

## Minutes of the Houston Planning Commission

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

January 19, 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	Left at 4:32 during item #89
M. Sonny Garza	
Susan Alleman	
Bill Baldwin	
Fernando Brave	Absent
Antoine Bryant	Arrived at 3:39 pm during item #1
Lisa Clark	Absent
Algenita Davis	Arrived at 2:42 pm during item #1 and left at 4:50 pm during item #97 & 98
Mark A. Kilkenny	
Lydia Mares	Arrived at 2:41pm during item #1
Paul R. Nelson	
Linda Porrás-Pirtle	Left at 4:32 during item #88
Shafik Rifaat	
Megan R. Sigler	
Eileen Subinsky	
Meera D Victor	
Shaukat Zakaria	
Mark Mooney for The Honorable James Noack	Absent
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 5, 2017 PLANNING COMMISSION MEETING MINUTES**

Commission action: Approved the December 15, 2016 Planning Commission meeting minutes.

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

### **I. PUBLIC HEARING FOR THE HOUSTON BIKE PLAN**

Report was given by Matthew Seubert, Planning and Development Department.

Public Hearing held and closed.

Speakers: Adam Socki, Tony Allender, Council Member David Robinson, Council Member Gallegos, Mary Blitzer, Tashan Thomas, Kate Brusegaard, Catherine Butsch Villarreal, Diane Schenke, Lonnie Hoogeboom, Gregg Nady, , Isabel Longoria, Virgie Manning, Rose Nolen, Stacy, Shutts, Carter, Stern, Brian Barr, Roger G. Moore, Marci Perry, Mary Filley and Dr. Rich Rutter – supportive; Tomaro Bell, Mike Van Dusen – opposed.

### **II. PUBLIC HEARING AND CONSIDERATION OF THE PROPOSED MONTROSE SPECIAL PARKING AREA**

Report was given by Muxian Fang, Planning and Development Department. Presentation was given by Tony Allender - Applicant.

Public Hearing held and closed.

Commission action: Approved the recommendations for consideration of the proposed Montrose Special Parking Area and forward to City Council for approval.

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

Speakers: Vicki Cicack and Laura Bodenheimer – supportive; Steve Corso – opposed.

### **III. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 78)**

Items removed for separate consideration: **14 and 33.**

Staff recommendation: Approve staff's recommendation for items **1 – 78** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for items **1 - 78** subject to the CPC 101 form conditions.

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

**Commissioner Alleman and Kilkenny recused themselves.**

Staff recommendation: Approve staff's recommendation for item(s) 14 and 33 subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for item(s) 14 and 33 subject to the CPC 101 form conditions.

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

Commissioner Alleman and Kilkenny returned.

**C PUBLIC HEARINGS**

**79 Monarch Estates Sec 3 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: **Balwin** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

**80 Shermandale Addition C3N Approve**  
**partial replat no 1 and extension**

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: **Sigler** Vote: **Unanimous** Abstaining: **None**

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

**82 Silverbonnet Place 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: **Baldwin** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

**83 Spring Branch Estates Sec 2 C3N Defer**  
**partial replat no 9**

Staff recommendation: Defer the application for two weeks per Council Member Stardig's request.

Commission action: Deferred the applications for two weeks per Council Member Stardig's request.

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

**84 Sterling Homes 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: **Subinsky** Vote: **Unanimous** Abstaining: **None**

Speaker: Dan Snyder – undecided.

**85 Washington Terrace partial replat no 3 C3N Defer**

Staff recommendation: Defer the application for two weeks to give the applicant time to submit additional information.

Commission action: Deferred the application for two weeks to give the applicant time to submit additional information.

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

Speaker: John May - opposed

**86 West Lane Annex 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: **Bryant** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

## D VARIANCES

### 87 Beamer Villas

Motion was made to defer item 87 until later in the meeting to give the applicant time to get further information in order to answer the Commission's questions.

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

### 88 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**

**Chair, Marty Stein had to leave the meeting and Commissioner Kilkenny proceeded to Chair the remainder of the meeting.**

### 89 Ella Medical Center

**C3R**

**Approve**

Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.

Commission action: Grant the requested variance and approved the plat subject to the CPC 101 form conditions

Motion: **Zakaria** Second: **Bryant** Vote: **Carries** Opposing: **Anderson, Bryant, Nelson and Victor**

Speakers: Mary Lou Henry, applicant and John Murray, contractor – supportive.

### 90 Five Hundred Twenty Nine Commercial Park

**C2R**

**Defer**

Staff recommendation: Defer the application for two weeks per Chapter 42 planning standards.

Commission action: Deferred the application for two weeks per Chapter 42 planning standards.

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

**The Commission returned to item 87 at this time and acted on the item.**

### 87 Beamer Villas

**C3R**

**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 approved the plat subject to the CPC 101 form conditions.

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

Speaker: Tracy Youngblood, applicant – supportive.

**The Commission returned to item 91 at this time.**

### 91 GBP Business Park

**C3P**

**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 approved the plat subject to the CPC 101 form conditions.

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

**92 Great Commission Family Church Reserve C2R 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 approved the plat subject to the CPC 101 form conditions.

