

## Minutes of the Houston Planning Commission

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

**May 25, 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 2:33 p.m. with a quorum present.

Martha L. Stein, Chair

M. Sonny Garza, Vice Chair

Susan Alleman

Bill Baldwin

Fernando Brave

Arrived at 2:36 p.m. during item #91

Antoine Bryant

Absent

Lisa Clark

Algenita Davis

Mark A. Kilkenny

Absent

Lydia Mares

Absent

Paul R. Nelson

Linda Porrás-Pirtle

Arrived at 2:44 p.m. during item #92

Shafik Rifaat

Megan R. Sigler

Left at 4:58 p.m. during item II

Eileen Subinsky

Absent

Zafar Tahir

Meera D Victor

Shaukat Zakaria

Mark Mooney for

The Honorable James Noack

Charles O. Dean for

The Honorable Robert E. Herbert

Raymond Anderson for

The Honorable Ed Emmet

### EXOFFICIO MEMBERS

Carol A. Lewis

Karun Sreerama P.E.

Dawn Ullrich

Carrin F. Patman

### DIRECTOR'S REPORT

NONE

### APPROVAL OF THE MAY 11, 2017 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the May 11, 2017 Planning Commission meeting minutes.

Motion: **Rifaat**

Second: **Baldwin**

Vote: **Unanimous**

Abstaining: **None**

## I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 90)

Items removed for separate consideration: **41**

Staff recommendation: Approve staff's recommendation for items **1 – 90** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for items **1 - 90** subject to the CPC 101 form conditions.

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

**Commissioner Alleman recused herself.**

Staff recommendation: Approve staff's recommendation for items **41** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for items **41** subject to the CPC 101 form conditions.

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

**Commissioner Alleman returned.**

## C PUBLIC HEARINGS

**91 Avondale Addition 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: **Clark**                      Second: **Garza**                      Vote: **Unanimous**                      Abstaining: **None**

**92 Briardale 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: **Garza**                      Second: **Rifaat**                      Vote: **Unanimous**                      Abstaining: **None**

Speakers: Mary Lou Henry, applicant, Ann Witt, Ryan Moecrel and G. Riley Hetherington – supportive; Matthew Jurick and Vesna Jurick – opposed; Arva Howard, Legal Department.

**93 Freeman Crossing 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: **Clark**                      Vote: **Unanimous**                      Abstaining: **None**

**94 Jaquelyn Meadows 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: **Davis**                      Second: **Clark**                      Vote: **Unanimous**                      Abstaining: **None**

**95 Martin 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: **Garza**                      Second: **Alleman**                      Vote: **Unanimous**                      Abstaining: **None**

**96 Pine Forest Addition partial replat no 1 C3N Defer**  
 Staff recommendation: Defer the application for two weeks per the applicant's request.  
 Commission action: Deferred the application for two weeks per the applicant's request.  
 Motion: **Baldwin** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

**97 Shadyvilla Addition no 1 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: **Alleman** Second: **Rifaat** Vote: **Unanimous** Abstaining: **None**  
 Speakers: Diane Price and Gay Donehoo – opposed; Mary Villareal, applicant – supportive.

**98 Shepherd Oaks 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: **Porras-Pirtle** Second: **Rifaat** Vote: **Unanimous** Abstaining: **None**

**99 Shops at Spring Forest 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: **Sigler** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

**100 Viet Hoa Estates 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: **Anderson** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

**Alleman recused herself.**

**101 Westhaven Estates Sec 2 partial replat no 8 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: **Baldwin** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

**Commissioner Alleman returned.**

**D VARIANCES**

**Items 102 and 103 were taken together at this time.**

**102 Bridgeland Parkland Village GP GP Approve**  
**103 Bridgeland Parkland Village Sec 20 C3P Approve**

Staff recommendation: Grant the variance(s) and approve the plats subject to the CPC 101 form conditions.  
 Commission action: Granted the variance(s) and approved the plats subject to the CPC 101 form conditions.  
 Motion: **Garza** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

- 104 Cannonball Industrial Park** **C2** **Defer**  
Staff recommendation: Defer the application for two weeks to allow applicant time to submit revised information.  
Commission action: Deferred the application for two weeks to allow applicant time to submit revised information.  
Motion: **Baldwin** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**
- 105 Development at Telge** **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: **Rifaat** Second: **Anderson** Vote: **Unanimous** Abstaining: **None**
- 106 Forest Village Sec 10** **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: **Clark** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**
- 107 Gateway 290 Business Park** **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: **Anderson** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
- 108 Hagerman Lodge** **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: **Rifaat** Vote: **Unanimous** Abstaining: **None**
- 109 Heights MOB** **C2R** **Defer**  
Staff recommendation: Defer the application for two weeks to allow applicant time to submit revised information.  
Commission action: Deferred the application for two weeks to allow applicant time to submit revised information.  
Motion: **Baldwin** Second: **Garza** Vote: **Unanimous** Abstaining: **None**
- 110 Junipers Gate** **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: **Rifaat** Vote: **Unanimous** Abstaining: **None**

**111 Katy Creek Ranch Plaza 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: **Sigler** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

**112 Katy Lakes Lift Station Reserve 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: **Nelson** Second: **Anderson** Vote: **Unanimous** Abstaining: **None**

**113 Main Midtown replat no 1 C2R Approve**  
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.  
Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.  
Motion: **Davis** Second: **Rifaat** Vote: **Unanimous** Abstaining: **None**  
Speaker: Dan Barnum – supportive.

