUGUST 24, 2017 PLANNING COMMISSION MEETING MINUTES**

Commission action: Approved the August 24, 2017 Planning Commission meeting minutes and deferred the August 17, 2017 Major Thoroughfare and Freeway Plan meeting minutes for two weeks.

Motion: **Baldwin** Second: **Kilkenny** Vote: **Carries** Abstaining: **Clark and Mares**

Motion made to reconsider the approval of the August 17, 2017 Major Thoroughfare and Freeway Plan meeting minutes.

Motion: **Garcia** Second: **Brave** Vote: **Unanimous** Abstaining: **None**

Commission action: Approved the August 17, 2017 Major Thoroughfare and Freeway Plan meeting minutes.

Motion: **Baldwin** Second: **Rifaat** Vote: **Carries** Abstaining: **None**

**I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 64)**

Items removed for separate consideration: **18, 24 and 25.**

Staff recommendation: Approve staff's recommendation for items **1 – 64** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for items **1 - 64** subject to the CPC 101 form conditions.

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

**Commissioner Clark and Sigler recused themselves.**

Staff recommendation: Approve staff's recommendation for item(s) **18, 24 and 25** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for item(s) **18, 24 and 25** subject to the CPC 101 form conditions.

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

**Commissioner Clark and Sigler returned.**

**C PUBLIC HEARINGS**

**65 Benders Landing Estates Sec 4 C3N Deny**  
**partial replat no 2**

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

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

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

**66 Bicycle Bungalows replat no 1 C3N Deny**  
Staff recommendation: Grant the requested variance(s) and approve the plat subject to the CPC 101 form conditions.

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

Motion: **Baldwin** Second: **Garza** Vote: **Carries** Abstaining: **Rifaat**

Speaker: Letha Allen – opposed.

**67 Brundage Woods 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**

**68 Clayton Sec 1 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: **Anderson** Second: **Rifaat** Vote: **Unanimous** Abstaining: **None**

**69 Craig Woods partial replat no 20 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: **Rifaat** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

**70 Houston Acreage Estates C3N Approve**  
**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: **Kilkenny** Vote: **Unanimous** Abstaining: **None**

**71 Melody Oaks partial replat no 20 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: **Rifaat** Vote: **Unanimous** Abstaining: **None**

**72 Shadyvilla Addition no 2 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: **Sigler** Second: **Porras-Pirtle** Vote: **Unanimous** Abstaining: **None**

## **D VARIANCES**

**73 Aldine Land Holding Inc C2R Withdrawn**

**74 Blue Ridge Hillcroft K8 School 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: **Clark** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

- 75 Fairview Addition partial replat no 1 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: **Kilkenny** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
- 76 Hardy Road Industrial Park 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: **Anderson** Second: **Rifaat** Vote: **Unanimous** Abstaining: **None**
- 77 Harris County MUD no 1 C3P Defer**  
**Water Plant no 4**  
Staff recommendation: Defer the application for two weeks per Applicant's request.  
Commission action: Deferred the application for two weeks per Applicant's request.  
Motion: **Bryant** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**
- 78 Hyatt Place Reserve C2 Withdrawn**
- 79 Luz de Atardecer 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: **Anderson** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**
- 80 Ranch at Magnolia Point 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: **Bryant** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
- 81 Santa Fe Business Park 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: **Rifaat** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**  
Speaker: Tom Brents - opposed
- 82 Santa Fe Business Park Sec 1 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: **Bryant** Vote: **Unanimous** Abstaining: **None**  
Speaker: Tom Brents – opposed.

**83 Sheldon ISD High School GP GP Withdrawn**

**84 Stonebridge Ellington Sec 1 C3R Approve**  
**partial replat no 1 and extension**

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**

Speaker: Keith Johnson – opposed.

## **E SPECIAL EXCEPTIONS**

**85 Jasmine Heights Sec 10 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: **Sigler** Second: **Anderson** Vote: **Unanimous** Abstaining: **None**

## **F RECONSIDERATION OF REQUIREMENTS**

**Items 86 and 87 were taken together at this time.**

**86 Bridges on Lake Houston GP GP Approve**

**87 Bridges on Lake Houston Sec 8 C3P Approve**

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

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

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

**88 Jasmine Heights Sec 9 C3P 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: **Rifaat** Vote: **Unanimous** Abstaining: **None**

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

## **G EXTENSIONS OF APPROVAL**

**89 Ashley Pointe Sec 14 EOA Approve**

**90 Ashley Pointe Sec 15 EOA Approve**

**91 Clay Commerce Park EOA Approve**

**92 Commerce Park Reserve at Clay EOA Approve**

93	Gosling Road Reserve partial replat no 1 and extension	EOA	Approve
94	Kickapoo Plaza	EOA	Approve
95	North Lake Houston Parkway Street Dedication Sec 1	EOA	Approve
96	Royal Brook at Kingwood Sec 21	EOA	Approve
97	Spring Pines Commercial Development	EOA	Approve

**H NAME CHANGES  
NONE**

**I CERTIFICATES OF COMPLIANCE**

98	19950 Mercedell Drive	COC	Approve
99	22150 TX 494	COC	Approve
100	25231 Fawn Lane	COC	Approve
101	20654 Sullivan Road	COC	Approve
102	302 Hill Drive	COC	Approve
103	21200 Sullivan Road	COC	Approve

Staff recommendation: Approve staff's recommendation for items 89-103.

Commission action: Approved staff's recommendation for items 89-103.

Motion: **Rifaat**      Second: **Brave**      Vote: **Unanimous**      Abstaining: **None**

**J ADMINISTRATIVE  
NONE**

**K DEVELOPMENT PLATS WITH VARIANCE REQUESTS**

104	5639 Benning Drive	DPV	Defer
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Staff recommendation: Defer the application for two weeks for revised information.

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

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

**II. ESTABLISH A PUBLIC HEARING DATE OF OCTOBER 12, 2017 FOR:**

- a. Amblake Court Two replat no 1
- b. Development at Moritz replat no 1
- c. Garden Oaks Terrace
- d. Martin partial replat no 3
- e. Park Place Sec 2 partial replat no 2
- f. Royden Oaks partial replat no 1
- g. Spring Oaks replat no 1 partial replat no 5
- h. Westhaven Estates Sec 1 partial replat no 6

Staff recommendation: Establish a public hearing date of October 12, 2017 for items II a-h.

Commission action: Established a public hearing date of October 12, 2017 for items II a-h.

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

**III. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR THE 1400 BLOCK OF LOMBARDY STREET, NORTH SIDE, BETWEEN DUMBLE AND BROADMOOR STREETS (MLS 669)**

Staff recommendation: Approve the Special Minimum Lot Size Block application for 1400 block of Lombardy Street, north side, between Dumble and Broadmoor Streets, MLS 669, and forward to City Council.

Commission action: Approved the Special Minimum Lot Size Block application for 1400 block of Lombardy Street, north side, between Dumble and Broadmoor Streets, MLS 669, and forwarded to City Council.

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

Speaker: Deborah Posey - supportive

**IV. PUBLIC COMMENT  
NONE**

Chair Martha L. Stein called on Commissioner Brave for a point of personal privilege to speak before the Planning Commission about the Harvey flooding and Houston development.

**V. ADJOURNMENT**

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 3:59 p.m.

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

  
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Martha L. Stein, Chair

  
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Patrick Walsh, Secretary