

Minutes of the Houston Planning Commission

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

February 2, 2017
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 2:38 p.m. with a quorum present.

Martha L. Stein, Chair

M. Sonny Garza

Susan Alleman

Bill Baldwin

Fernando Brave

Antoine Bryant

Lisa Clark

Algenita Davis

Arrived at 3:31 pm during item #94

Mark A. Kilkenny

Lydia Mares

Paul R. Nelson

Linda Porrás-Pirtle

Absent

Shafik Rifaat

Megan R. Sigler

Eileen Subinsky

Absent

Zafar Tahir

Meera D Victor

Shaukat Zakaria

Mark Mooney for

Left at 5:00 pm during item V

The Honorable James Noack

Charles O. Dean for

Arrived at 3:11 pm during item I

The Honorable Robert E. Herbert

Raymond Anderson for

The Honorable Ed Emmet

EXOFFICIO MEMBERS

Carol A. Lewis

Dale A. Rudick, P.E.

DIRECTOR'S REPORT

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

APPROVAL OF THE JANUARY 19, 2017 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the January 19, 2017 Planning Commission meeting minutes.

Motion: **Baldwin** Second: **Alleman** Vote: **Carries** Abstaining: **Clark**

I. CONSIDERATION OF THE HOUSTON BIKE PLAN

Report was given by Matthew Seubert, Planning and Development Department.

Commission action: Approved the recommendations for the Houston Bike Plan and forwarded to City Council for approval.

Motion: **Rifaat** Second: **Mares** Vote: **Carries** Abstaining: **Alleman**

Speakers: Michael Huffmaster, Jane West and Jim Von Suskil – opposed; Truman Edminster, Mary Blitzer and John Long – supportive, Tomaro Bell – undecided.

II. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 89)

Items removed for separate consideration: **22, 24 and 41.**

Staff recommendation: Approve staff's recommendation for items **1 – 89** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for items **1 - 89** subject to the CPC 101 form conditions.

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

Commissioner Alleman and Kilkenny recused themselves.

Staff recommendation: Approve staff's recommendation for item(s) 22, 24 and 41 subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for item(s) 22, 24 and 41 subject to the CPC 101 form conditions.

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

Commissioner Alleman and Kilkenny returned.

C PUBLIC HEARINGS

90 Atwood Villas 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: **Alleman** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**

91 Bridgeland Hidden Creek Sec 22 C3N Approve
replat no

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: **Anderson** Vote: **Unanimous** Abstaining: **None**

- 92 Green Valley Estates Sec 2 amending plat partial replat no 1** **C3N** **Defer**
 Staff recommendation: Defer the application for two weeks per Council Member Green’s request.
 Commission action: Deferred the application for two weeks per Council Member’s Green’s request.
 Motion: **Baldwin** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**
- 93 Riverway Estates Sec 1 partial replat no 4** **C3N** **Defer**
 Staff recommendation: Defer the application for two weeks per the applicant’s request.
 Commission action: Deferred the applicant for two weeks per the applicant’s request.
 Motion: **Garza** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**
- 94 Shops at Spring Forest** **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: **Bryant** Second: **Mooney** Vote: **Unanimous** Abstaining: **None**
- 95 Spring Branch Estates Sec 2 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: **Sigler** Second: **Zakaria** Vote: **Unanimous** Abstaining: **None**
 Speakers: Mary Lou Henry, applicant – supportive; La Donna Mueller – undecided.
- 96 Tanglelane Addition 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: **Bryant** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**
- 97 Wakefield Landing** **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: **Bryant** Vote: **Unanimous** Abstaining: **None**
- 98 Washington Terrace partial replat no 3** **C3N** **Approve**
 Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
 Commission action: Approved the plat subject to the CPC 101 form conditions.
 Motion: **Davis** Second: **Tahir** Vote: **Unanimous** Abstaining: **None**
 Speaker: Claire Watson, owner/applicant, Theola Petteway, Joyce Owens, representing owner and Dr. Veon McReynolds – supportive; Mike Van Dusen, Joyce Drew, Tristan LaGrande, Erin Baun, Carol J. Pouncy, Anna Jo Cramer and Kim Bowie - opposed

D VARIANCES

- 99 Bogs Road Plant North Site** **C2R** **Defer**
 Staff recommendation: Defer the application for two weeks to give the applicant time to coordinate with Harris County.
 Commission action: Deferred the application for two weeks to give the applicant time to coordinate with Harris County.
 Motion: **Kilkenny** Second: **Anderson** Vote: **Unanimous** Abstaining: **None**

