

HOUSTON PLANNING COMMISSION

AGENDA

JANUARY 17, 2019



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

PLANNING COMMISSION MEMBERS



Martha L. Stein, *Chair*
M. Sonny Garza, *Vice Chair*
David Abraham
Susan Alleman
Bill Baldwin
Antoine Bryant
Lisa Clark
Randall L. Jones
Isabel Longoria
Lydia Mares
Christina Morales
Paul R. Nelson
Linda Porrás-Pirtle
Ileanna Rodriguez
Ian Rosenberg
Megan R. Sigler
Zafar Tahir
Meera D. Victor

The Honorable Judge Robert Hebert
Fort Bend County
The Honorable Lina Hidalgo
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

Margaret Wallace Brown

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
Anna.Sedillo@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

January 17, 2019

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

Call to Order

Director's Report

Approval of the January 3rd, 2019 Planning Commission Meeting Minutes

I. Platting Activity (Subdivision and Development plats)

- a. Consent Subdivision Plats (Tammi Williamson)
- b. Replats (Tammi Williamson)
- c. Replats requiring Public Hearings with Notification (Dorianne Powe-Phlegm, Devin Crittle, Aracely Rodriguez)
- d. Subdivision Plats with Variance Requests (Aracely Rodriguez, Chad Miller, Geoff Butler, Suvidha Bandi)
- e. Subdivision Plats with Special Exception Requests (Aracely Rodriguez, Geoff Butler)
- f. Reconsiderations of Requirement (Aracely Rodriguez)
- g. Extension of Approvals (John Cedillo)
- h. Name Changes (John Cedillo)
- i. Certificates of Compliance (John Cedillo)
- j. Administrative
- k. Development Plats with Variance Requests (Kimberly Bowie, Chad Miller)

II. Establish a public hearing date of February 14, 2019

- a. Basseyy Woods partial replat no 1
- b. Freeway Manor partial replat no 1
- c. Merrylands Sec 1 partial replat no 1
- d. Quinn Way partial replat no 1
- e. Talia Court Village replat no 1 and extension
- f. Temple Terrace partial replat no 3

III. Consideration of an Off-Street Parking Variance for property located at 214 Avondale Street (Eric Pietsch)

IV. Consideration of an Off-Street Parking Variance for property located at 347 West 20th Street (Chad Miller)

V. Consideration of a Hotel/Motel for Express Inn located at 8585 Eastex Freeway (Devin Crittle)

VI. Consideration of a Hotel/Motel for Hotel Royal located at 11503 South Sam Houston Parkway East (Devin Crittle)

VII. Consideration of a Hotel/Motel for Maison Robert Hotel located at 347 W 20th Street (Chad Miller)

VIII. Excuse the absences of Commissioner Abraham

IX. Public Comment

X. Adjournment

Minutes of the Houston Planning Commission

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

January 03, 2019

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

David Abraham Absent

Susan Alleman

Bill Baldwin Absent

Antoine Bryant Arrived at 2:38 p.m. during items #23 and 24
Left at 4:57 p.m. during item #107

Lisa Clark

Randall L. Jones Arrived at 2:36 p.m. during items #23 and 24

Isabel Longoria

Lydia Mares Left at 5:01 p.m. during item #107

Christina Morales Absent

Paul R. Nelson

Linda Porrás-Pirtle Arrived at 2:42 p.m. during items #23 and 24
Absent

Ileana Rodriguez

Ian Rosenberg Left at 4:37 p.m. during item #104

Megan R. Sigler

Zafar Tahir Absent

Meera D. Victor

Mark Mooney for Absent

The Honorable James Noack

Maggie Dalton for Absent

The Honorable Robert E. Hebert

Loyd Smith for

The Honorable Lina Hidalgo

EXOFFICIO MEMBERS

Carol A. Lewis

Carol Haddock

Yuhayna H. McCoy

Executive Secretary

Margaret Wallace Brown, Interim Director, Planning and Development

CHAIR'S REPORT

NONE

DIRECTOR'S REPORT

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

APPROVAL OF THE DECEMBER 13, 2018 PLANNING COMMISSION MEETING MINUTES

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

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

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 86)

Item removed for separate consideration **1, 23, 24** and **49**.

Staff recommendation: Approve staff’s recommendations for items **1 – 86**, subject to the CPC 101 form conditions.

Commission action: Approved staff’s recommendations for items **1 – 86**, subject to the CPC 101 form conditions.

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

Commissioner(s) Alleman and Sigler recused themselves.

Staff recommendation: Approve staff’s recommendations for item(s) **1**, subject to the CPC 101 form conditions.

Commission action: Approved staff’s recommendations for item(s) **1**, subject to the CPC 101 form conditions.

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

Staff recommendation: Approve staff’s recommendations for item(s) **49** subject to the CPC 101 form conditions.

Commission action: Approved staff’s recommendations for item(s) **49** subject to the CPC 101 form conditions.

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

Commissioner(s) Alleman and Sigler returned.

Items 23 and 24 were taken together at this time.

23	Katy Lakes GP	GP	Approve
24	Katy Lakes Sec 2	C3P	Approve

Staff recommendation: Approve the plats subject to the CPC 101 form.

Commission action: Approved the plats subject to the CPC 101 form.

Motion: **Clark** Second: **Garza** Vote: **Carries** Opposed: **Smith** Abstaining: **Bryant**

Speaker(s): Clayton Weishuhn, applicant – supportive.

C PUBLIC HEARINGS

87	Adelaide 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: **Mares** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

88	Ashley Pointe Sec 11 partial replat no 1	C3N	Defer
-----------	---	------------	--------------

Staff recommendation: Defer the application for two weeks to give the applicant time to submit additional information.