**114 Mesa Road Crossing C2R Defer**  
Staff recommendation: Defer the application for two weeks to allow applicant time to submit revised information.  
Commission action: Deferred the application for two weeks to allow applicant time to submit revised information.  
Motion: **Zakaria** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

## **E SPECIAL EXCEPTIONS**

**Items 115 and 116 were taken together at this time.**

**115 Hillsdale Creek GP GP Approve**  
**116 Hillsdale Creek Sec 1 C3R Approve**  
Staff recommendation: Grant the special exception and approve the plats subject to the CPC 101 form conditions.  
Commission action: Granted the special exception and approved the plats subject to the CPC 101 form conditions.  
Motion: **Clark** Second: **Anderson** Vote: **Unanimous** Abstaining: **None**

## **F RECONSIDERATION OF REQUIREMENTS**

**117 Christian Community Service Center C2R Withdrawn**

**118 Houston Intercontinental Trade Center East GP GP Approve**  
Staff recommendation: Grant the reconsideration of requirement with variance(s) and approve the plat subject to the CPC 101 form conditions.  
Commission action: Granted the reconsideration of requirement with variance(s) and approved the plat subject to the CPC 101 form conditions.

Motion: **Clark** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**  
Speaker: Rene Paniagua – opposed.

**Commissioner Alleman recused herself.**

**119 Isabella Court** **C2R** **Approve**  
Staff recommendation: Grant the reconsideration of requirement with variance(s) and approve the plat subject to the CPC 101 form conditions.  
Commission action: Granted the reconsideration of requirement with variance(s) and approved the plat subject to the CPC 101 form conditions.  
Motion: **Davis** Second: **Clark** Vote: **Unanimous** Abstaining: **None**  
Speaker: Ruben Rodriguez – opposed; Richard Smith, Public Works and Engineering Department.

**Commissioner Alleman returned.**

**120 Miramesa Sec 3** **C3F** **Approve**  
Staff recommendation: Grant the reconsideration of requirement with variance(s) and approve the plat subject to the CPC 101 form conditions.  
Commission action: Granted the reconsideration of requirement with variance(s) and approved the plat subject to the CPC 101 form conditions.  
Motion: **Rifaat** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

**121 Take 5 Westview** **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: **Baldwin** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**

**122 Terminal Expansion GP** **GP** **Approve**  
Staff recommendation: Grant the reconsideration of requirement with variance(s) and approve the plat subject to the CPC 101 form conditions.  
Commission action: Granted the reconsideration of requirement with variance(s) and approved the plat subject to the CPC 101 form conditions.  
Motion: **Davis** Second: **Rifaat** Vote: **Unanimous** Abstaining: **None**

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

**Commissioner Sigler recused herself.**

**G EXTENSIONS OF APPROVAL**

<b>123</b>	<b>Buckys Store Number 1200</b>	<b>EOA</b>	<b>Approve</b>
<b>124</b>	<b>Grand Marketplace Spring Tract</b>	<b>EOA</b>	<b>Approve</b>
<b>125</b>	<b>Newport Sec 8 Partial Replat No 3</b>	<b>EOA</b>	<b>Approve</b>
<b>126</b>	<b>Newport Sec 8 partial replat no 4</b>	<b>EOA</b>	<b>Approve</b>
<b>127</b>	<b>Northgrove Sec 8</b>	<b>EOA</b>	<b>Approve</b>
<b>128</b>	<b>Westheimer Estates partial replat no 6</b>	<b>EOA</b>	<b>Approve</b>

**H NAME CHANGES**  
**NONE**

**I CERTIFICATES OF COMPLIANCE**

129	21779 Dallas Street	COC	Approve
130	25865 Peach Creek Drive	COC	Approve
131	19764 Pin Oak Lane	COC	Approve
132	19914 S. Plantation Estates Drive	COC	Approve
133	710 Pemberton Street	COC	Approve
134	0 Baptist Encampment Road	COC	Approve
135	11509 Westway Drive	COC	Approve

Staff recommendation: Approve staff's recommendation for items 123-135.

Commission action: Approved staff's recommendation for items 123-135.

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

**Commissioner Sigler returned.**

**J ADMINISTRATIVE  
NONE**

**K DEVELOPMENT PLATS WITH VARIANCE REQUESTS**

136	3100 Fannin Street	DPV	Approve
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Staff recommendation: Grant the variance(s) and approve the development plat subject to the conditions listed.

Commission action: Granted the variance(s) and approved the development plat subject to the conditions listed except for the conditions on the east side.

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

Speakers: David White, representing applicant, Dan Braun, Ann Thomas and Dan Barnum – supportive; Richard Smith, Public Works and Engineering Department.

137	1000 Gessner Road	DPV	Approve
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Staff recommendation: Grant the variance(s) and approve the development plat subject to the conditions listed.

Commission action: Granted the variance(s) and approved the development plat without the condition to provide the additional 6' sidewalk.

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

Speakers: Mary Lou Henry, applicant, Jim Jard, Marlene Gafrick – supportive.

**II. ESTABLISH A PUBLIC HEARING DATE OF JUNE 22, 2017 FOR:**

- a. Gillespie Street Sec 2 replat no 4
- b. Landing at Nineteenth Amending plat no 1 replat no 1 and extension
- c. Miracle of Hope Sec 1 partial replat no 1 and extension
- d. Rushwood Sec 6 partial replat no 1
- e. West Court partial replat no 7

Staff recommendation: Establish a public hearing date of June 22, 2017 for items II a-e.

Commission action: Established a public hearing date of June 22, 2017 for items II a-e.

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

**III. EXCUSE THE ABSENCES OF COMMISSIONERS BRAVE, GARZA, MARES, SUBINSKY AND MOONEY**

Commissioners Brave, Garza and Mooney were present, therefore no Commission action was required.

Commissioner Mares' and Commissioner Subinsky's absences were excused.


Motion: **Zakaria**      Second: **Davis**      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 5:00 p.m.

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



**Martha L. Stein, Chair**



**Patrick Walsh, Secretary**