

Minutes of the Houston Planning Commission

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

January 18, 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	Absent
Susan Alleman	
Bill Baldwin	
Fernando L. Brave	Absent
Antoine Bryant	Arrived at 2:36 p.m. during item #77
Lisa Clark	
Algenita Davis	Arrived at 2:31 p.m. during Director's Report
Mark A. Kilkenny	
Lydia Mares	Absent
Christina Morales	Arrived at 2:30 p.m. during Director's Report
Paul R. Nelson	
Linda Porrás-Pirtle	Absent
Ian Rosenberg	
Megan R. Sigler	
Zafar Tahir	Arrived at 2:33 p.m. during Director's Report
Meera D. Victor	
Mark Mooney for	Absent
The Honorable James Noack	
Charles O. Dean for	
The Honorable Robert E. Herbert	
Raymond J. Anderson for	
The Honorable Ed Emmet	

EXOFFICIO MEMBERS

Carol A. Lewis
Carol Haddock
Dawn Ullrich
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.

APPROVAL OF THE JANUARY 4, 2018 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the January 4, 2018 Planning Commission meeting minutes.

Motion: **Clark** Second: **Alleman** Vote: **Carries** Abstaining: **Baldwin**

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 76)

Staff recommendation: Approve staff's recommendations for items **1 – 76**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 76**, subject to the CPC 101 form conditions.

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

C PUBLIC HEARINGS

77 Briardale partial replat no 4 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: **Kilkenny** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

78 Carolina Place partial replat no 2 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: **Bryant** Vote: **Unanimous** Abstaining: **None**

79 Center Street Reserve C3N Withdrawn

80 Foster Place partial replat no 1 C3N Defer

Staff recommendation: Defer the application for two weeks per Council Member Boykins' request.

Commission action: Deferred the application for two weeks per Council Member Boykins' request.

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

81 Jandor Gardens 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: **Baldwin** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**

82 Lakeview Home Addition 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: **Anderson** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

83 Lakewood Forest Sec 1 partial replat no 1 and Extension 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: **Clark** Vote: **Unanimous** Abstaining: **None**

Speaker: Paul Marshall – opposed.

84 Timberlake Estates Sec 1 partial replat no 1 C3N Disapprove

Staff recommendation: Disapprove the plat.

Commission action: Disapproved the plat.

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

85 Villas on Spencer Street 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: **Bryant** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**

86 Wakefield Courts 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: **Kilkenny** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

87 Westbury Sec 3 partial replat no 3 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: **Baldwin** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

88 Beltway Industrial Park GP GP 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: **Anderson** Second: **Baldwin** Vote: **Carries** Abstaining: **Clark**

89 Brooklyn Trails GP GP 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: **Bryant** Vote: **Unanimous** Abstaining: **None**

90 City Road Commerce Park C3P Approve

Staff recommendation: Grant the variance, deny the variance and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the variance, denied the variance and approved the plat subject to the CPC 101 form conditions.

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

Speaker: Mark Overton, applicant – supportive; Richard Smith, Managing Engineer, Public Works and Engineering; Fred Mathis, Harris County.

91 Lakeview Retreat Sec 3 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: **Kilkenny** Second: **Clark** Vote: **Unanimous** Opposing: **None**

92 Salem Lutheran Church of Rosehill GP GP Defer
Staff recommendation: Defer the application for two weeks per Harris County's request.
Commission action: Deferred the application for two weeks per Harris County's request.
Motion: **Anderson** Second: **Rosenberg** Vote: **Unanimous** Abstaining: **None**

93 Towne Park Development 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: **Clark** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**

**E SPECIAL EXCEPTIONS
NONE**

F RECONSIDERATION OF REQUIREMENTS

94 Town Oak Center C2 Defer
Staff recommendation: Deny the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Deferred the application for two weeks to give the Planning Department and applicant to discuss flooding concerns.
Motion: **Rosenberg** Second: **Anderson** Vote: **Carries** Opposing: **Alleman, Bryant, Clark, Dean, Kilkenny and Sigler**

Speakers: John Leuchen, Kimber Wheeler, Michael Spero, Ronnie Zamorano, Jose Garcia and David Garcia, applicants – supportive.

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

G EXTENSIONS OF APPROVAL

95	GBP Business Park	EOA	Approve
96	Kuykendahl Center Sec 1		Approve
97	Northwoods Catholic School	EOA	Approve
	partial replat no 1		
98	Reserves at Little York	EOA	Approve
99	Sendero Tract Canyon Fields Drive	EOA	Approve
	Street Dedication		
100	Timberline Fitness Midtown	EOA	Approve
101	Trinity Lutheran Church North Annex	EOA	Approve
102	Woodlands Creekside Park West Sec 41	EOA	Approve

**H NAME CHANGES
NONE**

I CERTIFICATES OF COMPLIANCE

103	27660 Burning Tree	COC	Approve
104	21910 Loop 494	COC	Approve

Staff recommendation: Approve staff's recommendation for items 95-104.

Commission action: Approved staff's recommendation for items 95-104.

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

**J ADMINISTRATIVE
NONE**

**K DEVELOPMENT PLATS WITH VARIANCE REQUESTS
NONE**

II. ESTABLISH A PUBLIC HEARING DATE OF FEBRUARY 15, 2018 FOR:

- a. Unique Estate replat no 1
- b. Stone Creek Ranch Sec 9 replat no 1

Staff recommendation: Establish a public hearing date of February 15, 2018 for items II a-b.

Commission action: Established a public hearing date of February 15, 2018 for items II a-b.

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


III. PUBLIC COMMENT

Chair Stein acknowledged Ms. Yuhayna H. McCoy as METRO's ex-officio commission member. Commissioner Clark spoke about item 94, Town Oak Center.


IV. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 3:30 p.m.

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



Martha L. Stein, Chair



Patrick Walsh, Secretary