

## Minutes of the Houston Planning Commission

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

September 1, 2016

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 2:33 p.m. with a quorum present.**

Martha L. Stein, Chair

M. Sonny Garza

Susan Alleman

Bill Baldwin

Kenneth Bohan

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

Fernando Brave

Antoine Bryant

Lisa Clark

Arrived at 3:23 p.m. during Item II

Algenita Davis

Arrived at 2:40 p.m. during Director's Report

and left at 4:34 p.m. during Item IV

Truman C. Edminster III

Mark A. Kilkenny

Paul R. Nelson

Linda Porrás-Pirtle

Absent

Shafik Rifaat

Pat Sanchez

Arrived at 2:54 p.m. during Item I

Eileen Subinsky

Absent

Shaukat Zakaria

Mark Mooney for

Absent

Honorable James Noack

Charles O. Dean for

The Honorable Robert E. Herbert

Raymond Anderson for

The Honorable Ed Emmet

### EXOFFICIO MEMBERS

Carol A. Lewis

Dale A. Rudick, P.E.

## **DIRECTOR'S REPORT**

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

## **APPROVAL OF THE AUGUST 11, 2016 (MTFP) AND AUGUST 18, 2016 PLANNING COMMISSION MEETING MINUTES**

Commission action: Approved the August 11, 2016 (MTFP) Planning Commission meeting minutes.

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

Commission action: Approved the August 18, 2016 Planning Commission meeting minutes.

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

### **I. CONSIDERATION OF PROPOSED AMENDMENTS TO CHAPTER 33 OF THE CODE OF ORDINANCES RELATED TO THE MAJOR THOROUGHFARE & FREEWAY PLAN AND THE BICYCLE MASTER PLAN**

Staff recommendation: Accept recommendation per staff report, and forward to City Council.

Commission action: Accepted recommendation per staff report, including language clarification and forwarded to City Council

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

Speakers: Steve Ashy – supportive; Tammie Kahn –Children's Museum - opposed, Kathy Blueford-Daniels and Ivory Mayhorn – opposed; Adrian Melendez – undecided.

### **II. PRESENTATION ON PROPOSED AMENDMENTS TO CHAPTER 41 OF THE CODE OF ORDINANCES RELATED TO STREET NAME CHANGES**

Presentation on the proposed amendments to Chapter 41 of the Code of Ordinances related to Street Name Change was given by Brian Crimmins, Planning and Development Department.

**Item VI was taken out of order per Council Member Stardig's request and acted on at this time.**

### **VI. CONSIDERATION OF AN HOTEL MOTEL VARIANCE FOR A TWO-STORY MOTEL @ HOLLISTER RD. LOCATED AT 7255 W. LITTLE YORK RD.**

Staff recommendation: Deny the requested Hotel Motel variance.

Commission action: Denied the requested Hotel Motel variance.

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

Speakers: Council Member Brenda Stardig – opposed; Caroline Ordener, applicant - supportive

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

Items removed for separate consideration: 15, 25 and 39.

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

**Commissioners Alleman, Anderson, Clark, and Edminster recused themselves.**

Staff recommendation: Approve staff's recommendations for items 15, 25 and 39, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items 15, 25 and 39, subject to the CPC 101 form conditions.

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

Commissioners Alleman, Anderson, Edminster and Clark returned.

## C PUBLIC HEARINGS

- 100 East Village North** **C3N** **Approve**  
Staff recommendation: Grant the requested variances and approve the plat subject to the CPC 101 form conditions listed.  
Commission action: Granted the requested variances and approved the plat subject to the CPC 101 form conditions listed.  
Motion: **Balwin** Second: **Zakaria** Vote: **Carries** Abstaining: **Edminster**
- 101 Evergreen Villas 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: **Baldwin** Second: **Sanchez** Vote: **Unanimous** Abstaining: **None**  
Speaker: Ciprian Mudura – supportive.
- 102 Westover partial replat no 2** **C3N** **Withdrawn**
- 103 Willow Trace Sec 1 partial replat no 1 and extension** **C3N** **Defer**  
Staff recommendation: Defer the variance for two weeks per the applicant's request.  
Commission action: Deferred the variance for two weeks per the applicant's request.  
Motion: **Bryant** Second: **Rifaat** Vote: **Unanimous** Abstaining: **None**

## D VARIANCES

- 104 Eado Point** **C3P** **Approve**  
Staff recommendation: Grant the requested variances and approve the plat subject to the CPC 101 form conditions.  
Commission action: Granted the requested variances and approved the plat subject to the CPC 101 form conditions.  
Motion: **Kilkenny** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

Items 105 and 106 were taken together at this time.

- 105 Lakewood Court** **C3P** **Approve**  
**106 Lakewood Court at Louetta** **C2** **Approve**  
Staff recommendation: Grant the requested variances and approve the plats subject to the CPC 101 form conditions.  
Commission action: Granted the requested variances and approved the plats subject to the CPC 101 form conditions.  
Motion: **Garza** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**
- 107 Lakewood Pines Sec 5** **C3P** **Approve**  
Staff recommendation: Grant the requested variances and approve the plat subject to the CPC 101 form conditions.  
Commission action: Granted the requested variances and approved the plat subject to the CPC 101 form conditions.  
Motion: **Clark** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**

Items 108 and V were taken together at this time.

**108 McGowen Project C2R Defer**

**V. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 1403 MCGOWEN STREET**

Staff recommendation: Defer the requested off-street parking variance and plat for two weeks per the applicant's request.

Commission action: Deferred the requested off-street parking variance and plat for two weeks per the applicant's request.

Motion: **Kilkenny** Second: **Edminster** Vote: **Carries** Abstaining: **Bohan**  
Speaker: Allen Douglas – opposed.

