

## Minutes of the Houston Planning Commission

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

**August 2, 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 2:31 p.m. with a quorum present.

Martha L. Stein, Chair

M. Sonny Garza, Vice Chair

Susan Alleman

Bill Baldwin

Fernando L. Brave

Arrived at 2:37 p.m. during I

Antoine Bryant

Arrived at 3:05 p.m. during item #107

Lisa Clark

Arrived at 3:30 p.m. during item #106

Mark A. Kilkenny

Lydia Mares

Christina Morales

Paul R. Nelson

Linda Porrás-Pirtle

Absent

Ian Rosenberg

Arrived at 2:41 p.m. during III

Megan R. Sigler

Arrived at 2:35 p.m. during I

Zafar Tahir

Meera D. Victor

Mark Mooney for

Left at 3:46 p.m. during item #119

The Honorable James Noack

Maggie Dalton for

The Honorable Robert E. Hebert

Loyd Smith for

Left at 4:10 p.m. during V

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 JULY 19, 2018 PLANNING COMMISSION MEETING MINUTES**

Commission action: Approved the July 19, 2018 Planning Commission meeting minutes.

Motion: **Tahir** Second: **Victor** Vote: **Carries** Abstaining: **Baldwin and Kilkenny**

### **I. PRESENTATION AND CONSIDERATION OF THE SEMI-ANNUAL REPORT ON WATER AND WASTEWATER IMPACT FEES (ANN MARIE SHERIDAN)**

Presentation was given by Ann Marie Sheridan, Supervising Engineer, Public Works and Engineering Department.

Commission action: Considered the July 2018 Semi-Annual Report of the Capital Improvements Advisory Committee on the Water and Wastewater Impact Fees and forwarded to City Council.

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

### **II. PRESENTATION AND CONSIDERATION OF THE SEMI-ANNUAL REPORT ON DRAINAGE IMPACT FEES (ANN MARIE SHERIDAN)**

Presentation was given by Anne Marie Sheridan, Supervising Engineer, Public Works and Engineering Department.

Commission action: Considered the July 2018 Semi-Annual Report of the Capital Improvements Advisory Committee on the Drainage Impact Fees and forwarded to City Council.

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

### **III. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 97)**

Staff recommendation for item **15** was modified from Approve to Defer.

Item removed for separate consideration **7**.

Staff recommendation: Approve staff's recommendations for items **1 –97**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 97**, subject to the CPC 101 form conditions.

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

#### **Commissioner Sigler recused herself.**

Staff recommendation: Approve staff's recommendations for item **7** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for item **7** subject to the CPC 101 form conditions

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

#### **Commissioner Sigler returned.**

### **C PUBLIC HEARINGS**

**98 Brookhaven Addition C3N Defer**  
**partial replat no 1**

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

Speaker: Berniece Davis – opposed.

- 99 Fullerton Place C3N Approve**  
**partial replat no 1**  
Staff recommendation: Approve the plat(s) subject to the CPC 101 form conditions.  
Commission action: Approved the plat(s) subject to the CPC 101 form conditions.  
Motion: **Rosenberg** Second: **Garza** Vote: **Unanimous** Abstaining: **None**  
Speakers: David White and Lee Lopez, applicants – supportive.
- 100 Long Point Acres 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: **Baldwin** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**
- 101 Neuen Manor partial C3N Withdrawn**  
**replat no 9**
- 102 Pine Terrace Sec 3 C3N Defer**  
**partial replat no 1**  
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: **Baldwin** Vote: **Unanimous** Abstaining: **None**
- 103 Remington Creek Ranch Sec 6 C3N 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**
- 104 Shadyvilla Addition No 2 C3N Approve**  
**partial replat no 8**  
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: **Alleman** Vote: **Unanimous** Abstaining: **None**
- 105 West Lancaster Place C3N Disapprove**  
**partial replat no 2**  
Staff recommendation: Disapprove the plat.  
Commission action: Disapproved the plat.  
Motion: **Garza** Second: **Mares** Vote: **Unanimous** Abstaining: **None**  
Speaker: Haley Flores, applicant – supportive.
- 106 Willow Creek Estates Sec 1 C3N Disapprove**  
**replat partial replat no 3**  
Staff recommendation: Disapprove the plat.  
Commission action: Disapproved the plat.  
Motion: **Brave** Second: **Victor** Vote: **Unanimous** Abstaining: **None**  
Speaker: Mikalla Hodges, applicant – supportive.

## D VARIANCES

Item 108 was taken out of order at this time and acted on.

**108 Booth Manor** **C2** **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**

The Commission returned to agenda item 107.

**107 Becker Enclave** **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: **Garza** Vote: **Unanimous** Abstaining: **None**

Item 108 was acted on earlier in the meeting.

**109 Frenchman Square** **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** Abstaining: **None**

**110 Hardy Spring Crossing 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: **Smith** Second: **Clark** Vote: **Unanimous** Abstaining: **None**  
Speaker: Mallory Martin, applicant – supportive.

