

## Minutes of the Houston Planning Commission

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

**September 27, 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 2:46 p.m. with a quorum present.

Martha L. Stein, Chair

M. Sonny Garza, Vice Chair

Susan Alleman

Bill Baldwin

Fernando L. Brave

Antoine Bryant

Lisa Clark

Absent

Lydia Mares

Christina Morales

Paul R. Nelson

Absent

Linda Porrás-Pirtle

Ian Rosenberg

Absent

Megan R. Sigler

Zafar Tahir

Meera D. Victor

Absent

Mark Mooney for

Absent

The Honorable James Noack

Maggie Dalton for

Absent

The Honorable Robert E. Hebert

Loyd Smith for

Absent

The Honorable Ed Emmett

### EXOFFICIO MEMBERS

Carol A. Lewis

Carol Haddock

Yuhayna H. McCoy

### Executive Secretary

Patrick Walsh, P.E., Director, Planning and Development

### CHAIR'S REPORT

The Chair's Report was given by Commissioner Martha L. Stein.

### DIRECTOR'S REPORT

The Director's Report was given by Michael Kramer, Assistant Director, Planning and Development Department.

**APPROVAL OF THE SEPTEMBER 13, 2018 PLANNING COMMISSION MEETING MINUTES**

Commission action: Approved the September 13, 2018 Planning Commission meeting minutes.

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

**I. PRESENTATION ON THE PROPOSAL TO ADD ELLINGTON ROAD BETWEEN SH-3 AND I-45 TO THE MAJOR THOROUGHFARE AND FREEWAY PLAN**

Presentation was given by Velyjha Southern, Planning and Development Department.

**II. PLATTING ACTIVITY (Consent and Replat items A and B, 1 –106)**

Item **64** and **78** removed for separate consideration.

Staff recommendation: Approve staff's recommendations for items **1 –106**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 106**, subject to the CPC 101 form conditions.

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

**Commissioner(s) Alleman recused herself.**

Staff recommendation: Approve staff's recommendations for item(s) **64** and **78**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for item(s) **64** and **78**, subject to the CPC 101 form conditions.

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

**Commissioner(s) Alleman returned.**

**C PUBLIC HEARINGS**

**107 Dolce Living at Midtown 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: **Garza**                      Second: **Bryant**                      Vote: **Unanimous**                      Abstaining: **None**

**108 Emancipation One Center                      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: **Brave**                      Second: **Bryant**                      Vote: **Unanimous**                      Abstaining: **None**

Speaker(s) Algenita Scott Davis, Herbert Green and Keija Asakura – supportive.

**109 Estates at Pech Road                      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**



- 110 Hillsdale Creek Sec 1 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: **Porras-Pirtle** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**
- 111 Katy Pointe Sec 1 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: **Baldwin** Second: **Mares** Vote: **Unanimous** Abstaining: **None**
- 112 Little York 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: **Sigler** Second: **Mares** Vote: **Unanimous** Abstaining: **None**
- 113 Oak Forest Village C3N Withdrawn**
- 114 Pine Cove Park 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: **Mares** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**
- 115 River Oaks Estates Sec 1 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: **Garza** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**
- 116 Tealbrook Sec 1 C3N Approve**  
**partial replat no 4 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: **Sigler** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**
- 117 West Lane Annex partial replat no 3 C3N Approve**  
**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: **Garza** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**  
 Speaker(s) Edward R. Richardson – opposed.
- 118 Westheimer Estates partial replat no 9 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: **Garza** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

**119 Willow Creek Estates replat Sec 1 partial replat no 3** **C3N** **Defer**  
 Staff recommendation: Defer the application for two weeks per Council Member Castex-Tatum's request.  
 Commission action: Deferred the application for two weeks per Council Member Castex-Tatum's request.  
 Motion: **Baldwin** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

**D VARIANCES**

**120 Anderson Lakes** **GP** **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: **Porras-Pirtle** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**

**121 Breen Reserve** **C2** **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: **Garza** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

**122 Cabello Peluqueria Unisex** **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: **Sigler** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

**123 Ella Timbergrove** **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: **Bladwin** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

**124 Paige Polk** **C2** **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** Abstaining: **None**

**Item 125 and 126 were taken together at this time.**

**125 Pecan Estates GP** **GP** **Defer**  
**126 Pecan Estates Sec 1** **C3P** **Defer**  
 Staff recommendation: Defer the application for two weeks to give the applicant time to submit revised information.  
 Commission action: Deferred the application for two weeks to give the applicant time to submit revised information.  
 Motion: **Bryant** Second: **Mares** Vote: **Unanimous** Abstaining: **None**



