

HOUSTON PLANNING COMMISSION

AGENDA

AUGUST 16, 2018



COUNCIL CHAMBER
CITY HALL ANNEX
2:30 P.M.

PLANNING COMMISSION MEMBERS



Martha L. Stein, *Chair*
M. Sonny Garza, *Vice Chair*
Susan Alleman
Bill Baldwin
Fernando L. Brave
Antoine Bryant
Lisa Clark
Mark A. Kilkenny
Lydia Mares
Christina Morales
Paul R. Nelson
Linda Porras-Pirtle
Ian Rosenberg
Megan R. Sigler
Zafar Tahir
Meera D. Victor

The Honorable Judge Robert Hebert
Fort Bend County
The Honorable Ed Emmett
Harris County
Commissioner James Noack
Montgomery County

ALTERNATE MEMBERS

Richard W. Stolleis, P.E.
Maggie Dalton
Fort Bend County
Loyd Smith, P.E.
Harris County
Mark J. Mooney, P.E.
Montgomery County

EX- OFFICIO MEMBERS

Carol Lewis, Ph.D.
Carol Haddock, P.E.
Yuhayna H. McCoy, AICP

SECRETARY

Patrick Walsh, P.E.

Meeting Policies and Regulations

Order of Agenda

Planning Commission may alter the order of the agenda to consider variances first, followed by replats requiring a public hearing second and consent agenda last. Any contested consent item will be moved to the end of the agenda.

Public Participation

The public is encouraged to take an active interest in matters that come before the Planning Commission. Anyone wishing to speak before the Commission may do so. The Commission has adopted the following procedural rules on public participation:

1. Anyone wishing to speak before the Commission must sign-up on a designated form located at the entrance to the Council Chamber.
2. If the speaker wishes to discuss a specific item on the agenda of the Commission, it should be noted on the sign-up form.
3. If the speaker wishes to discuss any subject not otherwise on the agenda of the Commission, time will be allowed after all agenda items have been completed and "public comments" are taken.
4. The applicant is given first opportunity to speak and is allowed two minutes for an opening presentation. The applicant is also allowed a rebuttal after all speakers have been heard; two additional minutes will be allowed.
5. Speakers will be allowed two minutes for specially called hearing items, replats with notice, variances, and special exceptions.
6. Speakers will be allowed 1 minute for all consent agenda items.
7. Time limits will not apply to elected officials.
8. No speaker is permitted to accumulate speaking time from another person.
9. Time devoted to answering any questions from the Commission is not charged against allotted speaking time.
10. The Commission reserves the right to limit speakers if it is the Commission's judgment

that an issue has been sufficiently discussed and additional speakers are repetitive.

11. The Commission reserves the right to stop speakers who are unruly or abusive.

Limitations on the Authority of the Planning Commission

By law, the Commission is required to approve subdivision and development plats that meet the requirements of Chapter 42 of the Code of Ordinances of the City of Houston. The Commission cannot exercise discretion nor can it set conditions when granting approvals that are not specifically authorized by law. If the Commission does not act upon a Sec. I agenda item within 30 days, the item is automatically approved. The Commission's authority on platting does not extend to land use. The Commission cannot disapprove a plat because it objects to the use of the property. All plats approved by the Commission are subject to compliance with applicable requirements, e.g., water, sewer, drainage, or other public agencies.

Contacting the Planning Commission

Should you have materials or information that you would like for the Planning Commission members to have pertaining to a particular item on their agenda, contact staff at 832-393-6600. Staff can either incorporate materials within the members Agenda packets, or can forward to the members messages and information.

Contacting the Planning Department

The Planning and Development Department is located at 611 Walker Street on the Sixth Floor. Code Enforcement is located at 1002 Washington Street.

The Departments mailing address is:
P.O. Box 1562
Houston, Texas 77251-1562

The Departments website is:
www.houstonplanning.com

E-mail us at:
Planning and Development
Dylan.Osborne@houstontx.gov

Plat Tracker Home Page:
www.HoustonPlatTracker.org



PLANNING & DEVELOPMENT DEPARTMENT

www.HoustonPlanning.com or (832) 393-6600

SPEAKER GUIDELINES

WELCOME to a meeting of the City's Planning and Development Department. Your input is valued. Commissioners take action according to established standards; see rules or policies for details. Staff is available to help orient you on meeting procedures. **For the City's I SPEAK language line, including traducción en Español, call (832) 393-3000.**

Submit a **SPEAKER FORM** to be recognized as a speaker. Turn in the completed, legible form to the staff near the front desk, normally before the item is called for consideration. Organized groups may submit forms in a desired speaker sequence to staff. However, the Chair may take items out of order.