**111 JEEATW Corporation** **C2R** **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: **Mares** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**

**112 Lovett Post Building** **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: **Baldwin** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**

**113 Portland Parkview** **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: **Sigler** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**

**114 Smart Living at Cypress Creek 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: **Bryant** Second: **Victor** Vote: **Unanimous** Abstaining: **None**

**Commission returned to item 113 to hear from speaker.**

**113 Portland Parkview**  
Speaker: James Decoment – opposed.

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

**115 Springwoods Village GP GP Approve**  
**116 Springwoods Village Crossington SP Approve**  
**Way Street Dedication Sec 1**

Staff recommendation: Grant the variance(s) and approve the plats subject to the CPC 101 form conditions.  
Commission action: Granted the variance(s) and approved the plats subject to the CPC 101 form conditions.  
Motion: **Bryant** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**

**117 Stanmore River Oaks 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: **Kilkenny** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**  
Speakers: David Horn, Theo Stephens and Margie Schneider - opposed.

**118 Walshak Estates C1 Approve**  
Staff recommendation: Grant the variance(s) and approve the plats subject to the CPC 101 form conditions.  
Commission action: Granted the variance(s) and approved the plats subject to the CPC 101 form conditions.  
Motion: **Mooney** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**

**E SPECIAL EXCEPTIONS**

**119 Pinemont Oaks C3P Approve**  
Staff recommendation: Grant the special exception(s) and approve the plat subject to the CPC 101 form conditions listed.  
Commission action: Granted the special exception(s) and approved the plat subject to the CPC 101 form conditions listed.  
Motion: **Baldwin** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**  
Speaker: Mark Lowry - opposed

**F RECONSIDERATION OF REQUIREMENTS**

**120 Grand National C3P Withdrawn**

**121 Tall Pines Junction 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: **Mares** Vote: **Unanimous** Abstaining: **None**

**Commissioner Alleman recused herself.**

**122 Uptown Transit Center 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: **Tahir** Vote: **Unanimous** Abstaining: **None**  
Speaker: Daphne Scarbrough – opposed.

**Commissioner Alleman returned.**

**G EXTENSIONS OF APPROVAL  
NONE**

**H NAME CHANGES  
NONE**

**I CERTIFICATES OF COMPLIANCE**

<b>123</b>	<b>26760 Saddle Rock Lane</b>	<b>COC</b>	<b>Approve</b>
<b>124</b>	<b>25197 Virginia Lane</b>	<b>COC</b>	<b>Approve</b>
<b>125</b>	<b>22433 Bergman Dr.</b>	<b>COC</b>	<b>Approve</b>
<b>126</b>	<b>23380 FM 1314</b>	<b>COC</b>	<b>Approve</b>

Staff recommendation: Approve staff's recommendation for items 123-126.

Commission action: Approved staff's recommendation for items 123-126.

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

**J ADMINISTRATIVE  
NONE**

**K DEVELOPMENT PLATS WITH VARIANCE REQUESTS**

**127 4002 Silverwood Drive 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: **Baldwin** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

Speaker: Joe Scanlon – opposed; Joyce Owens, applicant – supportive; Richard Smith, Managing Engineer, Public Works and Engineering Department.

**IV. ESTABLISH A PUBLIC HEARING DATE OF AUGUST 30, 2018 FOR:**

- a. Afton Oaks Sec 1 partial replat no 1
- b. Park Place partial replat no 3
- c. Shadyvilla Addition No 1 Annex partial replat no 3
- d. West Lane Annex partial replat no 5

Staff recommendation: Establish a public hearing date of August 30, 2018 for items IV a-d.

Commission action: Established a public hearing date of August 30, 2018 for items IV a-d.

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

**V. CONSIDERATION OF A HOTEL/MOTEL VARIANCE FOR SOUTHWIND HOTEL LOCATED AT 5617 NORTH FREEWAY Defer**

Staff recommendation: Grant the Hotel/Motel variance(s), and approve the development plat subject to the conditions listed.

Commission action: Deferred the application to give staff time to verify the signature of the letter from property owner.

Motion: **Clark** Second: **Bryant** Vote: **Carries** Opposing: **Baldwin, Brave, Dalton, Mares, Morales, Rosenberg and Victor**

Speaker: Marcia Shirani – opposed; Caroline Ordener, applicant – supportive

**VI. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR THE 2000 BLOCK OF SOUTHGATE BOULEVARD, NORTH AND SOUTH SIDES, BETWEEN TRAVIS STREET AND STOCKTON DRIVE (MLS 725) Approve**

Staff recommendation: Approve the consideration of a Special Minimum Lot Size Block application for the 2000 block of Southgate Boulevard, north and south sides, between Travis Street and Stockton Drive, MLS 725, and forward to City Council.

Commission action: Approved the consideration of a Special Minimum Lot Size Block application for the 2000 block of Southgate Boulevard, north and south sides, between Travis Street and Stockton Drive, MLS 725, and forwarded to City Council.

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

Speakers: Drexer Turner, Clayton Finney, applicant, Rebecca Bryant, Michael Smith, Omar Izfar - supportive.

**VII. EXCUSE THE ABSENCE OF COMMISSIONER KILKENNY**

Commissioner Kilkenny was present, therefore no Commission action was required.

**VIII. PUBLIC COMMENT  
NONE**

**IX. ADJOURNMENT**

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 4:36 p.m.

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

  
Martha L. Stein, Chair

  
Michael Kramer, Secretary