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
Mark A. Kilkenny
Lydia Mares
Paul R. Nelson
Linda Porras-Purtle
Shafik Rifaat
Megan R. Sigler
Eileen Subinsky
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
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. Pouncey, 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
### 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**

### RECONSIDERATION OF REQUIREMENTS

**NONE**

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

### EXTENSIONS OF APPROVAL

**109 Aldine Western Road**  
Street Dedication Sec 1  
EOA  
**Approve**

**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**  
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**

### NAME CHANGES

**118 Bagby Commerce Corner**  
(prev. Midtown BBQ)  
NC  
**Approve**

**119 Strack Country (prev. Strack Acres)**  
NC  
**Approve**

### 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