

Minutes of the Houston Planning Commission

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

June 7, 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 Absent

Bill Baldwin

Fernando L. Brave Absent

Antoine Bryant Absent

Lisa Clark Arrived at 2:33 p.m. during Director's Report

Mark A. Kilkenny Absent

Lydia Mares

Christina Morales Absent

Paul R. Nelson

Linda Porrás-Pirtle Arrived at 2:49 p.m. during item #84

Ian Rosenberg

Megan R. Sigler

Zafar Tahir

Meera D. Victor

Mark Mooney for Left at 3:58 p.m. during items G, H and I

The Honorable James Noack

Maggie Dalton for

The Honorable Robert E. Hebert

Loyd Smith for Arrived at 3:26 during item #81

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 MAY 24, 2018 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the May 24, 2018 Planning Commission meeting minutes.

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

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 79)

Staff recommendation for item **46** was modified from Approve to Defer per the County's request.

Items removed for separate consideration **47 and 48**.

Staff recommendation: Approve staff's recommendations for items **1 – 79**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 79**, subject to the CPC 101 form conditions.

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

Commissioner Sigler recused herself.

Staff recommendation: Approve staff's recommendations for item **47 and 48** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for item **47 and 48** subject to the CPC 101 form conditions.

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

Commissioner Sigler returned.

C PUBLIC HEARINGS

80 Craig Woods partial replat no 23 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: **Baldwin** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

81 Foxhollow West Sec 1 partial replat no 1 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: **Baldwin** Second: **Tahir** Vote: **Unanimous** Abstaining: **None**

82 Heights Gateway C3N Withdrawn

83 Houston Community College C3N Defer
Auxiliary Reserve

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: **Nelson** Vote: **Unanimous** Abstaining: **None**

Speaker: Jerry Villarreal – supportive.

84 Lakeview Homes Addition C3N Approve
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: **Clark** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

Speakers: Carolyn Stone, Bobby Stone and Lillian Parrish – opposed.

85 Little York partial replat no 1 C3N Withdraw

86 MacGregor Park Estates Sec 1 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: **Porras-Pirtle** Second: **Rosenberg** Vote: **Unanimous** Abstaining: **None**

87 Old River Terrace Sec 2 C3N Approve
partial replat no 2 and Extension

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: **Tahir** Vote: **Unanimous** Abstaining: **None**

88 Remington Creek Ranch Sec 5 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: **Clark** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

89 Shadyvilla Addition no 2 C3N Approve
partial replat no 6

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: **Baldwin** Vote: **Unanimous** Abstaining: **None**

90 Spring Branch Woods Sec 4 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: **Sigler** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**

Speakers: Julie Behrens – opposed; Juan Carlos Martinez – supportive.

D VARIANCES

91 Hahls Warren C2R 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: **Clark** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

92 Hidden Acres Village 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: **Baldwin** Second: **Mares** Vote: **Unanimous** Abstaining: **None**
Speakers: Jaime Lozano and Leticia Cerrillo – opposed; Joyce Owens, applicant – supportive.

Items 93 and 94 were taken together at this time.

93 Lakewood Pines GP GP Defer
94 Lakewood Pines Sec 10 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: **Mares** Second: **Victor** Vote: **Unanimous** Abstaining: **None**

95 Texas Medical Center Three C2R 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: **Baldwin** Second: **Rosenberg** Vote: **Unanimous** Abstaining: **None**

96 Turtle Pines 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: **Sigler** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

97 Willowcreek Ranch Sec 10 C3P Approve
Staff recommendation: Deny the variance to not provide a north/south street, and grant the variance to not provide an east/west street, and approve the plat(s) subject to the CPC 101 form conditions.
Commission action: Granted both variance(s) and approved the plat(s) subject to the CPC 101 form conditions, with the additional condition that the County consider an application for a minor collector designation in the next year(s).
Motion: **Smith** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
Speaker: Christopher Browne, applicant – supportive.

