

## Minutes of the Houston Planning Commission

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

**November 9, 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 2:32 p.m. with a quorum present.

Martha L. Stein, Chair

M. Sonny Garza, Vice Chair

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

Susan Alleman

Bill Baldwin

Fernando L. Brave

Absent

Antoine Bryant

Arrived at 3:05 p.m. during item #115 & 116

Lisa Clark

Algenita Davis

Mark A. Kilkenny

Lydia Mares

Absent

Christina Morales

Paul R. Nelson

Linda Porrás-Pirtle

Absent

Ian Rosenberg

Megan R. Sigler

Zafar Tahir

Arrived at 2:36 p.m. during Item I

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

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.

## APPROVAL OF THE OCTOBER 26, 2017 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the October 26, 2017 Planning Commission meeting minutes.

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

### I. PRESENTATION AND CONSIDERATION OF THE 2018 PLANNING COMMISSION MEETING DATES

Commission action: Approved the Planning Commission meeting dates for 2018.

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

### II. PRESENTATION AND CONSIDERATION OF THE 2018 OFF-STREET PARKING SUBMITTAL DATES

Commission action: Approved the 2018 off-street parking submittal dates for 2018.

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

### III. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 99)

Items removed for separate consideration: **49**.

Staff recommendation: Approve staff's recommendations for items **1 – 99** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 99** subject to the CPC 101 form conditions.

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

#### Commissioners Alleman recused herself.

Staff recommendation: Approve staff's recommendation for item **49** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for item **49** subject to the CPC 101 form conditions.

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

#### Commissioners Alleman returned.

### C PUBLIC HEARINGS

**100 Amblake Court Two replat no 1      C3N      Withdrawn**

**101 Ashley Pointe Sec 8 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: **Anderson**      Second: **Kilkenny**      Vote: **Unanimous**      Abstaining: **None**

Speaker: Andi Tran – opposed; Andrew Allemand, applicant - supportive

**102 Avondale Square partial replat no 1      C3N      Defer**

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

Commission action: Deferred the application for three weeks per the applicant's request.

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



- 103 Brae Burn Acres partial replat no 1 C3N Defer**  
 Staff recommendation: Defer the application for three weeks per the applicant's request.  
 Commission action: Deferred the application for three weeks per the applicant's request.  
 Motion: **Baldwin** Second: **Rosenberg** Vote: **Unanimous** Abstaining: **None**
- 104 Commons Park Place partial replat no 1 C3N Withdrawn**
- 105 Crescent Island partial replat no 3 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: **Davis** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**
- 106 Cypress Place 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: **Clark** Vote: **Unanimous** Abstaining: **None**
- 107 East End on the Bayou Sec 4 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: **Alleman** Vote: **Unanimous** Abstaining: **None**
- 108 Greenwood Village Sec 4 partial replat no 1 C3N Withdrawn**
- 109 Grove at Oak Forest Sec 1 partial replat no 1 and extension C3N Withdrawn**  
 Staff recommendation: Establish a Public Hearing date of December 14, 2017.  
 Commission action: Established a Public Hearing date of December 14, 2017.  
 Motion: **Kilkenny** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**
- 110 Hempstead Terrace 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: **Clark** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**
- 111 Villages of Bear Creek Sec 7 partial replat no 11 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: **Kilkenny** Vote: **Unanimous** Abstaining: **None**

**112 Wayside Village Sec 2 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: **Kilkenny** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

Speaker: Robert Scott – undecided

**113 Westheimer Estates partial replat no 7 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**

## **D VARIANCES**

**114 Bridgeland Parkland Village Sec 29 C3P Withdrawn**

**Items 115 and 116 were taken together at this time.**

**115 East End Village Apartments C2R Approve**

**116 East End Woods Apartments 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: **Garza** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

Speaker: Richard Smith, Managing Engineer, Public Works and Engineering Department

**117 Heights Water Works 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: **Garza** Vote: **Unanimous** Abstaining: **None**

**118 Hyatt Place Reserve C2 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: **Sigler** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

**Motion was made by Davis and seconded by Anderson to reconsider item 106.**

**106 Cypress Place partial replat no 1 C3N Defer**

Staff recommendation: Defer the application for three weeks per the Legal Department's request.

Commission action: Deferred the application for three weeks per the Legal Department's request.

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



**119 Royal Oaks Landing**

**C3P**

**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: **Garza** Vote: **Unanimous** Abstaining: **None**

Speakers: Mark Lochmann and Raheleh Ansari – opposed; Jeff Freeman, applicant and James Lott – supportive; Richard Smith, Managing Engineer, Public Works and Engineering Department

**Items 120 and 121 were taken together.**

**120 Willow Fork Groves GP**

**GP**

**Approve**

**121 Willow Fork Groves Sec 1**

**C3P**

**Approve**

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

Commission action: Granted the variance(s) and approved the GP and plat(s) subject to the CPC 101 form conditions.

