

HOUSTON PLANNING COMMISSION

AGENDA

AUGUST 30, 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
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

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

August 30, 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 16, 2018 Planning Commission Meeting Minutes

- I. **Presentation on the proposed boundary expansion of the Chapter 26 Central Business District parking exempt area** (Hector Rodriguez)
- II. **Platting Activity (Subdivision and Development plats)**
 - a. Consent Subdivision Plats (Carlos Espinoza Sanchez)
 - b. Replats (Carlos Espinoza Sanchez)
 - 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, Carlos Espinoza Sanchez)
 - e. Subdivision Plats with Special Exception Requests (Geoff Butler)
 - f. Reconsiderations of Requirement (Geoff Butler, Suvudha 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 (Eric Pietsch)
- III. **Establish a public hearing date of September 27, 2018**
 - a. Emancipation One Center
 - b. Hillsdale Creek Sec 1 partial replat no 1
 - c. Katy Pointe Sec 1 partial replat no 1
 - d. Lancaster Place partial replat no 1
 - e. Lancaster Place partial replat no 2
 - f. Little York partial replat no 1
 - g. Oak Forest Village
 - h. River Oaks Estates Sec 1 partial replat no 1
 - i. Tealbrook Sec 1 partial replat no 4 and extension
 - j. Westheimer Estates partial replat no 9
- 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 absences of Commissioners Brave and Kilkenny**
- 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 16, 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 Absent

Fernando L. Brave Absent

Antoine Bryant

Lisa Clark

Mark A. Kilkenny Absent

Lydia Mares

Christina Morales

Paul R. Nelson

Linda Porrás-Pirtle Arrived at 2:36 p.m. during Approval of Minutes

Ian Rosenberg

Megan R. Sigler

Zafar Tahir

Meera D. Victor Absent

Mark Mooney for Absent

The Honorable James Noack

Maggie Dalton for

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

DIRECTOR'S REPORT

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

APPROVAL OF THE AUGUST 2, 2018 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the August 2, 2018 Planning Commission meeting minutes.

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

I. PUBLIC HEARING AND CONSIDERATION OF A CITY INITIATED STREET RENAMING OF A PORTION OF ALDINE-WESTFIELD ROAD TO ALCORN STREET

Presentation was given by Carson Lucarelli, Planning and Development Department.

Staff recommendation: Approve the consideration of a city initiated street renaming of a portion of Aldine-Westfield Road to Alcorn Street, and forward to City Council.

Commission action: Approved the consideration of a city initiated street renaming of a portion of Aldine-Westfield Road to Alcorn Street, and forward to City Council.

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

Speaker(s): Sandra Arahos, Dan Ramirez Ruiz, Donald Glenn Newby, James Lovelady, Patsy Newby - opposed

II. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 88)

Staff recommendation: Approve staff’s recommendations for items **1 –88**, subject to the CPC 101 form conditions.

Commission action: Approved staff’s recommendations for items **1–88**, subject to the CPC 101 form conditions.

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

C PUBLIC HEARINGS

89 Bridges on Lake Houston C3N Approve
Sec 7 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: **Clark** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

90 Brookhaven Addition C3N Disapprove
partial replat no 1

Staff recommendation: Disapprove the plat subject to the CPC 101 form conditions.

Commission action: Disapproved the plat subject to the CPC 101 form conditions.

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

91 Kerrs Ferndale Addition C3N Approve
partial replat no 2

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**

92 Lakewood Pines Sec 9 partial 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: **Clark** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

- | | | | |
|------------|--|------------------------|--|
| 93 | Lancaster Place
partial replat no 1 | C3N | Withdrawn |
| 94 | Lancaster Place
partial replat no 2 | C3N | Withdrawn |
| 95 | Oak Forest Addition Sec 4
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: Mares | Vote: Unanimous Abstaining: None |
| 96 | Pine Terrace Sec 3
partial replat no 1 | C3N | Disapprove |
| | Staff recommendation: Disapprove the plat. | | |
| | Commission action: Disapproved the plat. | | |
| | Motion: Mares | Second: Clark | Vote: Unanimous Abstaining: None |
| | Speaker(s): John Harris, supportive | | |
| 97 | Remington Creek Ranch Sec 6 | C3N | 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: Alleman | Second: Garza | Vote: Unanimous Abstaining: None |
| 98 | River Oaks Estates Sec 1
partial replat no 1 | C3N | Withdrawn |
| 99 | Sawyer Heights Oaks replat no 2 | 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: Alleman | Vote: Unanimous Abstaining: None |
| 100 | Smiley Place partial replat no 2 | 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: Clark | Vote: Unanimous Abstaining: None |
| 101 | West Court 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: Clark | Second: Tahir | Vote: Unanimous Abstaining: None |
| 102 | Westheimer Estates 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: Bryant | Second: Mares | Vote: Unanimous Abstaining: None |

103 Westwood Sec 5 partial replat no 1 C3N Withdrawn

104 Wildwood Glen Sec 1 partial replat no 1 C3N Defer

Staff recommendation: Deny the requested variance and disapprove the plat.