Commission action: Deferred the application for two weeks to give the applicant time to submit additional information.

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

Speaker(s): Shamim Vohra, Saeed Vohra, Amy Gabbard and Cristina Diaz – opposed.

89 Briar Hollow Place Apartments 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: **Garza** Vote: **Unanimous** Abstaining: **None**
Speaker(s): Diane Barkin – undecided; Gerald Grissom, applicant – supportive.

90 Chasewood Meadows partial replat no 4 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: **Jones** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

91 Craig Woods partial replat no 24 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: **Mares** Vote: **Unanimous** Abstaining: **None**

92 Enchanted Oaks Sec 2 partial replat no 1 and extension C3N Defer
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Deferred the application for two weeks to allow the applicant time to provide additional information.
Motion: **Jones** Second: **Longoria** Vote: **Unanimous** Abstaining: **None**
Speaker(s): John Davis – opposed; Jessica Stucky – undecided; Nicole Bowden, applicant – supportive.

93 Foster 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: **Alleman** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

94 Houstonian Homes on Edgewood C3N Approve
Staff recommendation: Deny the requested 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: **Bryant** Vote: **Carries** Opposing: **Longoria, Mares and Rosenberg**
Speaker(s): Noe Bustidas, Joyce Owens, applicant and Jeff Rodgers – supportive; Richard Smith, Managing Engineer, Houston Public Works Department.

95 Inwood Park Village 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: **Jones** Second: **Rosenberg** Vote: **Unanimous** Abstaining: **None**

96 Riverside Terrace Sec 13 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: **Garza**

Second: **Mares**

Vote: **Unanimous**

Abstaining: **None**

D VARIANCES

97 Bottled Blonde Houston

C2R

Approve

Staff recommendation: Deny the variance(s) and approve the plat subject to the CPC 101 form conditions.

Commission action: Denied the variance(s) and approved the plat subject to the CPC 101 form conditions.

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

Speaker(s): Mark Fairchild – opposed; Troy Banhan – supportive; Richard Smith, Managing Engineer, Houston Public Works Department.

98 City of Houston White Oak Water Well Site

C2

Defer

Staff recommendation: Defer the application for two weeks per Council Member Stardig's request.

Commission action: Deferred the application for two weeks per Council Member Stardig's request.

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

99 General Warehouse Systems

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: **Alleman** Vote: **Unanimous** Abstaining: **None**

100 Grand Parkway at Beckendorff GP

GP

Defer

Staff recommendation: Defer the application for two weeks to give the applicant time to submit revised information.

Commission action: Deferred the application for two weeks to give the applicant time to submit revised information.

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

101 Houston Tradeport

C3R

Defer

Staff recommendation: Defer the application for two weeks to give the applicant time to submit revised information.

Commission action: Deferred the application for two weeks to give the applicant time to submit revised information.

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

Speaker(s): Andres Delovy – supportive.

Commissioner Alleman recused herself.

102 Houston Ventures Homes at Houston Avenue

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: **Mares** Second: **Rosenberg** Vote: **Unanimous** Abstaining: **None**

Commissioner Alleman returned.

Item #103, V and VII were taker together at this time

- 103 Maison Robert C2R Defer**
V. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR PROPERTY LOCATED AT 347 WEST 20TH STREET
VII. CONSIDERATION OF A HOTEL/MOTEL FOR MAISON ROBERT HOTEL LOCATED AT 347 W 20TH STREET

Staff recommendation: Defer the applications for two weeks to give the applicant time to submit revised information.

Commission action: Deferred the application for two weeks to give the applicant time to submit revised information.

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

Speaker(s): Matthew Marchiano – undecided; Eileen Reed – opposing.

- 104 Southwest Logistics Park Sec 2 C3P Approve**

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

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

Motion: **Garza** Second: **Victor** Vote: **Carries** Opposing: **Jones**

Speaker(s): Andrew Allemand, applicant and Charles Meyer – supportive.

- 105 Spring Creek RV Park 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: **Byrant** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

- 106 TKM Estates C3P Approve**

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

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

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

- 107 Westheimer Site 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: **Sigler** Second: **Rosenberg** Vote: **Unanimous** Abstaining: **None**

Speaker(s): Dana Weaver, Sarah Helms, Dr. Roxane Exezidis, Jerry Helms, Margie Cook, Chris Bell and Jack Baber - opposed; Arthur Cole and Camilo Barcenias – undecided; Mary Lou Henry, applicant – supportive; Richard Smith, Managing Engineer, Houston Public Works Department.

- 108 York Place 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: **Rosenberg** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

Commissioner Garza made a motion to reconsider item 98 at this time, seconded by Commissioner Clark. Motion carried unanimously.

98 City of Houston White Oak Water Well Site 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: **Clark** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

E SPECIAL EXCEPTIONS

Item #109 and 110 were taken together at this time.

Commissioner Sigler recused herself.

109 Amira Sec 6 C3P Defer
110 Cypress Heights Drive Street Dedication C3P Defer
Sec 1 and Reserves

Staff recommendation: Defer the application(s) for two weeks for further study and review.
 Commission action: Deferred the application(s) for two weeks for further study and review.
 Motion: **Garza** Second: **Victor** Vote: **Unanimous** Abstaining: **None**

Commissioner Sigler returned.