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

**E SPECIAL EXCEPTIONS  
NONE**

**F RECONSIDERATION OF REQUIREMENTS  
NONE**

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

**G EXTENSIONS OF APPROVAL**

<b>122</b>	<b>Al Noor Estates</b>	<b>EOA</b>	<b>Approve</b>
<b>123</b>	<b>Aliana Waste Water Treatment Plant no 2</b>	<b>EOA</b>	<b>Approve</b>
<b>124</b>	<b>Humble Travel Plaza</b>	<b>EOA</b>	<b>Approve</b>
<b>125</b>	<b>Mandolin Square</b>	<b>EOA</b>	<b>Approve</b>
<b>126</b>	<b>Millwork Sec 2</b>	<b>EOA</b>	<b>Approve</b>
<b>127</b>	<b>Oaks at Greens Bayou</b>	<b>EOA</b>	<b>Approve</b>
<b>128</b>	<b>Summers Drywall replat no 1 and extension</b>	<b>EOA</b>	<b>Approve</b>
<b>129</b>	<b>Victoria Reach Drive and Lyndon Bend Drive Street Dedication</b>	<b>EOA</b>	<b>Approve</b>

**H NAME CHANGES  
NONE**

**I CERTIFICATES OF COMPLIANCE**

**130 21115 Dunn Street**

**COC**

**Approve**

Staff recommendation: Approve staff's recommendation for items 122-130.

Commission action: Approved staff's recommendation for items 122-130.

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

**J ADMINISTRATIVE  
NONE**

**K DEVELOPMENT PLATS WITH VARIANCE REQUESTS**

**131 602 E. 26<sup>th</sup> Street DVP 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: **Davis** Second: **Victor** Vote: **Carries** Opposing: **Baldwin**  
Speaker: Jenifer Pool, applicant – supportive.

**132 243 Westheimer Road DVP 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: **Nelson** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**  
Speaker: John Platou – opposed; Romulo Cisneros, applicant – supportive; Richard Smith, Managing Engineer, Public Works and Engineering Department

**IV. ESTABLISH A PUBLIC HEARING DATE OF DECEMBER 14, 2017 FOR:**

- a. Bay Knoll Sec 3 partial replat no 1
- b. Bradford Place partial replat no 5
- c. Champion Heavens replat no 1
- d. East End on the Bayou Sec 2
- e. Hyde Park Main Addition partial replat no 2
- f. Rosewood Commons
- g. Spring Branch Valley partial replat no 7
- h. Newport Sec 9 partial replat no 1

Staff recommendation: Establish a public hearing date of December 14, 2017 for items IV a-h.

Commission action: Established a public hearing date of December 14, 2017 for items IV a-h.

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

**V. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 2529 KINGSTON STREET**

**Defer**

Staff recommendation: Defer the application for three weeks to allow the off-street parking variance to be considered together with the subdivision replat with variance application and public hearing.

Commission action: Deferred the application for three weeks to allow the off-street parking variance to be considered together with the subdivision replat with variance application and public hearing.

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

**VI. CONSIDERATION OF A HOTEL/MOTEL VARIANCE FOR SHEFFIELD PLAZA LOCATED AT 986 SHEFFIELD BOULEVARD**

**Defer**

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

Commission action: Deferred the application for three weeks per the applicant's request.

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



**VII. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK FOR THE 2100 BLOCK OF WATTS STREET, NORTH AND SOUTH SIDES, BETWEEN MONTCLAIR DRIVE AND GOLDSMITH STREET - MLS 681**

Staff recommendation: Approve the Special Minimum Lot Size Block Area application for the 2100 block of Watts Street, north and south sides, between Montclair Drive and Goldsmith Street, MLS 681, and forward to City Council.

Commission action: Approved the Special Minimum Lot Size Block Area application for the 2100 block of Watts Street, north and south sides, between Montclair Drive and Goldsmith Street, MLS 681, and forwarded to City Council.

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

Speakers: Dr. Adriana Wechsler, applicant, Joe McCourt, Steve Gilliland, Dr. Christiane Spihmueller, Wendy Levine, Richard Sylvan, Harlee McCourt, Linda Sylvan, Linda Paine – supportive

**VIII. EXCUSE THE ABSENCE OF COMMISSIONER BRYANT**

Commissioner Bryant was present; therefore, no Commission action was required.

**IX. PUBLIC COMMENT**


**NONE**

**X. ADJOURNMENT**

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 4:23 p.m.

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

  
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Martha L. Stein, Chair

  
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Patrick Walsh, Secretary