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

**93 Hidden Lake at Gettysburg C3P Defer**

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: **Victor** Second: **Anderson** Vote: **Unanimous** Abstaining: **None**

**94 Houston Area Community Services at Fannin C2R Defer**

Staff recommendation: Defer the application for two weeks to give the applicant time to submit revised information.

Commission action: Deferred the application for two weeks to give the applicant time to submit revised information.

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

**Item 95 and V. were taken together at this time.**

**95 McGowen Project C2R Approve**  
**V. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 1403 MCGOWEN STREET**

Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the requested variance and approved the plat subject to the CPC 101 form conditions.

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

Speaker: Dan Barnum – supportive.

**96 Shanti C2 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 approved the plat subject to the CPC 101 form conditions.

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

**Item 97 & 98 were taken together at this time.**

**97 Silver Springs GP GP Approve**  
**98 Silver Springs Sec C3P 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 approved the plat subject to the CPC 101 form conditions.

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

**99 West Bellfort Development C2 Defer**  
 Staff recommendation: Defer the application for two weeks to give the applicant time to submit additional information.  
 Commission action: Deferred the application for two weeks to give the applicant time to submit additional information.  
 Motion: **Rifaat** Second: **Dean** Vote: **Unanimous** Abstaining: **None**

**E SPECIAL EXCEPTIONS**

Items 100, 101, and 102 were taken together at this time.

**100 Grand Vista Lakes GP GP Approve**  
**101 Grand Vista Lakes Sec 1 C3P Approve**  
**102 Grand Vista Lakes Sec 2 C3P Approve**

Staff recommendation: Grant the requested variances and approve the plats subject to the CPC 101 form conditions.  
 Commission action: Granted the requested variances and approved the plats subject to the CPC 101 form conditions.

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

**103 Grand Vista Lakes 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: **Dean** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**

Items 104 and 105 were taken together at this time.

**F RECONSIDERATION OF REQUIREMENTS**

**104 Bridgeland Creek Parkway Street SP Approve**  
**Dedication Sec 6**

**105 Bridgeland Parkland Village GP GP Approve**

Staff recommendation: Grant the requested variances and approve the plats subject to the CPC 101 form conditions.

Commission action: Granted the requested variances and approved the plats subject to the CPC 101 form conditions.

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

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

**G EXTENSIONS OF APPROVAL**

**106 Anserra Sec 4 EOA Approve**  
**107 Valley Ranch Sec 4 partial replat EOA Approve**  
**108 Haven at Washington Avenue Apartments EOA Approve**  
**109 Mooney Center EOA Approve**  
**110 Mount Houston Road MUD EOA Approve**  
**Wastewater Treatment Plant**  
**111 Raintree Place Sec 3 EOA Approve**

112	Terraces On West 28th Street replat no 1	EOA	Approve
113	Tran Residence	EOA	Approve
H	NAME CHANGES Washington Vineyard (prev. Haven at Washington Avenue Apartments)	NC	Approve

**I CERTIFICATES OF COMPLIANCE**

115	26258 Burning Tree	COC	Approve
116	23431 McSpadon Road	COC	Approve
117	20055 Ravenwood Drive	COC	Approve
118	23242 FM 1314	COC	Approve
119	26700 Coach Light Lane	COC	Approve

Staff recommendation: Approve staff's recommendation for items 106 to 119.

Commission action: Approved staff's recommendation for items 106 to 119.

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

**J ADMINISTRATIVE  
NONE**

**K DEVELOPMENT PLATS WITH VARIANCE REQUESTS**

120	9402 Derrik Drive	DPV	Approve
-----	-------------------	-----	---------

Staff recommendation: Grant the requested variance and approve the development plat subject to the conditions listed per staff report.

Commission action: Granted the requested variance and approved the development plat subject to the conditions listed per staff report.

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

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

- a. Allendale Townsite Sec A partial replat no 2
- b. Bauer Landing Sec 2 partial replat no 1
- c. Benders Landing Estates Sec 6 partial replat no 1
- d. Granlin Grove partial replat no 1
- e. Lindale Park Sec 5 partial replat no 1

Staff recommendation: Establish a public hearing date of February 16, 2017 for items **IV a-e**.

Commission action: Established a public hearing date of February 16, 2017 for items **IV a-e**.

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

Item V was taken and acted on earlier with item 95.

**VI. CONSIDERATION OF A HOTEL/MOTEL VARIANCE FOR A PARADISE MOTEL LOCATED AT 8405 HEMPSTEAD HWY**

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: **Victor**      Second: **Mares**      Vote: **Unanimous**      Abstaining: **None**

**VII. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA FOR PORTIONS OF THE HOUSTON HARBOR SUBDIVISION (MLSA 622)**

Staff recommendation: Grant the consideration of a Special Minimum Lot Size Area MLSA 622 for portions of the Houston Harbor Subdivision and forward to City Council.

Commission action: Granted the consideration of a Special Minimum Lot Size Area MLSA 622 for portions of the Houston Harbor Subdivision and forwarded to City Council.

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

**VIII. PUBLIC COMMENT  
NONE**

**IX. ADJOURNMENT**

There being no further business brought before the Commission, Mark Kilkenny adjourned the meeting at 5:08 p.m.

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



**Martha L. Stein, Chair**



**Patrick Walsh, Secretary**