

HOUSTON PLANNING COMMISSION

AGENDA

JUNE 21, 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 Porrás-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
Lloyd 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

SPEAKER GUIDELINES

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

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

June 21, 2018

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

Call to Order

Director's Report

Approval of the June 7th, 2018 Planning Commission Meeting Minutes

- I. **Platting Activity (Subdivision and Development plats)**
 - a. Consent Subdivision Plats (Homero Guajardo Alegria)
 - b. Replats (Homero Guajardo Alegria)
 - c. Replats requiring Public Hearings with Notification (Devin Crittle, Dorianne Powe, Chad Miller, Arica Bailey)
 - d. Subdivision Plats with Variance Requests (Homero Alegria, Geoff Butler, Carson Lucarelli)
 - e. Subdivision Plats with Special Exception Requests (Carson Lucarelli)
 - f. Reconsiderations of Requirement (Homero Guajardo Alegria, Carson Lucarelli, Arica Bailey)
 - g. Extension of Approvals (Lyndy Morris)
 - h. Name Changes (Lyndy Morris)
 - i. Certificates of Compliance (Lyndy Morris)
 - j. Administrative
 - k. Development Plats with Variance Requests (Chad Miller, Jose Mendoza)
- II. **Establish a public hearing date of July 19, 2018**
 - a. Cedar Creek Ranch partial replat no 1
 - b. Herndon Place partial replat no 1
 - c. Jacqueline Court replat no 1
 - d. Long Point Acres partial replat no 3
 - e. Ruburfield partial replat no 1
- III. **Consideration of an Off-Street Parking Variance for property located at 6902 Gonzales Street** (Chad Miller)
- IV. **Public Hearing and Consideration of a Special Minimum Lot Size Block for the 1900 block of Swift Boulevard, north and south sides, between Lanier Drive and Travis Street - MLS 709** (Davonte Caldwell)
- V. **Public Hearing and Consideration of a Special Minimum Lot Size Area for Portions of the Denver Addition Subdivision - MLSA 707** (Davonte Caldwell)
- VI. **Public Hearing and Consideration of a Special Minimum Lot Size Block for the 400-600 block of Merrill Street, north side, between Rural Street and Reagan Street, and the 600 block of Merrill Street, south side, between Northwood Street and Reagan Street - MLS 716** (David Welch)
- VII. **Excuse the absence of Commissioner Brave and Kilkenny**
- VIII. **Public Comment**
- IX. **Adjournment**

Minutes of the Houston Planning Commission

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

June 7, 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 2:30 p.m. with a quorum present.

Martha L. Stein, Chair

M. Sonny Garza, Vice Chair

Susan Alleman Absent

Bill Baldwin

Fernando L. Brave Absent

Antoine Bryant Absent

Lisa Clark Arrived at 2:33 p.m. during Director's Report

Mark A. Kilkenny Absent

Lydia Mares

Christina Morales Absent

Paul R. Nelson

Linda Porrás-Pirtle Arrived at 2:49 p.m. during item #84

Ian Rosenberg

Megan R. Sigler

Zafar Tahir

Meera D. Victor

Mark Mooney for Left at 3:58 p.m. during items G, H and I

The Honorable James Noack

Maggie Dalton for

The Honorable Robert E. Hebert

Loyd Smith for

Arrived at 3:26 during item #81

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 MAY 24, 2018 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the May 24, 2018 Planning Commission meeting minutes.

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

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 79)

Staff recommendation for item **46** was modified from Approve to Defer per the County’s request.

Items removed for separate consideration **47 and 48**.

Staff recommendation: Approve staff’s recommendations for items **1 – 79**, subject to the CPC 101 form conditions.

Commission action: Approved staff’s recommendations for items **1 – 79**, subject to the CPC 101 form conditions.

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

Commissioner Sigler recused herself.

Staff recommendation: Approve staff’s recommendations for item **47 and 48** subject to the CPC 101 form conditions.

Commission action: Approved staff’s recommendations for item **47 and 48** subject to the CPC 101 form conditions.

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

Commissioner Sigler returned.