- 100 Commercial Park at FM Five Hundred Twenty Nine C2R 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**
- 101 Hidden Lake at Gettysburg C3P 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: **Alleman** Second: **Anderson** Vote: **Unanimous** Abstaining: **None**
- 102 Houston Area Community Services at Fannin C2R 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: **Bryant** Second: **Rifaat** Vote: **Unanimous** Abstaining: **None**
- 103 Mallard Crossing Emergency Service 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: **D** Second: **B** Vote: **Unanimous** Abstaining: **None**
 Speaker: Jennifer Curtis, applicant - undecided.
- 104 Martin Estates C2R 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: **Alleman** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**
- 105 Solid Rock Reserve C2 Approve**
 Staff recommendation: Defer the application for two weeks per Harris County's request.
 Commission action: Deferred the application for two weeks per Harris County's request.
 Motion: **Anderson** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
- 106 West Bellfort Development C2 Approve**
 Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
 Commission action: Approved the plat subject to the CPC 101 form conditions.
 Motion: **Alleman** Second: **Davis** Vote: **Unanimous** Abstaining: **None**

E SPECIAL EXCEPTIONS

107 Domain at Oakwood C3PR Approve
Staff recommendation: Grant the requested special exception and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested special exception and approved the plat subject to the CPC 101 form conditions.
Motion: **Alleman** Second: **Baldwin** Vote: **Carries** Opposing: **Anderson, Clark, Garza, Sigler and Zakaria**
Speakers: Chris Patterson, applicant – supportive; Jeffery Kinaschull - opposed

108 Harmony RPM4M Ventures Commons C3R Approve
replat no 1C3PR
Staff recommendation: Grant the requested special exception and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested special exception and approved the plat subject to the CPC 101 form conditions.
Motion: **Rifaat** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

F RECONSIDERATION OF REQUIREMENTS
NONE

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

G EXTENSIONS OF APPROVAL

109	Aldine Western Road	EOA	Approve
	Street Dedication Sec 1		
110	Austin at US 59 Townhomes	EOA	Approve
111	Benfer Business Park	EOA	Approve
112	K Town Plaza	EOA	Approve
113	Public Storage Clay Road	EOA	Approve
114	Timbercrest Village Drive	EOA	Approve
	Street Dedication Sec 1	EOA	Approve
115	Tinys Center	EOA	Approve
116	Woodcreek MUD Water Plant	EOA	Approve
117	World Houston H and H Site	EOA	Approve

H	NAME CHANGES	NC	Approve
118	Bagby Commerce Corner	NC	Approve
	(prev. Midtown BBQ)		
119	Strack Country (prev. Strack Acres)	NC	Approve

I CERTIFICATES OF COMPLIANCE

120	20965 Dunn Street	COC	Approve
121	18224 KZ Road	COC	Approve
124	17811 Becker Road	COC	Approve
125	25138 Colette Street	COC	Approve
126	25114 Colette Street	COC	Approve
127	23608 Carla Lane	COC	Approve

Staff recommendation: Approve staff's recommendation for items 109 to 127 except for items 122 and 123 removed for separate consideration.

Commission action: Approved staff's recommendation for items 109 to 127 except for items 122 and 123 removed for separate consideration.

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

Commissioner Victor recused herself.

122	12550 Water Works Way	COC	Approve
123	12121 North Sam Houston Parkway	COC	Approve

Staff recommendation: Approve staff's recommendation for items 122 and 123.

Commission action: Approved staff's recommendation for items 122 and 123.

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

Commissioner Victor returned.

**J ADMINISTRATIVE
 NONE**

**K DEVELOPMENT PLATS WITH VARIANCE REQUESTS
 NONE**

**III. ESTABLISH A PUBLIC HEARING DATE OF MARCH 2, 2017 FOR:
 a. Hayden Lakes Sec 11
 b. Timbergrove Manor Sec 5 partial replat no 1**

Staff recommendation: Establish a public hearing date of March 2, 2017 for items **III a-b**.

Commission action: Established a public hearing date of March 2, 2017 for items **III a-b**.

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

**IV. CONSIDERATION OF A HOTEL/MOTEL VARIANCE FOR AMERICAS BEST VALUE INN
 MOTEL LOCATED AT 8405 HEMPSTEAD HWY**

Staff recommendation: Deny the application.

Commission action: Denied the application.

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

Speaker; Caroline Ordener, applicant – supportive.

**V. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA
 FOR PORTIONS OF THE NP TURNER SUBDIVISION (MLSA 621)**

Staff recommendation: Defer the application for two weeks.

Commission action: Deferred the application for two weeks.

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

Speakers: Hal Gordon, Bob Richter and Tom Tibodeaux- opposed

**VI. PUBLIC COMMENT
 NONE**

VIII. ADJOURNMENT

There being no further business brought before the Commission, Martha L. Stein adjourned the meeting at 5:09 p.m.

Motion: **Clark**

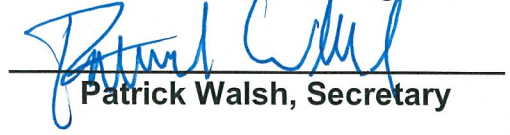
Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**



Martha L. Stein, Chair



Patrick Walsh, Secretary