98 Woodlands Village of Grogan Mill C3P Approve
Lake Woodlands East Shore Sec 20
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: **Mooney** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

Motion made by Sigler, seconded by Garza to reconsider item #86.

86 MacGregor Park Estates Sec 1 C3N Defer
partial replat no 1
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: **Victor** Vote: **Unanimous** Abstaining: **None**

E SPECIAL EXCEPTIONS

Commissioner(s) Rosenberg and Sigler recused themselves.

99 East River GP 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: **Baldwin** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

Commissioner(s) Rosenberg and Sigler returned.

F RECONSIDERATION OF REQUIREMENTS

100 Lozano Square replat no 1 C2R Defer
Staff recommendation: Defer the application for two weeks per Councilmember's request.
Commission action: Deferred the application for two weeks per Councilmember's request.
Motion: **Mares** Second: **Victor** Vote: **Unanimous** Abstaining: **None**

101 McCarty Acres C2R 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: **Mares** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

102 Senioritaville C2R Approve
Staff recommendation: Deny the variance(s) and approve the plat(s) subject to the CPC 101 form conditions.
Commission action: Denied the variance(s) and approved the plat(s) subject to the CPC 101 form conditions.
Motion: **Mares** Second: **Tahir** Vote: **Unanimous** Abstaining: **None**

103 Spring ISD New Stadium C2 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: **Garza** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

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

G EXTENSIONS OF APPROVAL

104	Balmoral Sec 4	EOA	Approve
105	Balmoral Sec 6	EOA	Approve
106	Breen Partners	EOA	Approve
107	Development at Knoll	EOA	Approve
108	Harmony Village Sec 8	EOA	Approve
109	Imperial Forest Sec 2	EOA	Approve
110	Sona Development	EOA	Approve
111	Stewart Cadillac Amending Plat no 1 replat no 1 and extension	EOA	Approve

**H NAME CHANGES
NONE**

I CERTIFICATES OF COMPLIANCE

112	5326 Hartwick	COC	Approve
113	24168 Parker Road	COC	Approve

Staff recommendation: Approve staff's recommendation for items 104-113.
Commission action: Approved staff's recommendation for items 104-113.

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

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

114	6151 Lynbrook Drive	DPV	Defer
------------	----------------------------	------------	--------------

Staff recommendation: Defer the application for two weeks per Councilmember's request.
Commission action: Deferred the application for two weeks per Councilmember's request.

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

II. ESTABLISH A PUBLIC HEARING DATE OF JULY 5, 2018 FOR:

- a. Allendale Townsite Sec A partial replat no 4
- b. Allendale Townsite Sec A partial replat no 5
- c. Allendale Townsite Sec A partial replat no 6
- d. Gibson Street Townhomes partial replat no 1
- e. McGinty Acres sec 1 partial replat no 1
- f. Morningside Place Sec 2 partial replat no 1
- g. Newport Place Sec 10 partial replat no 1
- h. Ranch Country Sec 4 partial replat no 1
- i. Ranch Country Sec 5 partial replat no 1
- j. Woodland Terrace partial replat no 2

Staff recommendation: Establish a public hearing date of July 5, 2018 for items II a-j.
Commission action: Established a public hearing date of July 5, 2018 for items II a-j.

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

III. ESTABLISH A PUBLIC HEARING DATE OF JULY 5, 2018 FOR A SOUTHWIND HOTEL/MOTEL LOCATED AT 5617 NORTH FREEWAY

Staff recommendation: Establish a public hearing date of July 5, 2018 for a Southwind Hotel/Motel located at 5617 North Freeway.

Commission action: Established a public hearing date of July 5, 2018 for a Southwind Hotel/Motel located at 5617 North Freeway.

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

**IV. PUBLIC COMMENT
NONE**

V. ADJOURNMENT

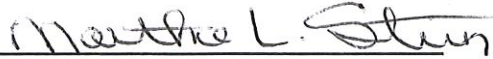
There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 4:01 p.m.

Motion: **Clark**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**



Martha L. Stein, Chair



Michael Kramer, Secretary