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 Porras-Pittle 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

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 C3P Approve
103 Bridgeland Parkland Village Sec 20 GP 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

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

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

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

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
116 Hillsdale Creek Sec 1

Approved

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

Withdrawn

118 Houston Intercontinental

Approved

Trade Center East GP

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.
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

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

H NAME CHANGES
NONE
I. CERTIFICATES OF COMPLIANCE

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

<table>
<thead>
<tr>
<th>Address</th>
<th>DPV</th>
<th>Decision</th>
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</thead>
<tbody>
<tr>
<td>136 3100 Fannin Street</td>
<td>DPV</td>
<td>Approve</td>
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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.

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<thead>
<tr>
<th>Address</th>
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<tbody>
<tr>
<td>137 1000 Gessner Road</td>
<td>DPV</td>
<td>Approve</td>
</tr>
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</table>

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