One recognized speaker at the podium at a time. As your name is called, move to the podium to speak, or announce from your seat if you wish to decline. Any handouts can be provided to staff near the podium, for distribution while you begin speaking. Speakers may speak only one time per item, including if the item is deferred. Speaker's time cannot be allocated to another person. Speaker's times are normally 1-2 minutes or as otherwise identified.

At the podium, state your name for the record. Ideally, also state your position on the item, and then deliver your comments. A bell is rung if the allowed speaking time is exceeded. There may also be questions for you, from the Chair or recognized Commissioners, before you return to your seat. No audible expressions from the audience, including no applause, boos, or verbal outbursts.

Speakers with general comments can sign up to speak during the public comment section of the agenda. Turn in visitor badges at the building's check stations at departure. **THANK YOU.**

...

Commission or Group:

SPEAKER SIGN IN FORM

DATE: _____

AGENDA ITEM NUMBER _____

AGENDA ITEM NAME _____

YOUR NAME (Speaker) _____

Telephone or email (Optional) _____

Do you have handouts or items to be distributed during your comments? _____ (Check if Yes)

Your position or comments: ____ **Applicant** ____ **Supportive** ____ **Opposed** ____ **Undecided**

Houston Planning Commission

AGENDA

August 16, 2018

Meeting to be held in
Council Chamber, City Hall Annex
2:30 p.m.

Call to Order

Director's Report

Approval of the August 2, 2018 Planning Commission Meeting Minutes

I. Public Hearing and Consideration of a City initiated street renaming of a portion of Aldine-Westfield Road to Alcorn Street (Carson Lucarelli)

II. Platting Activity (Subdivision and Development plats)

- a. Consent Subdivision Plats (Lyndy Morris)
- b. Replats (Lyndy Morris)
- c. Replats requiring Public Hearings with Notification (Dorianne Powe-Phlegm, Arica Bailey, Lyndy Morris, Devin Crittle)
- d. Subdivision Plats with Variance Requests (Geoff Butler, Chad Miller, Carson Lucarelli, Arica Bailey, Homero Alegria)
- e. Subdivision Plats with Special Exception Requests (Geoff Butler)
- f. Reconsiderations of Requirement (Geoff Butler, Suvidha Bandi)
- g. Extension of Approvals (Arica Bailey)
- h. Name Changes (Arica Bailey)
- i. Certificates of Compliance (Arica Bailey)
- j. Administrative
- k. Development Plats with Variance Requests

III. Establish a public hearing date of September 13, 2018

- a. Dolce Living at Midtown replat no 1
- b. Estates at Pech Road
- c. Glenhaven Estates Sec 2 partial replat no 2
- d. Inwood Park Village replat no 1
- e. Pine Cove Park
- f. Pinecrest Sec 2 partial replat no 2
- g. Sunset Heights partial replat no 5
- h. Westheimer Gardens Extension partial replat no 6
- i. West Lane Annex partial replat no 3 replat no 1
- j. Willow Creek Estates replat Sec 1 partial replat no 3

IV. Consideration of an Off-Street Parking Variance for property located at 317 W/ 19th Street (Eric Pietsch)

V. Public Hearing and Consideration of a Hotel/Motel for Southwind Hotel located at 5617 North Freeway (Arica Bailey)

VI. Excuse the absence of Commissioner Porras-Pirtle

VII. Public Comment

VIII. Adjournment

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 Porras-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 partial replat no 1

C3N

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

Speaker: Berniece Davis – opposed.

- | | | | |
|---|--|------------|-------------------|
| 99 | Fullerton Place
partial replat no 1 | C3N | Approve |
| 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
partial replat no 3 | 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: Sigler Vote: Unanimous Abstaining: None | | | |
| | | | |
| 101 | Neuen Manor partial
replat no 9 | C3N | Withdrawn |
| | | | |
| 102 | Pine Terrace Sec 3
partial replat no 1 | C3N | 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 | | | |
| | | | |
| 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
partial replat no 8 | 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: Alleman Vote: Unanimous Abstaining: None | | | |
| | | | |
| 105 | West Lancaster Place
partial replat no 2 | C3N | Disapprove |
| 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
replat partial replat no 3 | C3N | Disapprove |
| 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 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****123 26760 Saddle Rock Lane****COC****Approve****124 25197 Virginia Lane****COC****Approve****125 22433 Bergman Dr.****COC****Approve****126 23380 FM 1314****COC****Approve**

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

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)

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