111 Lake House Sec 3 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: **Clark** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

F RECONSIDERATION OF REQUIREMENTS

112 Auz Reserves 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: **Clark** Second: **Jones** Vote: **Unanimous** Abstaining: **None**
 Speaker(s): Mary Lou Henry, applicant - supportive

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

G EXTENSIONS OF APPROVAL

113 Dennison Tract EOA Approve
114 Franz Grand Parkway Southwest EOA Approve
115 Industrial on Market Street EOA Approve
116 Newport Sec 9 partial replat no 1 EOA Approve
117 Newport Sec 9 partial replat no 1 EOA Approve
118 Nueces Park Place South EOA Approve
119 Reserve at Highway 90 EOA Approve
120 Reserve at Parc Binz EOA Approve

**H NAME CHANGES
NONE**

I CERTIFICATES OF COMPLIANCE

121 18853 Honeysuckle Lane COC Approve
Staff recommendation: Approve staff's recommendation for items 113-121.
Commission action: Approved staff's recommendation for items 113-121.
Motion: **Garza** Second: **Rosenberg** Vote: **Unanimous** Abstaining: **None**

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

122 1026 Blackhaw Street DPV 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**

123 5250 Braesvalley Drive DPV Approve
Staff recommendation: Deny the development plat variance(s).
Commission action: Granted the development plat variance(s) to allow a 22' building line along Chimney Rock Road with the condition of a 6' sidewalk along Chimney Rock Road.
Motion: **Rosenberg** Second: **Smith** Vote: **Unanimous** Abstaining: **None**
Speaker(s): Rick Grothues, applicant and Barbara Smoller, owner – supportive.

124 604 Hyde Park Boulevard DPV Approve
Staff recommendation: Grant the development plat variance(s) to allow a 1' – 10" building line in lieu of the ordinance required 10' building line along Hopkins Street, a local street.
Commission action: Granted the development plat variance(s) to allow a 1' – 10" building line in lieu of the ordinance required 10' building line along Hopkins Street, a local street.
Motion: **Jones** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

125 1303 Westheimer Road DPV Defer
Staff recommendation: Defer the application for two weeks to give the applicant time to submit revised information.
Commission action: Deferred the application for two weeks to give the applicant time to submit revised information.
Motion: **Rosenberg** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**

II. ESTABLISH A PUBLIC HEARING DATE OF JANUARY 31, 2019 FOR:

- a. Craig Woods partial replat no 25
- b. Devonshire Place partial replat no 1
- c. Fullerton Place partial replat no 2
- d. McCrary Meadows Sec 2 partial replat no 1 and extension
- e. Newer Heights Village replat no 1
- f. Pine Terrace partial replat no 1

Staff recommendation: Establish a public hearing date of January 31, 2019 for item II a-f.
Commission action: Established a public hearing date of January 31, 2019 for item II a-f.
Motion: **Porras-Pirtle** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

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

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

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

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

IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR PROPERTY LOCATED AT 23692 EASTEX FREEWAY

Staff recommendation: Deny the application.

Commission action: Denied the application.

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

Item V. was taken and acted on earlier with item #103 and VII.

VI. CONSIDERATION OF A HOTEL/MOTEL FOR EXPRESS INN LOCATED AT 8585 EASTEX FREEWAY

Staff recommendation: Defer the application for two weeks to give the applicant time to meet with the Houston Public Works Department and TXDOT.

Commission action: Deferred the application for two weeks to give the applicant time to meet with the Houston Public Works Department and TXDOT.

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

Item VII. was taken and acted on earlier with item #103 and V.

VIII. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA FOR PORTIONS OF THE A. C. ALLEN ADDITION SUBDIVISION - MLSA 735

Staff recommendation: Approve the consideration of a Special Minimum Lot Size Area application for portions of the A. C. Allen Addition Subdivision, MLSA 735, and forward to City Council.

Commission action: Approved the consideration of a Special Minimum Lot Size Area application for portions of the A. C. Allen Addition Subdivision, MLSA 735, and forwarded to City Council.

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

Speaker(s): Leonardo Matamoras, Greg Shelley and Cynthia Reyes-Revilla – supportive; Luis Castillo – undecided.

**IX. PUBLIC COMMENT
NONE**

X. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 5:47 p.m.

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

Martha L. Stein, Chair

Michael Kramer, Secretary

Item No.	Subdivision Plat Name	App Type	Deferral
A-Consent			
1	Alexandra Arbor	C2	
2	Amira Sec 7	C3P	DEF1
3	Avondale on Main Sec 1	C3F	
4	Balmoral Park Lakes East Detention Reserve	C3P	
5	Balmoral Sec 6 replat no 1	C3F	
6	Berry Villas	C3P	
7	Blucarwash Cypress Station	C2	
8	Bridgeland Parkland Village Sec 33	C3P	
9	Bridgeland Parkland Village Sec 44	C3P	
10	Broadstone Woodmill Creek	C2	DEF1
11	Chasewood Meadows partial replat no 4	C3F	
12	Coatimundi	C2	DEF1
13	Craig Woods partial replat no 24	C3F	
14	Custom Stone Supply and US Concrete	C2	
15	East River Sec 2	C3P	
16	Fern Terrace	C2	DEF1
17	Firecraft BBQ	C2	
18	First Urban replat no 1	C3F	DEF1
19	Fisk Court	C2	DEF1
20	FM 529 Storage Warehouse	C2	
21	Grace Landing	C3F	
22	Houstonian Homes on Edgewood	C3F	
23	Intercontinental Crossing Business Park Sec 3	C3F	
24	Joy and Jag Plaza	C2	
25	Jubilee Park	C2	
26	Katy Manor South Sec 1	C3F	DEF1
27	Lakes of Bella Terra Reserve Sec 6	C2	
28	Landmark At Auburn Lakes	C3F	
29	Northpark Woods Recreation Center	C2	
30	Pecan Estates Sec 1	C3F	DEF1
31	Retreat at the Commons of Lake Houston Sec 1	VF	
32	Robins Landing GP	GP	
33	Robins Landing Sec 1	C3P	
34	Shops at Avalon	C2	DEF1
35	Stacy Road Storage	C2	DEF1
36	Stavinoha Acres	C2	
37	Tidwell C Store Inc	C2	DEF1
38	Upper Yale Heights	C3P	
39	Vargus Reserve on Westpark Drive	C2	
40	Villages of Pine Ridge GP	GP	
41	West Twelfth Business Park	C2	DEF1
42	Willow Fork Groves Sec 2	C3P	