- 127 Spring Branch ISD Spring Woods High School** **C2** **Approve**  
 Staff recommendation: Grant the requested variance(s) and approve the plats subject to the CPC 101 form conditions.  
 Commission action: Granted the requested variance(s) and approved the plats subject to the CPC 101 form conditions.  
 Motion: **Baldwin** Second: **Mares** Vote: **Unanimous** Abstaining: **None**
- 128 Taj Residences** **C3P** **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: **Garza** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**
- 129 White Oak Crossing Sec 1** **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: **Baldwin** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

**E SPECIAL EXCEPTIONS**

- 130 Marcello Lakes Sec 2** **C3P** **Approve**  
 Staff recommendation: Grant the special exception(s) and approve the plat subject to the CPC 101 form conditions.  
 Commission action: Granted the special exception(s) and approved the plat subject to the CPC 101 form conditions.  
 Motion: **Sigler** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

**F RECONSIDERATION OF REQUIREMENTS**

- 131 Ortegas Properties LLC Development** **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: **Garza** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

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

**G EXTENSIONS OF APPROVAL**

- |  |            |                |
|--|------------|----------------|
| <b>132 Eldridge Holding Commercial</b>                   | <b>EOA</b> | <b>Approve</b> |
| <b>133 Furay Park View</b>                               | <b>EOA</b> | <b>Approve</b> |
| <b>134 Hagerman Lodge</b>                                | <b>EOA</b> | <b>Approve</b> |
| <b>135 Harmony Village Sec 2</b>                         | <b>EOA</b> | <b>Approve</b> |
| <b>136 Harris County MUD no 62 Water Plant no 1</b>      | <b>EOA</b> | <b>Approve</b> |
| <b>137 Julia Place</b>                                   | <b>EOA</b> | <b>Approve</b> |
| <b>138 Katy Islamic Center replat no 1 and extension</b> | <b>EOA</b> | <b>Approve</b> |

139 Old Town Spring Business Park Reserve EOA Approve  
140 Tavola Sec 33 EOA Approve

**H NAME CHANGES**

141 Valley Ranch Town Center Commercial NC Approve  
West (prev. Valley Ranch Commercial West)

**I CERTIFICATES OF COMPLIANCE**

142 18528 Wisp Willow Way COC Approve  
143 24602 Spencer Blvd. COC Approve  
144 21868 East Martin COC Approve  
145 22222 McCleskey Road COC Approve  
146 24924 Plantation Estates Avenue COC Approve

Staff recommendation: Approve staff's recommendation for items 132-146.

Commission action: Approved staff's recommendation for items 132-146.

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

**J ADMINISTRATIVE  
NONE**

**K DEVELOPMENT PLATS WITH VARIANCE REQUESTS**

147 2120 Gentry Street DPV Approve

Staff recommendation: Grant the development plat variance(s) 1) to allow an 8'-6" building line in lieu of the ordinance-required building line along a local street, Henry Street; and 2) to allow a 15'-4" garage building line in lieu of the 20' building line along a local street, Henry Street.

Commission action: Granted the variance(s) 1) to allow an 8'-6" building line in lieu of the ordinance-required building line along a local street, Henry Street; and 2) to allow a 15'-4" garage building line in lieu of the 20' building line along a local street, Henry Street.

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

**III. ESTABLISH A PUBLIC HEARING DATE OF OCTOBER 25, 2018 FOR:**

- a. Archer Place replat no 1
- b. Colonial Gold
- c. Grace Landing
- d. Inwood Park Village replat no 1
- e. Live Oak Growing replat no 2
- f. Newport Sec 6 partial replat no 1 and extension
- g. Westhaven Estates Sec 1 partial replat no 9

Staff recommendation: Establish a public hearing date of October 25, 2018 for item(s) III a-g.

Commission action: Established a public hearing date of October 25, 2018 for item(s) III a-g.

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

**IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR PROPERTY  
LOCATED AT 214 AVONDALE STREET**

Staff recommendation: Grant the off-street parking variance(s) to allow 58 off-street vehicle parking spaces and 7 bicycle racks (28 bicycle spaces) in lieu of the ordinance-required 72 vehicle parking spaces for a multi-family development.

Commission action: Deferred the application for two weeks to give the applicant time to talk with staff regarding the parking solution.

Motion: **Garza**

Second: **Mares**

Vote: **Unanimous**

Abstaining: **None**

Speaker(s): Rick Grothues, applicant, Jason Swarthouf, Kenneth Long – supportive; Bo Bell, Philip Hilder, Mitchell Cohen, Philip Muhm, Sylvia Drew, Jim Johnson and ReAnna Bell – opposed; Richard Smith, Managing Engineer, Public Works and Engineering Department.

**V. PUBLIC COMMENT**  
**NONE**

**VI. ADJOURNMENT**

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 4:39 p.m.

Motion: **Garza**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**



**Martha L. Stein, Chair**



**Michael Kramer, Secretary**