

## Minutes of the Houston Planning Commission

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

**February 16, 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 2:31 p.m. with a quorum present.

Martha L. Stein, Chair

M. Sonny Garza

Absent

Susan Alleman

Bill Baldwin

Fernando Brave

Absent

Antoine Bryant

Lisa Clark

Algenita Davis

Arrived at 3:31 pm during the Director's Report

Mark A. Kilkenny

Lydia Mares

Paul R. Nelson

Linda Porrás-Pirtle

Arrived at 3:32 pm during the Director's Report

Shafik Rifaat

Megan R. Sigler

Eileen Subinsky

Absent

Zafar Tahir

Meera D Victor

Shaukat Zakaria

Mark Mooney for

Left at 3:53 pm during item #87 & #88

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 FEBRUARY 2, 2017 PLANNING COMMISSION MEETING MINUTES**

Commission action: Approved the February 2, 2017 Planning Commission meeting minutes.

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

### **I. PRESENTATION AND CONSIDERATION OF THE JANUARY 2017 SEMI-ANNUAL REPORT OF THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE ON WATER AND WASTEWATER IMPACT FEES**

Report was given by Rudy Moreno, Public Works and Engineering

Commission action: Approved the recommendations of the January 2017 Semi-Annual Report of the Capital Improvements Advisory Committee on water and wastewater impact fees, and forwarded to City Council for approval.

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

### **II. PRESENTATION AND CONSIDERATION OF THE JANUARY 2017 SEMI-ANNUAL REPORT OF THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE ON DRAINAGE IMPACT FEES**

Report was given by Rudy Moreno, Public Works and Engineering

Commission action: Approved the recommendations of the January 2017 Semi-Annual Report of the Capital Improvements Advisory Committee on drainage impact fees, and forwarded to City Council for approval.

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

### **III. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 72)**

Items removed for separate consideration: **19, 28 and 60.**

Staff recommendation: Approve staff's recommendation for items **1 – 72** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for items **1 - 72** subject to the CPC 101 form conditions.

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

### **Commissioner Clark and Kilkenny recused themselves.**

Staff recommendation: Approve staff's recommendation for item(s) **19, 28 and 60** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for item(s) **19, 28 and 60** subject to the CPC 101 form conditions.

Motion: **Porras-Pirtle**      Second: **Bryant**      Vote: **Unanimous**      Abstaining: **None**

### **Commissioner Clark and Kilkenny returned.**

## **C PUBLIC HEARINGS**

- 73 Allendale Townsite Sec A 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: **Alleman** Second: **Rifaat** Vote: **Unanimous** Abstaining: **None**
- 74 Bauer Landing Sec 2 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: **Kilkenny** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
- 75 Benders Landing Estates Sec 6 partial replat no 1 C3N Deny**  
 Staff recommendation: Deny the requested variance and disapprove the plat.  
 Commission action: Denied the requested variance and disapproved the plat.  
 Motion: **Mooney** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**  
 Speakers: Chris Wren, applicant and James Kelly – supportive; Karen Young, John Parkinson, Matt Grab, Preston Goodwin, Cheryl Robinson, Tom Robinson, David Claypool and Mark Koeppen – opposed.
- 76 Granlin Grove 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: **Davis** Second: **Rifaat** Vote: **Unanimous** Abstaining: **None**
- 77 Green Valley Estates Sec 2 amending plat partial replat no 1 C3N Approve**  
 Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.  
 Commission action: Granted the requested variance and approve the plat subject to the CPC 101 form conditions.  
 Motion: **Davis** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**  
 Speakers: David White, representing applicant, Jeanette and Josiah Osei, owner – supportive; Samir Karovalia, Brenda Whitfield and Marie Davis – opposed.
- 78 Lindale Park Sec 5 partial replat no 1 C3N Defer**  
 Staff recommendation: Defer the application for two weeks per the neighborhood’s request.  
 Commission action: Deferred the application for two weeks per the neighborhood’s request.  
 Motion: **Kilkenny** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**
- 79 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: **Bryant** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
- 80 Shops at Spring Forest C3N Withdrawn**

**D VARIANCES**

**81 Bogs Road Plant North Site C2R Withdrawn**

**Commissioner Alleman recused herself.**

**82 Klein ISD Northcrest Agriscience Facility 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: **Baldwin** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

**Commissioner Alleman returned.**

**83 Mallard Crossing Emergency Service C2 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: **Baldwin** Second: **Anderson** Vote: **Unanimous** Abstaining: **None**

**84 Saint Arnoldville Extension C2R Defer**

Staff recommendation: Defer the application for two weeks to allow the applicant to provide additional information.

Commission action: Deferred the application for two weeks to allow the applicant to provide additional information.

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

**85 Solid Rock Reserve 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: **Zakaria** Second: **Rifaat** Vote: **Unanimous** Abstaining: **None**

**86 Stellar Long Point C2R Defer**

Staff recommendation: Defer the application for two weeks to allow the applicant to provide revised information.

Commission action: Deferred the application for two weeks to allow the applicant to provide revised information.

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

**Item 87 and 88 were taken together at this time**

**87 Williams on Canal C2R Defer**

**88 Williams on Commerce C2R Defer**

Staff recommendation: Defer the application for two weeks for additional information.

Commission action: Deferred the application for two weeks for additional information.

