

Minutes of the Houston Planning Commission

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

March 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 2:35 p.m. with a quorum present.

Martha L. Stein, Chair

M. Sonny Garza

Susan Alleman

Bill Baldwin

Arrived at 2:37 during Director's Report

Fernando Brave

Absent

Antoine Bryant

Absent

Lisa Clark

Algenita Davis

Mark A. Kilkenny

Lydia Mares

Absent

Paul R. Nelson

Absent

Linda Porrás-Pirtle

Absent

Shafik Rifaat

Megan R. Sigler

Eileen Subinsky

Zafar Tahir

Meera D Victor

Shaukat Zakaria

Mark Mooney for

Absent

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 16, 2017 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the February 16, 2017 Planning Commission meeting minutes as amended.

Motion: **Kilkenny** Second: **Rifaat** Vote: **Carries** Abstaining: **Garza and Subsinsky**

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 95)

Staff recommendation for item 57 was modified from Defer to Approve.

Staff recommendation: Approve staff's recommendation for items **1 – 95** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for items **1 - 95** subject to the CPC 101 form conditions.

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

C PUBLIC HEARINGS

96 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: **Baldwin** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

97 Hayden Lakes Sec 11 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 approved the plat subject to the CPC 101 form conditions.

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

98 Lindale Park Sec 5 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: **Kilkenny** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

Speaker: Samora Montana – opposed.

99 Riverway Estates Sec 1 partial replat no 4 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: **Rifaat** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

100 Timbergrove Manor Sec 5 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: **Kilkenny** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

101 Adelaide GP

GP

Approve

Staff recommendation: Grant the requested special exception and deny the 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: **Garza**

Vote: **Carries**

Abstaining: **Rifaat**

Speaker: Christopher Browne, applicant – supportive.

Motion made by Garza and seconded by Zakaria to take item 118 out of order.

118 Wilshire Complex replat no 1

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: **Baldwin**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

Speaker: Council Member Knox – supportive.

Commissioner Alleman recused herself and left the room.

102 Aldine ISD 1617 Lauder Road Complex

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: **Clark**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Alleman returned.

Items 103 and 104 were taken together at this time.

103 Garrow Sampson

C2R

Approve

104 Garrow York

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: **Baldwin**

Second: **Rifaat**

Vote: **Unanimous**

Abstaining: **None**

105 General Warehouse Systems

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: **Rifaat**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Alleman recused herself and left the room.

106 Klein ISD Northcrest Agriscience Facility 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: **Davis** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**

Commissioner Alleman returned.

107 Mills Creek Crossing Sec 1 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: **Kilkenny** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

Items 108 and 109 were taken together at this time.

108 Oakview Farms GP GP Defer
109 Oakview Farms Sec 1 C2P Defer
Staff recommendation: Defer the application for two weeks to allow the applicant time to provide additional information.
Commission action: Deferred the application for two weeks to allow the applicant time to provide additional information.
Motion: **Garza** Second: **Subinsky** Vote: **Unanimous** Abstaining: **None**

110 Saint Arnoldville Extension C2R Defer
Staff recommendation: Defer the application for two weeks to allow the applicant time to provide additional information.
Commission action: Deferred the application for two weeks to allow the applicant time to provide additional information.
Motion: **Baldwin** Second: **Zakaria** Vote: **Unanimous** Abstaining: **None**

111 Solid Rock Reserve C2 Withdrawn

112 Stellar Long Point C2R Approve
Staff recommendation: Grant the requested variance(s) and approve the plats subject to the CPC 101 form conditions.
Commission action: Granted the requested variance(s) and approved the plats subject to the CPC 101 form conditions.
Motion: **Davis** Second: **Subinsky** Vote: **Unanimous** Abstaining: **None**

Items 113 and 114 were taken together at this time.

113 Valley Ranch GP GP Approve
114 Valley Ranch Town Center North C2P Approve
Staff recommendation: Grant the requested variance(s) and approve the plats subject to the CPC 101 form conditions.
Commission action: Granted the requested variance(s) and approved the plats subject to the CPC 101 form conditions.
Motion: **Clark** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**

115 Westfield Properties **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: **Garza** Second: **Victor** Vote: **Unanimous** Abstaining: **None**

Items 116 and 117 were taken together at this time

116 Williams on Canal **C2R** **Approve**
117 Williams on Commerce **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: **Davis** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

Item 118 was taken and acted on earlier in the meeting.