C PUBLIC HEARINGS

80 Craig Woods partial replat no 23 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: **Mares** Vote: **Unanimous** Abstaining: **None**

81 Foxhollow West 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: **Tahir** Vote: **Unanimous** Abstaining: **None**

82 Heights Gateway C3N Withdrawn

83 Houston Community College C3N Defer
Auxiliary Reserve

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: **Baldwin** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**

Speaker: Jerry Villarreal – supportive.

84 Lakeview Homes Addition 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: **Clark** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

Speakers: Carolyn Stone, Bobby Stone and Lillian Parrish – opposed.

85 Little York partial replat no 1 C3N Withdraw

86 MacGregor Park Estates Sec 1 C3N Approve
partial 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: **Porras-Pirtle** Second: **Rosenberg** Vote: **Unanimous** Abstaining: **None**

87 Old River Terrace Sec 2 C3N Approve
partial replat no 2 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: **Garza** Second: **Tahir** Vote: **Unanimous** Abstaining: **None**

88 Remington Creek Ranch Sec 5 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: **Clark** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

89 Shadyvilla Addition no 2 C3N Approve
partial replat no 6

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: **Baldwin** Vote: **Unanimous** Abstaining: **None**

90 Spring Branch Woods Sec 4 C3N Approve
partial 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: **Sigler** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**

Speakers: Julie Behrens – opposed; Juan Carlos Martinez – supportive.

D VARIANCES

91 Hahls Warren 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: **Clark** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

92 Hidden Acres Village C3P 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: **Baldwin** Second: **Mares** Vote: **Unanimous** Abstaining: **None**
Speakers: Jaime Lozano and Leticia Cerrillo – opposed; Joyce Owens, applicant – supportive.

Items 93 and 94 were taken together at this time.

93 Lakewood Pines GP Defer
94 Lakewood Pines Sec 10 C3P 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: **Mares** Second: **Victor** Vote: **Unanimous** Abstaining: **None**

95 Texas Medical Center Three 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: **Baldwin** Second: **Rosenberg** Vote: **Unanimous** Abstaining: **None**

96 Turtle Pines 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: **Sigler** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

97 Willowcreek Ranch Sec 10 C3P Approve
Staff recommendation: Deny the variance to not provide a north/south street, and grant the variance to not provide an east/west street, and approve the plat(s) subject to the CPC 101 form conditions.
Commission action: Granted both variance(s) and approved the plat(s) subject to the CPC 101 form conditions, with the additional condition that the County consider an application for a minor collector designation in the next year(s).
Motion: **Smith** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
Speaker: Christopher Browne, applicant – supportive.

98 Woodlands Village of Grogan Mill C3P Approve
Lake Woodlands East Shore Sec 20
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: **Mooney** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

Motion made by Sigler, seconded by Garza to reconsider item #86.

86 MacGregor Park Estates Sec 1 C3N Defer
partial replat no 1
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: **Baldwin** Second: **Victor** Vote: **Unanimous** Abstaining: **None**

E SPECIAL EXCEPTIONS

Commissioner(s) Rosenberg and Sigler recused themselves.

99 East River GP GP 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: **Baldwin** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

Commissioner(s) Rosenberg and Sigler returned.

F RECONSIDERATION OF REQUIREMENTS

100 Lozano Square replat no 1 C2R Approve
Staff recommendation: Defer the application for two weeks per Councilmember's request.
Commission action: Deferred the application for two weeks per Councilmember's request.
Motion: **Mares** Second: **Victor** Vote: **Unanimous** Abstaining: **None**

101 McCarty Acres 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: **Mares** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

102 Senioritaville C2R Approve
Staff recommendation: Deny the variance(s) and approve the plat(s) subject to the CPC 101 form conditions.
Commission action: Denied the variance(s) and approved the plat(s) subject to the CPC 101 form conditions.
Motion: **Mares** Second: **Tahir** Vote: **Unanimous** Abstaining: **None**