**109 Newport Southwest GP GP Approve**

Staff recommendation: Grant the requested variances and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the requested variances and approved the plat subject to the CPC 101 form conditions.

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

**110 SER Jobs for Progress Campus C2 Defer**

Staff recommendation: Defer the plat for two weeks for additional information.

Commission action: Deferred the plat for two weeks for additional information.

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

**Commissioner Edminster recused himself.**

**111 Sundance Cove GP GP Defer**

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

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

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

**Commissioner Edminster returned.**

**E SPECIAL EXCEPTIONS**

Items 112 and 113 were taken together at this time.

**112 Westfield Village GP GP Approve**

**113 Jasmine Heights Sec 8 C3P**

Staff recommendation: Approve the special exception for Item 112, and approve the General Plan and plat subject to the CPC 101 form conditions.

Commission action: Approved the special exception for Item 112, and approved the General Plan and plat subject to the CPC 101 form conditions.

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

## F RECONSIDERATION OF REQUIREMENTS

### 114 Ashley Pointe Sec 14

C3R

Approve

Staff recommendation: Grant the reconsideration of requirements with variances and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the reconsideration of requirements with variances and approved the plat subject to the CPC 101 form conditions.

Motion: **Anderson**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

### 115 Camillo North Eldridge Tract

C2

Approve

Staff recommendation: Grant the reconsideration of requirements with variances and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the reconsideration of requirements with variances and approved the plat subject to the CPC 101 form conditions.

Motion: **Garza**

Second: **Rifaat**

Vote: **Unanimous**

Abstaining: **None**

### 116 Master Mark Plaza

C2R

Approve

Staff recommendation: Grant the reconsideration of requirements with variances and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the reconsideration of requirements with variances and approved the plat subject to the CPC 101 form conditions.

Motion: **Bohan**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

### 117 Reserve at Clear Lake City Sec 10

C3P

Approve

Staff recommendation: Grant the reconsideration of requirements with variances and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the reconsideration of requirements with variances and approved the plat subject to the CPC 101 form conditions.

Motion: **Clark**

Second: **Bryant**

Vote: **Carries**

Abstaining: **Edminster**

### 118 Sheldon Ridge Sec 8

C3P

Defer

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

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

Motion: **Baldwin**

Second: **Kilkenny**

Vote: **Carries**

Abstaining: **Alleman**

### 119 Stone Henge

C2

Defer

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

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

Motion: **Edminster**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

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

## G EXTENSIONS OF APPROVAL

120 El Pollo Loco Northpark

EOA

Approve

121 Elrod Road Data Center

EOA

Approve

122 Enclave at Longwood Sec 1

EOA

Approve

123 Energy Plaza West Office Park

EOA

Approve

124 Forest Village Sec 9

EOA

Approve

125 Master Mark Plaza

EOA

Approve

126 Reserve at Cutten

EOA

Approve

127 Rivergrove Sec 5

EOA

Approve

128	Singh Brothers Trucking	EOA	Approve
129	Westhaven Villas Sec 1 partial replat no 3	EOA	Approve

H NAME CHANGES  
NONE

I CERTIFICATES OF COMPLIANCE

130	20492 Old Sorters Road	COC	Approve
131	20617 Leaf Lane	COC	Approve
132	20621 Leaf Lane	COC	Approve
133	19751 Hill Top Lane	COC	Approve
134	19698 Holly Glenn	COC	Approve
135	20926 Baldwin Street	COC	Approve
136	22725 Ford Road	COC	Approve

Staff recommendation: Approve staff's recommendation for items 120-136.

Commission action: Approved staff's recommendation for items 120-136.

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

J ADMINISTRATIVE  
NONE

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

137	10603 Longmont Drive	DPV	Approve
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Staff recommendation: Grant the development plat variances, and approve the plat subject to the conditions listed.

Commission action: Granted the development plat variances, and approve plat subject to the conditions listed.

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

IV. ESTABLISH A PUBLIC HEARING DATE OF SEPTEMBER 29, 2016 FOR:

a. Spring Forest Sec 2 partial replat no 1

Staff recommendation: Establish a public hearing date of September 29, 2016 for items **IV a.**

Commission action: Established a public hearing date of September 29, 2016 for items **IV a.**

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

Item V. was considered previously with item 108.

Item VI. was taken earlier in the meeting.

VII. ESTABLISH A PUBLIC HEARING DATE OF SEPTEMBER 29, 2016 FOR A SUPER 8 LOCATED AT 7660 SOUTH LOOP EAST

Staff recommendation: Establish a public hearing date of September 29, 2016 for items **VII a.**

Commission action: Established a public hearing date of September 29, 2016 for items **VII a.**

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

VIII. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR THE 1400 BLOCK OF MICHIGAN STREET, NORTH SIDE (MLS 617)

Staff recommendation: Approve the consideration of a special minimum lot size block application for the 1400 block of Michigan Street, north side (MLS 617), and forward to City Council.

Commission action: Approved the consideration of a special minimum lot size block application for the 1400 block of Michigan Street, north side (MLS 617), and forwarded to City Council.

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

Speakers: Mary Ellen Whitworth, applicant, Lindbergh Vickers and Cynthia Greenwood - Supportive

**IX. PUBLIC COMMENT**  
**NONE**

**X. EXCUSE THE ABSENCES OF COMMISSIONERS BALDWIN, SANCHEZ, AND ZAKARIA**  
Commissioner Baldwin, Commissioner Sanchez and Commissioner Zakaria were present; no Commission action required.

**XI. ADJOURNMENT**

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 4:41p.m.

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



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**Martha L. Stein, Chair**



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**Patrick Walsh, Secretary**