

Minutes of the Houston Planning Commission

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

February 15, 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

Arrived at 2:34 p.m. during Director's Report

Bill Baldwin

Fernando L. Brave

Absent

Antoine Bryant

Lisa Clark

Algenita Davis

Absent

Mark A. Kilkenny

Lydia Mares

Christina Morales

Paul R. Nelson

Linda Porrás-Pirtle

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. Hebert

Lloyd Smith, P.E. for

The Honorable Ed Emmett

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 FEBRUARY 1, 2018 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the February 1, 2018 Planning Commission meeting minutes.

Motion: **Clark** Second: **Alleman** Vote: **Carries** Abstaining: **Bryant, Porras-Pirtle, Smith and Victor**

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 103)

Staff recommendation for item **70** was modified from Approve to Defer.

Item removed for separate consideration: **17, 22, 34, 35, 73 and 92.**

Item **70** removed for separate consideration in order to hear from speaker.

Staff recommendation: Approve staff's recommendations for items **1 – 103**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 103**, subject to the CPC 101 form conditions.

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

Commissioner Alleman, Clark, Sigler and Rosenberg recused themselves.

Staff recommendation: Approve staff's recommendation to approve item **17, 22, 34, 35, 70, 73 and 92** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation to approve item **17, 22, 34, 35, 70, 73 and 92** subject to the CPC 101 form conditions.

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

Commissioner Alleman, Clark, Sigler and Rosenberg returned.

70 Almeda Genoa Business Park C2R Defer

Speaker: David White, applicant – supportive.

C PUBLIC HEARINGS

104 Houston Heights partial replat no 22 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: **Alleman** Vote: **Unanimous** Abstaining: **None**

105 Stone Creek Ranch Sec 9 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: **Bryant** Vote: **Unanimous** Abstaining: **None**

Speaker: Michael Morton – opposed.

106 Unique Estate 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: **Clark** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

Motion was made by Commissioner Bryant and seconded by Commissioner Garza to take item 112 out of order at this time. Motion carried unanimously.

112 Raghu Reserves **GP** **Defer**
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Deferred the application for two weeks for further study and review.
Motion: **Baldwin** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**
Speakers: Council Member Stardig – opposed. Guillermo Sahabun applicant, - supportive.

107 Camellia North Reserve **C2** **Defer**
Staff recommendation: Defer the application for two weeks for additional information.
Commission action: Deferred the application for two weeks for additional information.
Motion: **Clark** Second: **Garza** Vote: **Unanimous** Opposing: **None**

108 Carnegie Oaks West Alabama **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: **Rosenberg** Vote: **Unanimous** Opposing: **None**

109 Guillory Londene Place **C1** **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: **Garza** Vote: **Unanimous** Opposing: **None**

110 Houston WC Holdings **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: **Alleman** Second: **Mares** Vote: **Unanimous** Opposing: **None**

111 Poundbury Sec 1 **C3R** **Defer**
Staff recommendation: Defer the application for two weeks per Chapter 42 planning standards.
Commission action: Deferred the application for two weeks per Chapter 42 planning standards.
Motion: **Baldwin** Second: **Bryant** Vote: **Unanimous** Opposing: **None**

Item 112 was taken and acted on earlier in the meeting.

113 Randalls Distribution Center 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: **Kilkenny** Second: **Clark** Vote: **Unanimous** Opposing: **None**

114 Rose Street Grove C2R Defer

Staff recommendation: Defer the application for two weeks for further study and legal review.

Commission action: Deferred the application for two weeks for further study and legal review.

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

115 Salem Lutheran Church of Rosehill GP GP Withdrawn

116 Springwoods Village GP GP Defer

Staff recommendation: Defer the application for two weeks per Chapter 42 planning standards.

Commission action: Deferred the application for two weeks per Chapter 42 planning standards.

Motion: **Nelson** Second: **Bryant** Vote: **Unanimous** Opposing: **None**

117 Towne Park Development 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: **Garza** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

Commissioner Sigler recused herself.

118 Woodridge Village GP GP 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: **Mares** Vote: **Unanimous** Opposing: **None**

Commissioner Sigler returned

**E SPECIAL EXCEPTIONS
NONE**

**F RECONSIDERATION OF REQUIREMENTS
NONE**

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

G EXTENSIONS OF APPROVAL

119 Bogs Road Plant North Site EOA Approve

120 Bridgeland Parkland Village Sec 7 EOA Approve

121 Harris County Emergency Services EOA Approve

District no 16 Station 3

122	Kirby Grove Office replat no 1 and extension	EOA	Approve
123	Newer Heights Landing	EOA	Approve
124	South Enclave West	EOA	Approve
125	Tavola Sec 18	EOA	Approve
126	Tavola Sec 19	EOA	Approve
127	Turbo Addition at Fry Road	EOA	Approve
128	Village at Houston Heights	EOA	Approve

H NAME CHANGES

129	Bridgestone MUD Operations and Water Education Center (prev. Bridgestone MUD Administrative Center)	NC	Approve
130	Egypt Place (prev. Terry Place)	NC	Approve

I CERTIFICATES OF COMPLIANCE

131	23453 Ivy Ridge	COC	Approve
132	20971 Dunn	COC	Approve

Staff recommendation: Approve staff's recommendation for items 119-132.

Commission action: Approved staff's recommendation for items 119-132.

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

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

133	3301 Omega Street	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: **Garza** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

134	3858 Tartan Lane	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: **Garza** Second: **Rosenberg** Vote: **Unanimous** Abstaining: **None**

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

- a. Beinhorn Grove replat no 1
- b. Champion Heavens replat no 1
- c. Harvard Heights
- d. North Shepherd Square

- e. Royalwood Sec 1 partial replat no 2
- f. Serenity Meadows replat no 1
- g. Summit Place Addition partial replat no 3
- h. Sunset Ridge West Sec 7 partial replat no 1
- i. Whispering Pines Estates Sec 2 partial replat no 1

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

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

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

III. CONSIDERATION OF A HOTEL/MOTEL VARIANCE FOR DAYS INN NORTH FREEWAY LOCATED AT 6440 NORTH FREEWAY

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** Opposing: **None**

IV. EXCUSE THE ABSENCE OF COMMISSIONER BRAVE

Commissioner Brave's absences were excused.

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

**V. PUBLIC COMMENT
NONE**

VI. 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