Item No.	Subdivision Plat Name	App Type	Deferral
-----------------	------------------------------	-----------------	-----------------

B-Replats

43	Anderson Lakes Sec 1	C3R	DEF1
44	Arbor Court Views	C2R	
45	Blue Bell Karbach Reserve	C2R	
46	BRI Business Park	C2R	DEF1
47	Carriage Landing Sec 1 replat no 1	C2R	
48	CenterPoint Energy Pecan Point Reserve	C3R	
49	Development on Finch Street	C2R	
50	Emancipation Villas	C2R	DEF1
51	Enclave at Westpark Meadows Townhomes	C3R	
52	First 290 Industrial	C2R	DEF1
53	Fulton Development	C2R	
54	Galindo Family	C2R	DEF1
55	Heights Moderno	C2R	
56	Jersey Acres Addition partial replat no 1	C2R	
57	Kingwood Place Sec 22 partial replat no 2	C2R	
58	Marseille Manor	C2R	
59	Martinez Manor	C2R	
60	Minetta Business Park	C2R	
61	Northside Neo	C2R	
62	Peden Street Green	C2R	
63	Pineview Vista	C2R	DEF1
64	Renees Cove	C2R	
65	Ridgewood Landing	C2R	
66	Ridgewood Terrace	C2R	
67	Royal Hearts Townhomes	C3R	DEF1
68	Safari Kids Bissonnet	C2R	
69	Saint Elizabeth Place	C2R	
70	Shady Acres Extension no 3 partial replat no 8	C3R	
71	Spears Idea School	C2R	DEF1
72	Sunset Park Plaza	C2R	
73	Tierra y Libertad	C2R	DEF1

C-Public Hearings Requiring Notification

74	Ashley Pointe Sec 11 partial replat no 1	C3N	DEF1
75	Enchanted Oaks Sec 2 partial replat no 1 and extension	C3N	DEF1
76	Lakeside Estates Sec 2 partial replat no 2	C3N	
77	Long Point Woods Sec 1 partial replat no 2	C3N	
78	Newport Sec 6 partial replat no 1 and extension	C3N	
79	Riverside Terrace Sec 13 partial replat no 1	C3N	DEF1

Item No.	Subdivision Plat Name	App	
		Type	Deferral

D-Variances

80	Boulevard Place Sec 3 partial replat no 2	C2R	
81	Buffalo Bayou Park	C3R	
82	Cypress Oaks North GP	GP	
83	General Warehouse Systems	C3P	DEF1
84	Grand Parkway at West Little York GP	GP	DEF1
85	Houston Tradeport	C3R	DEF1
86	Houston Ventures Homes at Houston Avenue	C2R	DEF1
87	Maison Robert	C2R	DEF1
88	McCrary Meadows GP	GP	
89	Millan Tracts	C2	
90	Moussa	C2R	
91	Ranch at Dos Brisas GP	GP	
92	Ranch at Dos Brisas Sec 1	C2	
93	Spring Creek RV Park	C2	DEF1
94	Telge Road Business Park	C2	
95	Tomball ISD at Cypress Rose Hill GP	GP	
96	Tomball ISD Educational Campus	C3P	
97	Westheimer Site	C2R	DEF1
98	York Place	C2R	DEF1

E-Special Exceptions

99	Amira Sec 6	C3P	DEF1
100	Cypress Heights Drive Street Dedication Sec 1 and Reserves	C3P	DEF1

F-Reconsideration of Requirements

101	Miabella	C2R	
-----	----------	-----	--

G-Extensions of Approval

102	Clay Road Commerce Park	EOA	
103	Cruz Estates	EOA	
104	Harris County Juvenile Detention Facility	EOA	
105	Houstons Skyscraper Shadows Sec 2 partial replat no 4	EOA	
106	McDaniel Gardens replat no 1 and extension	EOA	
107	Strongfab Solutions Inc	EOA	

H-Name Changes

None

Item No.	Subdivision Plat Name	App Type	Deferral
-----------------	------------------------------	-----------------	-----------------

I-Certification of Compliance

108	24094 FM 1485 East	COC	
-----	--------------------	-----	--

J-Administrative

None

K-Development Plats with Variance Requests

109	1026 Blackhaw Street	DPV	
110	1303 Westheimer Road	DPV	

Off-Street Parking Variance Requests

III	214 Avondale Street	PV	
IV	347 W 20th Street	PV	

Hotel/Motel Variance Requests

V	Express Inn located at 8585 Eastex Freeway	HMV	
VI	Hotel Royale located at 11503 South Sam Houston Parkway East	HMV	
VII	Maison Robert located at 347 W 20th Street	HMV	

Platting Summary

Houston Planning Commission

PC Date: January 17, 2019

Item No.	Subdivision Plat Name	App No.	App Type	Location			Plat Data			Customer	
				Co	City/ ETJ	Key Map	Plat Ac	Rsv Ac	Lots	Developer	Applicant's Company

