

## Minutes of the Houston Planning Commission

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

**May 11, 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 2:39 p.m. with a quorum present.

Martha L. Stein, Chair

M. Sonny Garza Absent

Susan Alleman

Bill Baldwin

Fernando Brave Absent

Antoine Bryant

Lisa Clark

Algenita Davis Absent

Mark A. Kilkenny

Lydia Mares Absent

Paul R. Nelson

Linda Porrás-Pirtle

Shafik Rifaat

Megan R. Sigler

Eileen Subinsky Absent

Zafar Tahir Left at 3:23 p.m. during item #99

Meera D Victor

Shaukat Zakaria

Mark Mooney for Absent

The Honorable James Noack

Charles O. Dean for

The Honorable Robert E. Herbert

Raymond Anderson for

The Honorable Ed Emmet

### EXOFFICIO MEMBERS

Carol A. Lewis

Karun Sreerama P.E.

Dawn Ullrich

Carrin F. Patman

## DIRECTOR'S REPORT

The Director's Report was given by Patrick Walsh, Director, Planning and Development Department.

### APPROVAL OF THE APRIL 27, 2017 PLANNING COMMISSION'S LEGAL DEPARTMENT'S ETHICS TRAINING SESSION MEETING MINUTES

Commission action: Approved the April 27, 2017 Planning Commission Legal Department's Ethics Training Session Meeting minutes.

Motion: **Alleman**      Second: **Kilkenny**      Vote: **Carries**      Abstaining: **Bryant, Nelson and Rifaat**

### APPROVAL OF THE APRIL 27, 2017 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the April 27, 2017 Planning Commission meeting minutes.

Motion: **Porras-Pirtle**      Second: **Clark**      Vote: **Carries**      Abstaining: **Bryant, Nelson and Rifaat**

## I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 87)

Staff recommendation for item **25** was changed from Defer to Approve.

Items removed for separate consideration: **46, 53** and **54**

Staff recommendation: Approve staff's recommendation for items **1 – 87** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for items **1 - 87** subject to the CPC 101 form conditions.

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

### Commissioner Alleman recused herself.

Staff recommendation: Approve staff's recommendation for items **46, 53** and **54** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for items **46, 53** and **54** subject to the CPC 101 form conditions.

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

### Commissioner Alleman returned.

## C PUBLIC HEARINGS

### 88 Briardale partial replat no 3

**C3N**

**Defer**

Staff recommendation: Defer the applications for two weeks for further study and give the Legal Department time to review the separately filed deed restrictions.

Commission action: Deferred the applications for two weeks for further study and give the Legal Department time to review the separately filed deed restrictions.

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

Speakers: Russell Laughead and Christi Myers – opposed.

### 89 Castle Court Views 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: **Sigler**      Vote: **Unanimous**      Abstaining: **None**

**90 El Dorado Clear Lake City C3N Approve**  
**Sec 2 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: **Rifaat** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

**91 Hickory Enclave partial replat C3N Approve**  
**no 1 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: **Clark** Second: **Rifaat** Vote: **Unanimous** Abstaining: **None**  
Speaker: Jody Wilding – opposed.

**92 Pine Forest Addition C3N Defer**  
**partial replat no 1**  
Staff recommendation: Defer the applications for two weeks per the applicant’s request.  
Commission action: Deferred the applications for two weeks per the applicant’s request.  
Motion: **Kilkenny** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**  
Speakers: Velda Faulkner, Jason Mier and Richard Goswick – opposed.

**93 Viet Hoa Estates replat no 1 C3N Defer**  
Staff recommendation: Defer the applications for two weeks per the applicant’s request.  
Commission action: Deferred the applications for two weeks per the applicant’s request.  
Motion: **Bryant** Second: **Anderson** Vote: **Unanimous** Abstaining: **None**

**Commissioner Alleman recused herself.**

**94 Westhaven Estates Sec 2 C3N Defer**  
**partial replat no 8**  
Staff recommendation: Defer the applications for two weeks per the applicant’s request.  
Commission action: Deferred the applications for two weeks per the applicant’s request.  
Motion: **Baldwin** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

**Commissioner Alleman returned.**

**D VARIANCES**

**Items 95 and 96 were taken together at this time.**

**95 Bridgeland Parkland Village GP Defer**  
**96 Bridgeland Parkland Village Sec 20 C3P Defer**  
Staff recommendation: Defer the applications for two weeks per the applicant’s request.  
Commission action: Deferred the applications for two weeks per the applicant’s request.  
Motion: **Kilkenny** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

**97 Katy Creek Ranch Plaza C2 Defer**  
Staff recommendation: Defer the applications for two weeks per the applicant’s request.  
Commission action: Deferred the applications for two weeks per the applicant’s request.  
Motion: **Rifaat** Second: **Anderson** Vote: **Unanimous** Abstaining: **None**

**98 St Martins Episcopal Church C2R Approve**  
**partial replat no 2**

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: **Zakaria** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**

**Commissioner Rifaat recused himself.**

**99 Thompson Villa 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: **Baldwin** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**

Speaker: Narva Swearing for Polo Sun – undecided.

**Commissioner Rifaat returned.**

## **E SPECIAL EXCEPTIONS**

**Items 100 and 101 were taken together at this time.**

**100 Hillsdale Creek GP GP Defer**

**101 Hillsdale Creek Sec 1 C3R Defer**

Staff recommendation: Defer the applications for two weeks to allow applicant time to submit revised information.

Commission action: Deferred the applications for two weeks to allow applicant time to submit revised information.

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

## **F RECONSIDERATION OF REQUIREMENTS**

**102 Christian Community Service Center ROR Defer**

Staff recommendation: Defer the application for two weeks per the applicant's request.