103 Spring ISD New Stadium C2 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**

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

G EXTENSIONS OF APPROVAL

| | | | |
|------------|--|------------|----------------|
| 104 | Balmoral Sec 4 | EOA | Approve |
| 105 | Balmoral Sec 6 | EOA | Approve |
| 106 | Breen Partners | EOA | Approve |
| 107 | Development at Knoll | EOA | Approve |
| 108 | Harmony Village Sec 8 | EOA | Approve |
| 109 | Imperial Forest Sec 2 | EOA | Approve |
| 110 | Sona Development | EOA | Approve |
| 111 | Stewart Cadillac Amending Plat no 1 replat no 1 and extension | EOA | Approve |

**H NAME CHANGES
NONE**

I CERTIFICATES OF COMPLIANCE

| | | | |
|------------|--------------------------|------------|----------------|
| 112 | 5326 Hartwick | COC | Approve |
| 113 | 24168 Parker Road | COC | Approve |

Staff recommendation: Approve staff's recommendation for items 104-113.

Commission action: Approved staff's recommendation for items 104-113.

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

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

| | | | |
|------------|----------------------------|------------|--------------|
| 114 | 6151 Lynbrook Drive | DPV | Defer |
|------------|----------------------------|------------|--------------|

Staff recommendation: Defer the application for two weeks per Councilmember's request.

Commission action: Deferred the application for two weeks per Councilmember's request.

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

II. ESTABLISH A PUBLIC HEARING DATE OF JULY 5, 2018 FOR:

- a. Allendale Townsite Sec A partial replat no 4
- b. Allendale Townsite Sec A partial replat no 5
- c. Allendale Townsite Sec A partial replat no 6
- d. Gibson Street Townhomes partial replat no 1
- e. McGinty Acres sec 1 partial replat no 1
- f. Morningside Place Sec 2 partial replat no 1
- g. Newport Place Sec 10 partial replat no 1
- h. Ranch Country Sec 4 partial replat no 1
- i. Ranch Country Sec 5 partial replat no 1
- j. Woodland Terrace partial replat no 2

Staff recommendation: Establish a public hearing date of July 5, 2018 for items II a-j.

Commission action: Established a public hearing date of July 5, 2018 for items II a-j.

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

III. ESTABLISH A PUBLIC HEARING DATE OF JULY 5, 2018 FOR A SOUTHWIND HOTEL/MOTEL LOCATED AT 5617 NORTH FREEWAY

Staff recommendation: Establish a public hearing date of July 5, 2018 for a Southwind Hotel/Motel located at 5617 North Freeway.

Commission action: Established a public hearing date of July 5, 2018 for a Southwind Hotel/Motel located at 5617 North Freeway.

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

**IV. PUBLIC COMMENT
NONE**

V. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 4:01 p.m.