A-Consent

1	Alexandra Arbor	2019-0060	C2	Harris	City	493R	0.30	0.00	4	Roc Homes	Bates Development Consultants
2	Amira Sec 7 (DEF1)	2018-2522	C3P	Harris	ETJ	286Y	10.80	3.30	33	GP 344 Ltd / Beazer Homes Texas	META Planning + Design, LLC
3	Avondale on Main Sec 1	2019-0070	C3F	Harris	City	532T	5.44	0.82	64	PULTE HOMES OF TEXAS, L.P.	Jones Carter - Woodlands Office
4	Balmoral Park Lakes East Detention Reserve	2019-0017	C3P	Harris	ETJ	376P	80.46	77.71	0	Land Tejas Park Lakes 1023, L.P.	Pape-Dawson Engineers
5	Balmoral Sec 6 replat no 1	2019-0029	C3F	Harris	ETJ	376R	27.04	8.80	66	Balmoral LT, LLC	Jones Carter - Woodlands Office
6	Berry Villas	2019-0055	C3P	Harris	City	453G	4.10	0.11	67	Stoneworks, LLC	Total Surveyors, Inc.
7	Blucarwash Cypress Station	2018-2521	C2	Harris	ETJ	332N	2.50	2.50	0	AQ Investments	John G. Thomas and Associates, Inc. dba Thomas Land Surveying
8	Bridgeland Parkland Village Sec 33	2019-0008	C3P	Harris	ETJ	366W	27.48	3.17	90	Bridgeland Development, LP	HR Green Development
9	Bridgeland Parkland Village Sec 44	2019-0010	C3P	Harris	ETJ	366W	7.40	0.40	25	Bridgeland Development, LP	HR Green Development
10	Broadstone Woodmill Creek (DEF1)	2018-2436	C2	Montgomery	ETJ	251Y	8.65	8.65	0	Broadstone Woodland Field Crossing Owner	Terra Associates, Inc.
11	Chasewood Meadows partial replat no 4	2019-0036	C3F	Fort Bend	City	570V	1.73	0.13	10	Aimy Builders LLC	Owens Management Systems, LLC
12	Coatimundi (DEF1)	2018-2442	C2	Harris	City	492Q	0.85	0.85	0	Coatimundi, LLC, a Delaware Limited Liability Company	Marsh Darcy Partners, Inc.
13	Craig Woods partial replat no 24	2019-0061	C3F	Harris	City	451X	0.25	0.00	2	na	South Texas Surveying Associates, Inc.
14	Custom Stone Supply and US Concrete	2018-2444	C2	Harris	City/ ETJ	449C	7.00	7.00	0	Oldcastle APG Texas, Inc.	Atkins North America, Inc.
15	East River Sec 2	2019-0014	C3P	Harris	City	494J	11.70	9.59	0	KBRN, LP	Vernon G. Henry & Associates, Inc.
16	Fern Terrace (DEF1)	2018-2520	C2	Harris	ETJ	327D	4.00	0.00	2	SSOT BUILDERS	Survey Solutions of Texas
17	Firecraft BBQ	2018-2492	C2	Harris	City	336E	0.56	0.56	0	Loop 494 Realty LLC	John G. Thomas and Associates, Inc. dba Thomas Land Surveying
18	First Urban replat no 1 (DEF1)	2018-2461	C3F	Harris	City	494N	0.23	0.00	3	IDB Collaborative	IDB Collaborative
19	Fisk Court (DEF1)	2018-2498	C2	Harris	City	453U	0.50	0.00	8	Frich Investments LLC	Owens Management Systems, LLC
20	FM 529 Storage Warehouse	2018-2453	C2	Harris	ETJ	404R	10.09	10.09	0	STOR N GEAUZ LLC	RSG Engineering
21	Grace Landing	2019-0012	C3F	Harris	City	493F	0.23	0.00	4	Stahlman	Field Data Srvce, Inc
22	Houstonian Homes on Edgewood	2019-0068	C3F	Harris	City	494T	0.09	0.00	2	Houstonian Capital Investments, LLC	Owens Management Systems, LLC