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

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

Speaker(s): Michael Kelly, Chris Castillo -supportive; Fred Mathis, Harris County Engineering

D VARIANCES

105 Art Square Studios Alameda 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 approve the plat subject to the CPC 101 form conditions.

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

106 Astle Acre Sec 1 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 approve the plat subject to the CPC 101 form conditions.

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

107 Carnegie Oaks at Westmoreland Sec 2 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 approve the plat subject to the CPC 101 form conditions.

Motion: **Nelson** Second: **Alleman** Vote: **Unanimous** Abstaining: **Mares, Garza, and Rosenberg**

Speaker(s): Patsy Knudsen Joiner, applicant - supportive, Richard Smith, Houston Public

108 Coca Cola Southwest Beverages Northpoint 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 approve the plat subject to the CPC 101 form conditions.

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

109 Frenchman Square C2R Withdrawn

110 Grand at Aliana C3P 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: **Dalton** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

111 Hardy Yards Reserve **C2R** **Defer**
Staff recommendation: Defer the application for two weeks for additional information.
Commission action: Deferred the application for two weeks for additional information-
Motion: **Rosenberg** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

112 JEEATW Corporation **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: **Rosenberg** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

Items 113 and 114 were taken together at this time.

113 Northpark Woods GP **GP** **Approve**
114 Northpark Woods Sec 1 **C3P** **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: **Porras-Pirtle** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

115 Pinecrest Teague Reserve **C2** **Approve**
Staff recommendation: Grant the requested variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Garza** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**

116 Portland Parkview **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**

117 Retreat at Westview Terrace **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: **Garza** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
Speaker(s): Greg Gaines- opposed

118 Stanmore River Oaks **C2R** **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**

Items 119 and IV were taken together at this time.

119 West 19th Retail C2R Defer
IV. Consideration of an off-street parking DPV Defer
variance(s) for property located at
317 W 19th Street

Staff recommendation: Defer the application(s) for two weeks for additional information

Commission action: Deferred the application(s) for two weeks for additional information.

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

Speaker(s): Carol Price Dupris - opposed

E SPECIAL EXCEPTIONS

Items 120 and 121 were taken together at this time.

120 Woodland Lakes Sec 3 C3P Defer
121 Woodland Lakes Sec 4 C3P Defer

Staff recommendation: Defer the application for two weeks for additional information-

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

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

F RECONSIDERATION OF REQUIREMENTS

Items 122, 123 and 124 were taken together at this time.

122 Balmoral GP GP Approve
123 Balmoral Sec 11 C3F Approve
124 Balmoral Sec 17 C3F Approve

Staff recommendation: Grant the special exceptions(s) and approve the plat(s) subject to the CPC 101 form conditions.

Commission action: Granted the special exceptions(s) and approved the plat(s) subject to the CPC 101 form conditions.

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

125 Campanile on Commerce Apartments C2R Defer

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

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

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

126 Depot 5210 Oates Road 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: **Garza** Vote: **Unanimous** Abstaining: **None**

Speaker(s): Vicki Garner- opposed

G EXTENSIONS OF APPROVAL

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

127	Corner of Telge	EOA	Approve
128	Prime Spot Convenience Store on Stuebner Airline	EOA	Approve
129	Sundale Plaza	EOA	Approve
130	Woodlands United Methodist Church	EOA	Approve
131	Yalda Real Estate Group LLC	EOA	Approve

H NAME CHANGES NONE

I CERTIFICATES OF COMPLIANCE

132	24250 Lake Drive	COC	Approve
133	21234 South Street	COC	Approve
134	27167 Lanter Lane	COC	Approve
135	24059 Sorters Road	COC	Approve
136	23339 Ford Road	COC	Approve

Staff recommendation: Approve staff's recommendation for items 127-136.

Commission action: Approved staff's recommendation for items 127-136.

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

J ADMINISTRATIVE NONE

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS NONE

III. ESTABLISH A PUBLIC HEARING DATE OF SEPTEMBER 13, 2018 FOR:

- 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

Staff recommendation: Establish a public hearing date of September 13, 2018 for items III a-j.

Commission action: Established a public hearing date of September 13, 2018 for items III a-j.

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

Item IV was taken earlier in the meeting.

V. PUBLIC HEARING AND CONSIDERATION OF A HOTEL/MOTEL FOR SOUTHWIND HOTEL LOCATED AT 5617 NORTH FREEWAY

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

Commission action: Defer the application for two weeks per the applicant's request.

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

VI. EXCUSE THE ABSENCE OF COMMISSIONER PORRAS-PIRTLE

Commissioner Porras-Pirtle was present, therefore no Commission action was required.

VII. PUBLIC COMMENT

NONE

VIII. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 4:24 p.m.

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

Martha L. Stein, Chair

Michael Kramer, Secretary