Motion: **Clark**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

Martha L. Stein, Chair

Michael Kramer, Secretary

| Item No. | Subdivision Plat Name | App Type | Deferral | Staff's Recommendation |
|-----------------|--|-----------------|-----------------|---|
| 1 | Aliana Sec 53 | C3F | | Approve the plat subject to the conditions listed |
| 2 | Balmoral Sec 15 | C3F | | Approve the plat subject to the conditions listed |
| 3 | Bradbury Forest Sec 8 | C3F | | Approve the plat subject to the conditions listed |
| 4 | Breckenridge Park partial replat no 3 | C3F | | Approve the plat subject to the conditions listed |
| 5 | Bridgeland Parkland Village Sec 14 | C3F | DEF1 | Approve the plat subject to the conditions listed |
| 6 | Centre Park Terrace | C3F | DEF1 | Approve the plat subject to the conditions listed |
| 7 | Cinco at FM 1093 Apartments | C2 | | Approve the plat subject to the conditions listed |
| 8 | Craig Woods partial replat no 23 | C3F | | Approve the plat subject to the conditions listed |
| 9 | Crosby Village Sec 3 partial replat no 1 | C3F | DEF1 | Approve the plat subject to the conditions listed |
| 10 | Delano Station | C2 | | Approve the plat subject to the conditions listed |
| 11 | DFJ Franz Commercial | C2 | DEF1 | Defer Chapter 42 planning standards |
| 12 | Faith and Grace Church GP | GP | | Approve the plat subject to the conditions listed |
| 13 | Faith and Grace Church Sec 1 | C2 | | Approve the plat subject to the conditions listed |
| 14 | Falls at Dry Creek Sec 3 partial replat no 1 | C3F | DEF1 | Defer Applicant request |
| 15 | Forest Village Sec 11 | C3P | | Approve the plat subject to the conditions listed |
| 16 | Foxhollow West Sec 1 partial replat no 1 | C3F | | Approve the plat subject to the conditions listed |
| 17 | Garcia Longenbaugh Reserve | C2 | | Approve the plat subject to the conditions listed |
| 18 | Global New Millennium on Fairbanks | C2 | | Defer Chapter 42 planning standards |
| 19 | Grand Mission Estates Sec 22 | C3F | | Approve the plat subject to the conditions listed |
| 20 | Grand National | C3P | | Approve the plat subject to the conditions listed |
| 21 | Grand Vista GP | GP | | Approve the plat subject to the conditions listed |
| 22 | Grand Vista Sec 22 | C3P | | Approve the plat subject to the conditions listed |
| 23 | Groves Sec 27 | C3F | | Approve the plat subject to the conditions listed |
| 24 | Harris County MUD no 171 Lift Station no 3 | C2 | | Approve the plat subject to the conditions listed |
| 25 | HCL Land Management | C2 | | Defer Additional information reqd |
| 26 | Jasmine Heights Sec 11 | C3P | | Approve the plat subject to the conditions listed |
| 27 | Jasmine Heights Sec 13 | C3P | | Approve the plat subject to the conditions listed |
| 28 | Lake Houston Senior Living | C2 | | Defer Chapter 42 planning standards |
| 29 | Lakes at Creekside Sec 6 | C3P | | Approve the plat subject to the conditions listed |
| 30 | Lantana Sec 2 | C3F | | Approve the plat subject to the conditions listed |

Platting Summary**Houston Planning Commission****PC Date: June 21, 2018**

| Item No. | Subdivision Plat Name | App Type | Deferral | Staff's Recommendation |
|-----------------|---|-----------------|-----------------|---|
| 31 | Lantana Sec 3 | C3F | | Approve the plat subject to the conditions listed |
| 32 | Lantana Sec 4 | C3F | | Defer for further study and review |
| 33 | Long Meadow Farms Sec 44 | C3P | | Approve the plat subject to the conditions listed |
| 34 | Maple Village | C3F | | Approve the plat subject to the conditions listed |
| 35 | Martindale Dreams | C3P | | Defer for further study and review |
| 36 | Mayfield Place | C3F | | Approve the plat subject to the conditions listed |
| 37 | Miramesa West GP | GP | | Defer Additional information reqd |
| 38 | Newport Sec 7 partial replat no 1 | C3F | | Approve the plat subject to the conditions listed |
| 39 | Newport Sec 7 partial replat no 2 | C3F | | Approve the plat subject to the conditions listed |
| 40 | North Shepherd Square | C3F | | Approve the plat subject to the conditions listed |
| 41 | Northpointe East Business Park GP | GP | | Approve the plat subject to the conditions listed |
| 42 | Northpointe East Business Park Sec 1 | C3F | | Approve the plat subject to the conditions listed |
| 43 | Parker Homes | C2 | DEF1 | Approve the plat subject to the conditions listed |
| 44 | Regents Court | C3F | | Approve the plat subject to the conditions listed |
| 45 | Reserve at Washington Sec 2 | C3F | | Defer Additional information reqd |
| 46 | Reyes Trinidad | C2 | DEF1 | Defer Applicant request |
| 47 | Spring Branch Woods Sec 4 partial replat no 1 | C3F | | Approve the plat subject to the conditions listed |
| 48 | Tall Pines Junction GP | GP | | Approve the plat subject to the conditions listed |
| 49 | Tall Pines Junction Sec 1 | C2 | | Approve the plat subject to the conditions listed |
| 50 | Timbercrest Detention Reserve | C2 | | Approve the plat subject to the conditions listed |
| 51 | Trails of Katy Kingsland Reserve | C2 | | Defer Applicant request |
| 52 | Vivace at Harmony Sec 2 | C3P | | Approve the plat subject to the conditions listed |
| 53 | Wayside Village Sec 7 | C3P | | Approve the plat subject to the conditions listed |
| 54 | Westgreen Boulevard Street Dedication Sec 3 | C3F | | Approve the plat subject to the conditions listed |
| 55 | Westview Landing Sec 5 | C3F | | Approve the plat subject to the conditions listed |
| 56 | Willow Oaks Reserve | C2 | DEF1 | Approve the plat subject to the conditions listed |
| 57 | Windmill Lakes Villas | C3F | | Defer Chapter 42 planning standards |
| 58 | Windy Vista Lakes Drive Street Dedication Sec 1 | C3P | | Approve the plat subject to the conditions listed |
| 59 | Winter Street Views | C2 | | Approve the plat subject to the conditions listed |