Platting Summary**Houston Planning Commission****PC Date: January 17, 2019**

Item No.	Subdivision Plat Name	App No.	App Type	Location			Plat Data			Customer	
				Co	City/ ETJ	Key Map	Plat Ac	Rsv Ac	Lots	Developer	Applicant's Company
23	Intercontinental Crossing Business Park Sec 3	2019-0038	C3F	Harris	ETJ	373C	60.76	56.05	0	INTERCONTINENTAL CROSSING, LP	Jones Carter - Woodlands Office
24	Joy and Jag Plaza	2019-0018	C2	Harris	ETJ	406C	4.72	4.72	0	N/A	E.I.C. Surveying Company
25	Jubilee Park	2019-0048	C2	Harris	City	411N	0.96	0.96	0	N/A	E.I.C. Surveying Company
26	Katy Manor South Sec 1 (DEF1)	2018-2467	C3F	Harris	ETJ	444C	38.96	20.42	83	KB Home Lone Star, Inc.	LJA Engineering, Inc.- (West Houston Office)
27	Lakes of Bella Terra Reserve Sec 6	2019-0051	C2	Fort Bend	ETJ	525E	1.51	1.51	0	Benchmark Engineering	Benchmark Engineering Corporation
28	Landmark At Auburn Lakes	2019-0033	C3F	Harris	ETJ	250Z	30.72	30.72	0	The Landmark at Auburn Lakes, LLC	Windrose
29	Northpark Woods Recreation Center	2019-0059	C2	Montgomery	ETJ	295U	1.57	1.57	0	Century Land Holdings Of Texas, LLC	R.G. Miller Engineers
30	Pecan Estates Sec 1 (DEF1)	2018-2473	C3F	Harris	ETJ	419L	33.73	1.55	148	Murff Family Land, LLC	LJA Engineering, Inc.- (West Houston Office)
31	Retreat at the Commons of Lake Houston Sec 1	2019-0064	VF	Harris	City	298Z	23.62	0.00	0	Signorelli	Texas Engineering And Mapping Company
32	Robins Landing GP	2019-0071	GP	Harris	City	456A	117.14	0.00	0	Habitat for Humanity	META Planning + Design, LLC
33	Robins Landing Sec 1	2019-0072	C3P	Harris	City	456A	23.24	6.77	84	Habitat for Humanity	META Planning + Design, LLC
34	Shops at Avalon (DEF1)	2018-2501	C2	Fort Bend	ETJ	484N	4.21	4.21	0	Stoney Creek Center, LTD	The Interfield Group
35	Stacy Road Storage (DEF1)	2018-2478	C2	Harris	ETJ	447H	4.85	4.85	0	Howard Development	LJA Engineering, Inc.- (West Houston Office)
36	Stavinoha Acres	2018-2507	C2	Harris	ETJ	326B	12.25	12.25	0	Mark & Kelley Stavinoha	Windrose
37	Tidwell C Store Inc (DEF1)	2018-2506	C2	Harris	City	454A	2.98	2.98	0	Tidwell C-Store, Inc.	Windrose
38	Upper Yale Heights	2019-0054	C3P	Harris	City	452R	2.52	0.23	42	Omega Touch, LLC	The Interfield Group
39	Vargus Reserve on Westpark Drive	2019-0067	C2	Harris	ETJ	527G	0.53	0.53	0	PRO-SURV	PROSURV
40	Villages of Pine Ridge GP	2019-0023	GP	Harris	ETJ	298V	73.27	0.00	0	Pine Ridge Interests, L.P.	Odyssey Engineering Group
41	West Twelfth Business Park (DEF1)	2018-2510	C2	Harris	City	452W	2.31	2.31	0	Murphy Mears Architects	Groller Surveying
42	Willow Fork Groves Sec 2	2019-0052	C3P	Fort Bend	ETJ	484L	16.69	1.85	52	H.T. Flewellen L.P., A Texas Limited Partnership	EHRA

B-Replats

43	Anderson Lakes Sec 1 (DEF1)	2018-2518	C3R	Harris	ETJ	572W	21.55	6.99	97	Liberty Homes Builders, LLC and Group Mak, LLC	Benchmark Engineering Corporation
44	Arbor Court Views	2019-0021	C2R	Harris	City	493X	0.18	0.00	3	Loftech Homes LLC	Bowden Land Services
45	Blue Bell Karbach Reserve	2018-2445	C2R	Harris	City	451U	2.54	2.54	0	STRAND ASSOCIATES	Miller Survey Group

Platting Summary

Houston Planning Commission

PC Date: January 17, 2019

Item No.	Subdivision Plat Name	App No.	App Type	Location			Plat Data			Customer	
				Co	City/ ETJ	Key Map	Plat Ac	Rsv Ac	Lots	Developer	Applicant's Company
46	BRI Business Park (DEF1)	2018-2509	C2R	Harris	City	410Y	4.88	4.82	0	BRI, Ltd	Hovis Surveying Company Inc.
47	Carriage Landing Sec 1 replat no 1	2019-0007	C2R	Fort Bend	ETJ	485K	6.45	6.45	0	KATY PARKWAY MARKET, LLC	replats.com
48	CenterPoint Energy Pecan Point Reserve	2019-0015	C3R	Harris	City	571H	4.34	4.34	0	CenterPoint Energy	Arborleaf Engineering & Surveying, Inc.
49	Development on Finch Street	2018-2437	C2R	Harris	City	453Z	0.23	0.00	3	Manriquez Holdings, LLC	ICMC GROUP INC
50	Emancipation Villas (DEF1)	2018-2499	C2R	Harris	City	493U	0.34	0.00	8	Houston RT Investors, LLC	Pioneer Engineering, LLC
51	Enclave at Westpark Meadows Townhomes	2019-0041	C3R	Fort Bend	ETJ	525E	5.67	1.36	73	CR Nevada Associates, LLC	Benchmark Engineering Corporation
52	First 290 Industrial (DEF1)	2018-2450	C2R	Harris	ETJ	410U	9.60	9.60	0	First Industrial, L.P.	Windrose
53	Fulton Development	2019-0035	C2R	Harris	City	453Y	0.16	0.16	0	Homes by Sabrina LLC	PLS
54	Galindo Family (DEF1)	2018-2263	C2R	Harris	ETJ	458N	2.10	2.01	1	Galindo	Stewart Engineering
55	Heights Moderno	2019-0049	C2R	Harris	City	492D	0.16	0.00	4	Topaz Ventures, LLC	PLS
56	Jersey Acres Addition partial replat no 1	2019-0046	C2R	Harris	ETJ	409Y	0.19	0.00	2	Tang Law Firm	Tetra Surveys
57	Kingwood Place Sec 22 partial replat no 2	2019-0003	C2R	Montgomery	City	296S	16.73	16.73	0	Stratus Northpark	Civil-Surv Land Surveying, L.C.
58	Marseille Manor	2019-0002	C2R	Harris	City	453V	0.11	0.00	2	M3 Capital Invesments, LLC	Baker & Lawson, Inc.
59	Martinez Manor	2019-0019	C2R	Harris	ETJ	413R	0.43	0.43	0	PRIME TEXAS SURVEYS LLC	SEM SERVICES
60	Minetta Business Park	2019-0027	C2R	Harris	City	570M	8.74	8.74	0	Solugen	Gruller Surveying
61	Northside Neo	2019-0043	C2R	Harris	City	452H	0.43	0.00	10	Topaz Ventures, LLC	PLS
62	Peden Street Green	2019-0037	C2R	Harris	City	493N	0.11	0.00	2	Mazzarino Development	Total Surveyors, Inc.
63	Pineview Vista (DEF1)	2018-2454	C2R	Harris	City	495W	0.12	0.00	2	HT JOHNSON, LLC	replats.com
64	Renees Cove	2019-0024	C2R	Harris	City	534W	0.29	0.00	3	PRIME TEXAS SURVEYS LLC	SEM SERVICES
65	Ridgewood Landing	2019-0044	C2R	Harris	City	492R	0.11	0.00	2	Mazzarino Development	Total Surveyors, Inc.
66	Ridgewood Terrace	2019-0042	C2R	Harris	City	492R	0.11	0.00	2	Mazzarino Development	Total Surveyors, Inc.
67	Royal Hearts Townhomes (DEF1)	2018-2459	C3R	Fort Bend	ETJ	528S	2.81	0.43	34	Commander Enterprises Inc	RP & Associates
68	Safari Kids Bissonnet	2019-0001	C2R	Harris	City	492Y	0.55	0.55	0	BMS-Bissonnet 2323 Partners, LLC	Civil-Surv Land Surveying, L.C.
69	Saint Elizabeth Place	2019-0062	C2R	Harris	City	494F	2.63	2.63	0	Fifth Ward Community Redev. Corp	Windrose
70	Shady Acres Extension no 3 partial replat no 8	2018-2384	C3R	Harris	City	452U	0.25	0.25	0	Starvos Giannakopoulos	ICMC GROUP INC
71	Spears Idea School (DEF1)	2018-2355	C2R	Harris	ETJ	372E	15.47	15.47	0	IDEA Public Schools	Pape-Dawson Engineers