Commission action: Deferred the applications for two weeks per the applicant's request.

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

**103 Terminal Expansion GP ROR Defer**

Staff recommendation: Defer the applications for two weeks to allow applicant time to submit revised information.

Commission action: Deferred the applications for two weeks to allow applicant time to submit revised information.

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

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

## **G EXTENSIONS OF APPROVAL**

**104 Brumbelow Property EOA Approve**

105	Carpenters Landing Sec 6 partial replat no 1	EOA	Approve
106	Crown Park Estates	EOA	Approve
107	FM 1960 Apartments	EOA	Approve
108	Klein ISD Central Office Complex Sec 1	EOA	Approve
109	Klein ISD Otis Davis Transportation Center	EOA	Approve
110	Northgrove Sec 7	EOA	Approve
111	Peralta LLC	EOA	Approve
112	Regency Glen	EOA	Approve
113	Tavola Gran Roble	EOA	Approve
114	Tidwell Lakes Sec 6	EOA	Approve
115	Tidwell Lakes Sec 7	EOA	Approve

**H NAME CHANGES**

116	Forbes Crossing GP (prev. Forbes Landing GP)	NC	Approve
-----	---	----	---------

**I CERTIFICATES OF COMPLIANCE**

117	23109 Ford Road	COC	Approve
118	0 Burning Tree Lane	COC	Approve
119	0 Baptist Encampment	COC	Approve

Staff recommendation: Approve staff's recommendation for items 104-119.

Commission action: Approved staff's recommendation for items 104-119.

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

**J ADMINISTRATIVE  
NONE**

**K DEVELOPMENT PLATS WITH VARIANCE REQUESTS**

120	515 Fargo Street	DPV	Deny
-----	------------------	-----	------

Staff recommendation: Deny the development plat variance.

Commission action: Denied the development plat variance.

Motion: **Baldwin**      Second: **Alleman**      Vote: **Carries**      Opposing: **Anderson, Bryant  
Kilkenny, Nelson, Porras-Pirtle,  
and Rifaat**

Speakers: Richard Hudson and Perry Jackson, applicants, Mamie Ewing and Heather Kress – supportive.

121	1803 Pressler Street	DPV	Approve
-----	----------------------	-----	---------

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: **Zakaria**      Second: **Bryant**      Vote: **Unanimous**      Abstaining: **None**

**II. ESTABLISH A PUBLIC HEARING DATE OF JUNE 8, 2017 FOR:**

- a. David Crockett Second Replat partial replat no 5
- b. Legends at Gleannloch Sec 1 partial replat no 1
- c. McCrary Meadows Detention Reserve
- d. Neuen Manor partial replat no 6
- e. Rivergrove Sec 5 partial replat no 1
- f. Southgate Addition Sec 3 replat no 1 partial replat no 3
- g. Southgate Addition Sec 3 replat no 1 partial replat no 4
- h. Stone Creek Ranch Sec 10 replat no 1
- i. Westhaven Estates Sec 1 partial replat no 4

Staff recommendation: Establish a public hearing date of June 8, 2017 for items II a-i.

Commission action: Established a public hearing date of June 8, 2017 for items II a-i.

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

**III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 13719 WHITE HEATHER DRIVE –HISD MADISON HIGH SCHOOL**

Staff recommendation: Grant the off-street parking variance(s), and approve the development plat subject to the conditions listed.

Commission action: Granted the off-street parking variance(s), and approved the development plat subject to the conditions listed.

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

**IV. CONSIDERATION OF A HOTEL/MOTEL VARIANCE FOR BLOSSOM HOTEL AND SUITES LOCATED AT 7118 BERTNER AVENUE**

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: **Porras-Pirtle**                      Second: **Bryant**                      Vote: **Unanimous**                      Abstaining: **None**

**V. CONSIDERATION OF A HOTEL/MOTEL VARIANCE FOR AMERICA’S BEST VALUE INN LOCATED AT 8405 HEMPSTEAD HWY**

Staff recommendation: Deny the application.

Commission action: Denied the application.

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

Speakers: Chhagan “Pete” Patel, owner/applicant, Caroline Ordener, applicant – supportive.

**VI. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR THE 1400 BLOCK OF GODWIN STREET, NORTH AND SOUTH SIDES (MLS 647)**

Staff recommendation: Approve the consideration of a Special Minimum Lot Size Block Application for the 1400 block of Godwin Street, north and south sides, MLS 647, and forward to City Council.

Commission action: Approved the consideration of a Special Minimum Lot Size Block Application for the 1400 block of Godwin Street, north and south sides, MLS 647, and forwarded to City Council.

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

Speaker: Marco Matranga – supportive.

**VII. EXCUSE THE ABSENCES OF COMMISSIONER BRYANT, NELSON, RIFAAT, AND SUBINSKY**

Commissioner Bryant, Nelson and Rifaat were present, therefore no Commission action was required.

Commissioner Subinsky's absences were excused.

Motion: **Bryant**

Second: **Baldwin**

Vote: **Unanimous**

Abstaining: **None**

**VIII. PUBLIC COMMENT  
NONE**

**IX. ADJOURNMENT**

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 4:20 p.m.

Motion: **Rifaat**

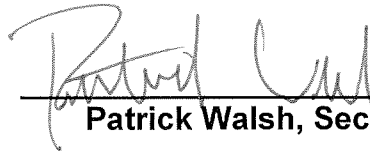
Second: **Kilkenny**

Vote: **Unanimous**

Abstaining: **None**



Martha L. Stein, Chair



Patrick Walsh, Secretary