B-Replats

| | | | | |
|----|-------------------------|-----|--|---|
| 60 | Aldi Gessner At Westray | C2R | | Approve the plat subject to the conditions listed |
| 61 | Anita Lofts | C2R | | Defer Chapter 42 planning standards |

| Item No. | Subdivision Plat Name | App Type | Deferral | Staff's Recommendation |
|-----------------|--|-----------------|-----------------|---|
| 62 | Arshad Development | C2R | | Defer Chapter 42 planning standards |
| 63 | Blueberry Manor | C2R | | Approve the plat subject to the conditions listed |
| 64 | Brookline Addition partial replat no 1 | C2R | | Defer further deed rests review reqd |
| 65 | Clara Road Business Park | C2R | | Approve the plat subject to the conditions listed |
| 66 | El Espinito | C2R | | Approve the plat subject to the conditions listed |
| 67 | Eli Street Gardens | C2R | | Approve the plat subject to the conditions listed |
| 68 | Fortune Manors | C2R | | Approve the plat subject to the conditions listed |
| 69 | Genoa Warehouse | C2R | | Approve the plat subject to the conditions listed |
| 70 | Indiana Street Gardens | C2R | DEF1 | Approve the plat subject to the conditions listed |
| 71 | Jeeatw Corporation | C2R | | Disapprove |
| 72 | Midway on Sunbury | C3R | DEF1 | Defer Chapter 42 planning standards |
| 73 | Morales Funeral Home | C2R | | Approve the plat subject to the conditions listed |
| 74 | Niranjan Allison Road Development | C2R | | Approve the plat subject to the conditions listed |
| 75 | Northkind | C2R | | Approve the plat subject to the conditions listed |
| 76 | Olive Street Gardens | C2R | | Approve the plat subject to the conditions listed |
| 77 | Parks at Boulder Creek West | C2R | | Defer Chapter 42 planning standards |
| 78 | Prosperity Friendswood | C2R | DEF1 | Approve the plat subject to the conditions listed |
| 79 | Sanchez Dream Homes on Louise Street | C2R | | Approve the plat subject to the conditions listed |
| 80 | Shake Shack Montrose | C2R | | Approve the plat subject to the conditions listed |
| 81 | Southwest Galleria Center | C2R | | Approve the plat subject to the conditions listed |
| 82 | Spring Park Center | C2R | DEF1 | Approve the plat subject to the conditions listed |
| 83 | Staybridge Hobby | C2R | | Defer Applicant request |
| 84 | Sul Ross Terrace | C2R | | Approve the plat subject to the conditions listed |
| 85 | Trees of Pinemont | C2R | | Approve the plat subject to the conditions listed |
| 86 | Treetop Villas at Sudan | C2R | | Approve the plat subject to the conditions listed |
| 87 | West Bell Street Terrace | C2R | | Approve the plat subject to the conditions listed |
| 88 | Willard Street Grove | C2R | | Approve the plat subject to the conditions listed |