Platting Summary**Houston Planning Commission****PC Date: January 17, 2019**

Item No.	Subdivision Plat Name	App No.	App Type	Location			Plat Data			Customer	
				Co	City/ETJ	Key Map	Plat Ac	Rsv Ac	Lots	Developer	Applicant's Company
72	Sunset Park Plaza	2019-0022	C2R	Harris	City	453T	0.11	0.00	2	New Era Development	New Era Development
73	Tierra y Libertad (DEF1)	2018-2415	C2R	Harris	City	455K	0.33	0.00	2	Jose Guadalupe Ambriz Silva	Half Associates, Inc.

C-Public Hearings Requiring Notification

74	Ashley Pointe Sec 11 partial replat no 1 (DEF1)	2018-2331	C3N	Harris	ETJ	616L	0.62	0.27	2	Ashley Pointe Development LP	Windrose
75	Enchanted Oaks Sec 2 partial replat no 1 and extension (DEF1)	2018-2295	C3N	Harris	ETJ	332B	14.16	14.16	0	Poteet Designs	Bowden Land Services
76	Lakeside Estates Sec 2 partial replat no 2	2018-2302	C3N	Harris	City	489T	1.04	0.61	7	Jim Maddox Properties, LLC	South Texas Surveying Associates, Inc.
77	Long Point Woods Sec 1 partial replat no 2	2018-2283	C3N	Harris	City	450X	0.25	0.00	2	The Boss Construction	PLS
78	Newport Sec 6 partial replat no 1 and extension	2018-2400	C3N	Harris	ETJ	379T	5.69	0.71	27	Rochester Enterprises, LLC	Windrose
79	Riverside Terrace Sec 13 partial replat no 1 (DEF1)	2018-2133	C3N	Harris	City	533H	0.20	0.00	1	Greg Wise	Owens Management Systems, LLC

D-Variances

80	Boulevard Place Sec 3 partial replat no 2	2018-2404	C2R	Harris	City	491Q	7.03	7.03	0	Legacy Restaurant Group	Marsh Darcy Partners, Inc.
81	Buffalo Bayou Park	2018-2523	C3R	Harris	City	492M	13.58	10.92	0	LJA Engineering Inc	LJA Engineering, Inc.- (West Houston Office)
82	Cypress Oaks North GP	2019-0065	GP	Harris	ETJ	406J	74.47	0.00	0	JNC Development, Inc.	Van De Wiele & Vogler, Inc.
83	General Warehouse Systems (DEF1)	2018-2508	C3P	Harris	ETJ	325W	40.68	39.25	0	Texas General Storage Systems Inc.	Marsh Darcy Partners, Inc.
84	Grand Parkway at West Little York GP (DEF1)	2018-2477	GP	Harris	ETJ	405Z	217.60	0.00	0	Woodmere Development Co., LTD.	R.G. Miller Engineers
85	Houston Tradeport (DEF1)	2018-2503	C3R	Harris	City	495P	84.02	84.02	0	Exxon Corporation	Vernon G. Henry & Associates, Inc.
86	Houston Ventures Homes at Houston Avenue (DEF1)	2018-2372	C2R	Harris	City	493C	0.34	0.34	0	2731 Houston Venture llc	South Texas Surveying Associates, Inc.
87	Maison Robert (DEF1)	2018-2433	C2R	Harris	City	452V	0.64	0.64	0	Woodlane Partners, Ltd.	Vernon G. Henry & Associates, Inc.
88	McCrary Meadows GP	2019-0053	GP	Fort Bend	ETJ	565G	366.40	0.00	0	Ventana Development McCrary Ltd.	Jones Carter - Woodlands Office
89	Millan Tracts	2019-0032	C2	Harris	ETJ	286S	2.50	0.00	2	N/A	E.I.C. Surveying Company
90	Moussa	2019-0050	C2R	Harris	City	490Y	0.12	0.12	0	N/A	The Interfield Group
91	Ranch at Dos Brisas GP	2018-2426	GP	Harris	ETJ	379E	33.02	0.00	0	Ryan Rogers	Owens Management Systems, LLC