E SPECIAL EXCEPTIONS
NONE

F RECONSIDERATION OF REQUIREMENTS

119 Clear Lake Commercial Site **C2** **Approve**
 Staff recommendation: Grant the reconsideration of requirements with variance(s), and approve the plat subject to the CPC 101 form conditions.
 Commission action: Granted the reconsideration of requirements with variance(s), and approved the plat subject to the CPC 101 form conditions.
 Motion: **Garza** Second: **Rifaat** Vote: **Unanimous** Abstaining: **None**

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

G EXTENSIONS OF APPROVAL

120	Allied Kickapoo	EOA	Approve
121	Bellfort Plaza	EOA	Approve
122	Bhagyashree Farms	EOA	Approve
123	Enclave at Northpointe Detention Basin no 2		
124	Fort Bend County MUD No 50 Regional Detention	EOA	Approve
125	Furay Park View	EOA	Approve
126	Global New Millennium at Telephone Road Sec 1	EOA	Approve
127	Hidden Meadow Sec 15 partial replat no 1	EOA	Approve
128	HISD Jack Yates High School	EOA	Approve
129	KTR Hou North LLC	EOA	Approve
130	Narsi Management	EOA	Approve
131	Parvizian Metouri Estate	EOA	Approve

132	Pathway Church	EOA	Approve
133	Strack Country	EOA	Approve
134	Wildwood at Oakcrest North Sec 20	EOA	Approve

H NAME CHANGES

135	Bechara Express (prev. Bachara Express)	NC	Approve
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I CERTIFICATES OF COMPLIANCE

136	11810 James Road	COC	Approve
137	21361 Fitz Lane	COC	Approve
138	19652 Hickory Lane	COC	Approve
139	25041 Billie Lee	COC	Approve

Staff recommendation: Approve staff's recommendation for items 136-139.

Commission action: Approved staff's recommendation for items 136-139.

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

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

Item 140 and III were taken together at this time.

140	611 Hyde Park Boulevard	DPV	Defer
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III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 611 HYDE PARK BOULEVARD

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

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

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

Speakers: Michael Contorno and Ken Long – supportive.

141	3815 Westheimer	DPV	Defer
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Staff recommendation: Deny the development plat variance(s).

Commission action: Deferred the application for two weeks to give the applicant time to review with staff to make the area more pedestrian friendly.

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

Speaker: Chris Sutton, applicant and Eric Bielsky - supportive

II. ESTABLISH A PUBLIC HEARING DATE OF MARCH 30, 2017 FOR:

- a. Breckenridge Park Sec 2
- b. Craig Woods partial replat no 19
- c. Dissen Heights partial replat no 1
- d. Dissen Heights partial replat no 2
- e. Knoll Park Sec 2
- f. Neuen Manor partial replat no 5
- g. North Norhill partial replat no 2
- h. Allendale Townsite Sec A partial replat no 3
- i. Spring Oaks replat no 1 partial replat no 3

Staff recommendation: Establish a public hearing date of March 30, 2017 for items II a-i.

Commission action: Established a public hearing date of March 30, 2017 for items II a-i.

Motion: **Subinsky**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

Item III was taken and acted on earlier in the meeting.

IV. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR PORTIONS OF THE NP TURNER SUBDIVISION (MLSA 621)

Staff recommendation: Deny the consideration of a Special Minimum Lot Size Area Application MLSA 621 for portions of the NP Turner Subdivision.

Commission action: Granted the consideration of a Special Minimum Lot Size Area Application MLSA 621 for portions of the NP Turner Subdivision, and forwarded to City Council.

Motion: **Davis**

Second: **Zakaria**

Vote: **Carries**

Opposed: **Baldwin**

Speakers: Council Member David Robinson, Mary Lou Henry, Mike Van Dusen, Doug Lawing, applicant, Jim Vance, Barbara Aksamit, Truman Edminster, Guy Hagstette, Walker Taylor, Steve Roddy, David Rideway, Kathrine McNiel, Reid Wilson, Mac Hoak, Ginny Camfield, Cece Fowler, Phoebe Tudor, Ray Miller and Don Bayer – supportive; Robert Ingram, Richard Newlin and Dawn Yeung - opposed.

V. Excuse the absence of Commissioner Subinsky

Commissioner Subinsky was present therefore, no Commission action was required.

**VI. PUBLIC COMMENT
NONE**

VII. ADJOURNMENT

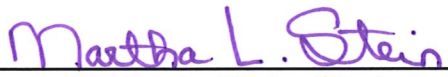
There being no further business brought before the Commission, Martha L. Stein adjourned the meeting at 5:12 p.m.

Motion: **Clark**

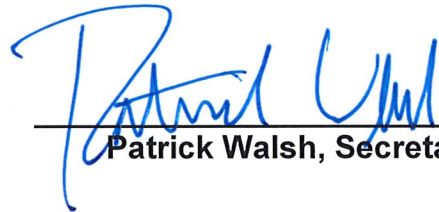
Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**



Martha L. Stein, Chair



Patrick Walsh, Secretary