C-Public Hearings Requiring Notification

| | | | | |
|----|--|-----|------|---|
| 89 | Glen Lee Place partial replat no 1 | C3N | | Approve the plat subject to the conditions listed |
| 90 | Houston Community College Auxiliary Reserve | C3N | DEF1 | Grant the requested variance(s) and Approve the plat subject to the conditions listed |
| 91 | Inway Oaks Estates Sec 1 partial replat no 1 | C3N | | Approve the plat subject to the conditions listed |

| Item No. | Subdivision Plat Name | App Type | Deferral | Staff's Recommendation |
|-----------------|--|-----------------|-----------------|---|
| 92 | MacGregor Park Estates Sec 1 partial replat no 1 | C3N | DEF1 | Defer further deed rests review reqd |
| 93 | Palisades Park | C3N | | Defer Applicant request |
| 94 | Pinecrest Sec 2 partial replat no 1 | C3N | | Approve the plat subject to the conditions listed |
| 95 | Sandy Side Addition partial replat no 1 | C3N | | Withdraw |
| 96 | Shadyvilla Addition no 2 partial replat no 7 | C3N | | Approve the plat subject to the conditions listed |
| 97 | Westheimer Gardens partial replat no 2 replat no 1 | C3N | | Approve the plat subject to the conditions listed |

D-Variances

| | | | | |
|-----|--------------------------|-----|------|---|
| 98 | East River GP | GP | DEF1 | Grant special exceptions one and two, deny special exception three and the variance request and Approve the plat subject to the conditions listed |
| 99 | Hidden Acres Village | C3P | DEF1 | Defer Applicant request |
| 100 | Kansas Trails | C2R | | Defer Applicant request |
| 101 | Lakewood Pines GP | GP | DEF1 | Deny the requested variance(s) and Approve the plat subject to the conditions listed |
| 102 | Lakewood Pines Sec 10 | C3P | DEF1 | Approve the plat subject to the conditions listed |
| 103 | Landmark on Gosling | C2 | | Defer Applicant request |
| 104 | Ottos BBQ | C2R | | Grant the requested variance(s) and Approve the plat subject to the conditions listed |
| 105 | Turtle Pines | C2 | DEF2 | Withdraw |
| 106 | Ventana Lakes East GP | GP | | Defer Applicant request |
| 107 | Ventana Lakes East Sec 1 | C3P | | Defer Applicant request |

E-Special Exceptions

| | | | | |
|-----|------------------------|-----|--|--|
| 108 | Jasmine Heights Sec 12 | C3P | | Grant the requested special exception(s) and Approve the plat subject to the conditions listed |
|-----|------------------------|-----|--|--|

F-Reconsideration of Requirements

| | | | | |
|-----|---------------------------|-----|------|--|
| 109 | Lozano Square replat no 1 | C2R | DEF1 | Grant the requested variance(s) and Approve the plat subject to the conditions listed |
| 110 | Spring ISD New Stadium | C2 | DEF1 | Defer Additional information reqd |
| 111 | Waynebeck Enterprises | C2R | | Defer Applicant request |
| 112 | Woodland Lakes Sec 1 | C3P | | Grant the requested special exception(s) and Approve the plat subject to the conditions listed |

G-Extensions of Approval

| | | | | |
|-----|--------------------------------------|-----|--|---------|
| 113 | Five Forks Village NWC Reserves | EOA | | Approve |
| 114 | Woodlands Creekside Park West Sec 43 | EOA | | Approve |

| Item No. | Subdivision Plat Name | App Type | Deferral | Staff's Recommendation |
|-----------------|------------------------------|-----------------|-----------------|-------------------------------|
|-----------------|------------------------------|-----------------|-----------------|-------------------------------|

H-Name Changes

None

I-Certification of Compliance

| | | | | |
|-----|--------------------------------|-----|--|---------|
| 115 | 19927 S. Plantation Estates Dr | COC | | Approve |
| 116 | 23332 FM1485 | COC | | Approve |
| 117 | 22088 White Oak Road | COC | | Approve |

J-Administrative

None

K-Development Plats with Variance Requests

| | | | | |
|-----|---------------------|-----|--|---------|
| 118 | 4139 Leeshire Drive | DPV | | Approve |
| 119 | 6151 Lynbrook Drive | DPV | | Approve |

Off-Street Parking Variance

| | | | | |
|-----|----------------------|----|--|-------|
| III | 6902 Gonzales Street | PV | | Defer |
|-----|----------------------|----|--|-------|