Platting Summary**Houston Planning Commission****PC Date: January 17, 2019**

Item No.	Subdivision Plat Name	App No.	App Type	Location			Plat Data			Customer	
				Co	City/ETJ	Key Map	Plat Ac	Rsv Ac	Lots	Developer	Applicant's Company
92	Ranch at Dos Brisas Sec 1	2018-2417	C2	Harris	ETJ	379A	7.31	0.00	3	Ryan Rogers	Owens Management Systems, LLC
93	Spring Creek RV Park (DEF1)	2018-2494	C2	Harris	ETJ	293P	29.12	29.12	0	Ress Investment Inc	Landpoint
94	Telge Road Business Park	2019-0034	C2	Harris	ETJ	327M	14.01	13.82	0	CGW Properties LLC	Hovis Surveying Company Inc.
95	Tomball ISD at Cypress Rose Hill GP	2019-0056	GP	Harris	ETJ	287S	223.59	0.00	0	West Belt Surveying, Inc.	West Belt Surveying, Inc.
96	Tomball ISD Educational Campus	2018-2326	C3P	Harris	ETJ	287W	140.81	138.61	0	West Belt Surveying, Inc.	West Belt Surveying, Inc.
97	Westheimer Site (DEF1)	2018-2449	C2R	Harris	City	492S	0.40	0.40	0	Ascot Meadow, LLC	Vernon G. Henry & Associates, Inc.
98	York Place (DEF1)	2018-2370	C2R	Harris	City	494N	0.17	0.00	4	Metro Living	PLS

E-Special Exceptions

99	Amira Sec 6 (DEF1)	2018-2464	C3P	Harris	ETJ	286U	26.90	1.17	118	GP 344 Ltd / Beazer Homes Texas	META Planning + Design, LLC
100	Cypress Heights Drive Street Dedication Sec 1 and Reserves (DEF1)	2018-2465	C3P	Harris	ETJ	286Y	11.70	10.77	0	GP 344 Ltd / Beazer Homes Texas	META Planning + Design, LLC

F-Reconsideration of Requirements

101	Miabella	2018-2497	C2R	Harris	City	494J	0.34	0.31	0	Matrix Commercial Inc.	The Interfield Group
-----	----------	-----------	-----	--------	------	------	------	------	---	------------------------	----------------------

G-Extensions of Approval

102	Clay Road Commerce Park	2018-0186	EOA	Harris	ETJ	446F	92.14	85.15	0	THE URBAN COMPANIES	The Pinnell Group, LLC
103	Cruz Estates	2018-0085	EOA	Harris	ETJ	369M	1.38	1.38	0	A&A Cable Contractors, Inc.	E.I.C. Surveying Company
104	Harris County Juvenile Detention Facility	2017-2157	EOA	Harris	City	531F	30.14	30.14	0	West Belt Surveying, Inc.	West Belt Surveying, Inc.
105	Houstons Skyscraper Shadows Sec 2 partial replat no 4	2017-2240	EOA	Harris	City	575P	0.46	0.00	2	CAS SURVEY	CAS SURVEY
106	McDaniel Gardens replat no 1 and extension	2018-0364	EOA	Harris	ETJ	373Y	5.47	5.47	0	MCDANIEL METALS	Miller Survey Group
107	Strongfab Solutions Inc	2018-0051	EOA	Harris	ETJ	410E	4.48	4.48	0	Strongfab Solutions Inc	Hovis Surveying Company Inc.

H-Name Changes

None

Platting Summary**Houston Planning Commission****PC Date: January 17, 2019**

Item No.	Subdivision Plat Name	App No.	App Type	Location			Plat Data			Customer	
				Co	City/ ETJ	Key Map	Plat Ac	Rsv Ac	Lots	Developer	Applicant's Company

I-Certification of Compliance

108	24094 FM 1485 East	19-1422	COC	Montgomery	ETJ	257N				Eric DeSpain	Eric DeSpain
-----	--------------------	---------	-----	------------	-----	------	--	--	--	--------------	--------------

J-Administrative

None

K-Development Plats with Variance Requests

109	1026 Blackhaw Street	18074217 DPV		Harris	City	448Y				Ravi Chhibber	Chhibber R. E. Hldg LLC
110	1303 Westheimer Road	18136759 DPV		Harris	City	493S				Kris Thielen	Sweetgreen Texas, LLC

Off-Street Parking Variance Requests

III	214 Avondale Street	18096068 PV		Harris	City	493T				James Roman	Big Red Dog Architects
IV	347 W. 20th Street	18137522 PV		Harris	City					Mary Lou Henry	Vernon Henry & Associates

Hotel/Motel Variance Requests

V	Express Inn located at 8585 Eastex Freeway		HMV	Harris	City	454F				Millie Townsend	Vision Development
VI	Hotel Royale located at 11503 South Sam Houston Parkway East		HMV	Harris	City	576Y				Mike Patel	Paragan Solutions
VII	Maison Robert located at 347 W. 20th Street		HMV	Harris	City	452V				Mary Lou Henry	Vernon Henry & Associates