

## 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**

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

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

**I CERTIFICATES OF COMPLIANCE**

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

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.**

<b>122</b>	<b>12550 Water Works Way</b>	<b>COC</b>	<b>Approve</b>
<b>123</b>	<b>12121 North Sam Houston Parkway</b>	<b>COC</b>	<b>Approve</b>

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**

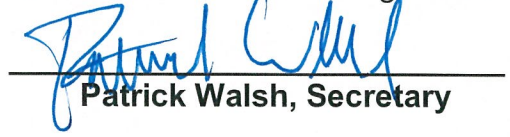
Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**



**Martha L. Stein, Chair**



**Patrick Walsh, Secretary**