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

**E SPECIAL EXCEPTIONS**

**89 Summer Lake Ranch Sec 3 C3P 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: **Mares** Second: **Victor** Vote: **Unanimous** Opposing: **None**

**F RECONSIDERATION OF REQUIREMENTS  
 NONE**

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

**G EXTENSIONS OF APPROVAL**

<b>90</b>	<b>Bayou Oaks at West Orem Sec 5</b>	<b>EOA</b>	<b>Approve</b>
<b>91</b>	<b>Bayou Oaks at West Orem Sec 6</b>	<b>EOA</b>	<b>Approve</b>
<b>92</b>	<b>Bayou Oaks at West Orem Sec 7</b>	<b>EOA</b>	<b>Approve</b>
<b>93</b>	<b>Bridgeland Parkland Village Sec 3</b>	<b>EOA</b>	<b>Approve</b>
<b>94</b>	<b>Bridgeland Parkland Village Sec 4</b>	<b>EOA</b>	<b>Approve</b>
<b>95</b>	<b>Briggs Estates</b>	<b>EOA</b>	<b>Approve</b>
<b>96</b>	<b>Cypress Vet Hospital</b>	<b>EOA</b>	<b>Approve</b>
<b>97</b>	<b>Generation Park West Sec 3</b>	<b>EOA</b>	<b>Approve</b>
<b>98</b>	<b>McKay Intercontinental Trade Center Sec 3</b>	<b>EOA</b>	<b>Approve</b>
<b>99</b>	<b>Old Greenhouse Road Business Park</b>	<b>EOA</b>	<b>Approve</b>
<b>100</b>	<b>Rosehill Reserve Wastewater Treatment Plant</b>	<b>EOA</b>	<b>Approve</b>
<b>101</b>	<b>Rozyland</b>	<b>EOA</b>	<b>Approve</b>
<b>102</b>	<b>West Lake Houston Parkway Street Dedication Sec 6</b>	<b>EOA</b>	<b>Approve</b>

**H NAME CHANGES**

<b>103</b>	<b>Country Colony Sec 4 (prev. Royal Brook at Kingwood Sec 11)</b>	<b>NC</b>	<b>Approve</b>
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**I CERTIFICATES OF COMPLIANCE**

<b>104</b>	<b>22889 Cuttler</b>	<b>COC</b>	<b>Approve</b>
<b>105</b>	<b>26596 Spanish Oaks Drive</b>	<b>COC</b>	<b>Approve</b>
<b>106</b>	<b>26927 Peach Creek Drive</b>	<b>COC</b>	<b>Approve</b>
<b>107</b>	<b>26083 Lantern Lane</b>	<b>COC</b>	<b>Approve</b>
<b>108</b>	<b>10400 Prince Road</b>	<b>COC</b>	<b>Approve</b>
<b>109</b>	<b>1632 Connorvale Road</b>	<b>COC</b>	<b>Approve</b>

Staff recommendation: Approve staff's recommendation for items 90 - 109  
 Commission action: Approved staff's recommendation for items 90 to 109.

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

**J ADMINISTRATIVE  
 NONE**

**K DEVELOPMENT PLATS WITH VARIANCE REQUESTS**

**110 5419 John Dreaper Drive** **DPV** **Approve**  
Staff recommendation: Grant and approve the development plat variance subject to the conditions listed.  
Commission action: Granted and approved the development plat variance subject to the conditions listed.  
Motion: **Baldwin** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

**111 122 West Gray Street** **DPV** **Approve**  
Staff recommendation: Grant and approve the development plat variance subject to the conditions listed.  
Commission action: Granted and approved the development plat variance subject to the conditions listed.  
Motion: **Davis** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

**112 3815 Westheimer Road** **DPV** **Defer**  
Staff recommendation: Defer the application for two weeks to allow time to coordinate with the Parks Department.  
Commission action: Deferred the application for two weeks to allow time to coordinate with the Parks Department.  
Motion: **Baldwin** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

**IV. ESTABLISH A PUBLIC HEARING DATE OF MARCH 16, 2017 FOR:**

- a. Briarcroft partial replat no 2**
- b. Lakes at Avalon Village Sec 2 partial replat no 3**

Staff recommendation: Establish a public hearing date of March 16, 2017 for items **IV a-b**.  
Commission action: Established a public hearing date of March 16, 2017 for items **IV a-b**.  
Motion: **Clark** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

**V. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR THE 1500 BLOCK OF GODWIN STREET, NORTH AND SOUTH SIDES (MLS 634)**

Staff recommendation: Grant the consideration of a Special Minimum Lot Size Block Application MLSB 634 for the 1500 block of Godwin Street, north and south sides, and forward to City Council.  
Commission action: Granted the consideration of a Special Minimum Lot Size Block Application MLSB 634 for the 1500 block of Godwin Street, north and south sides, and forwarded to City Council.  
Motion: **Baldwin** Second: **Zakaria** Vote: **Unanimous** Abstaining: **None**  
Speakers: Karina Pal Montano-Bowers, applicant, Marco Matranga, Juan Maldonado and Debbie Posey – supportive.

**VI. 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 per the applicant's request.  
Commission action: Deferred the application for two weeks per the applicant's request.  
Motion: **Bryant** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**  
Speaker: Elizabeth Rogers - opposed

**VII. PUBLIC COMMENT**  
**NONE**

**VIII. ADJOURNMENT**

There being no further business brought before the Commission, Martha L. Stein adjourned the meeting at 4:16 p.m.

Motion: **Clark**

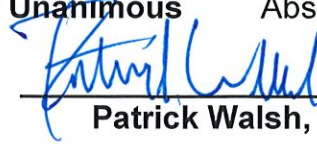
Second: **Rifaat**

Vote: **Unanimous**

Abstaining: **None**



**Martha L. Stein, Chair**



**Patrick Walsh, Secretary**