Minutes of the Houston Planning Commission

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

June 23, 2016
Meeting to be 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
Susan Allem
Bill Baldwin
Kenneth Bohan
Arrived at 2:37 p.m. during Consent Items A and B
Fernando Brave
Antoine Bryant
Lisa Clark
Left at 3:23 p.m. during item #75
Algenita Davis
Truman C. Edminster III
Mark A. Kilkenny
Left at 4:25 p.m. during item #83
Paul R. Nelson
Linda Porras-Pittle
Arrived at 2:36 p.m. during Consent Items A and B
Shafik Rifaat
Pat Sanchez
Absent
Eileen Subinsky
Shaukat Zakaria
Mark Mooney for
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 JUNE 9, 2016 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the June 9, 2016 Planning Commission meeting minutes.
  Motion: Garza         Second: Rifaat       Vote: Unanimous    Abstaining: None

I. PLATTING ACTIVITY (Consent items A and B, 1-68)
Staff recommendation for item 22 was modified from Approve to Defer. Item 33 will be taken out of order to hear from speakers. Items removed for separate consideration: 1, 8, 39, 58 and 60
Staff recommendation: Approve staff’s recommendations for items 1 - 68 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1 - 68 subject to the CPC 101 form conditions.
  Motion: Brave         Second: Bryant       Vote: Unanimous    Abstaining: None

Commissioners Edminster and Alleman recused themselves.
Staff recommendation: Approve staff’s recommendation to approve items 1, 8, 39, 58 and 60 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendation to approve items 1, 8, 39, 58 and 60 subject to the CPC 101 form conditions.
  Motion: Subinsky      Second: Clark        Vote: Unanimous    Abstaining: None

Commissioners Edminster and Alleman returned.

33  Shaw Storage
    C2
    Approve
    Staff Recommendation: Approve the plat with the condition to address the N-S public street.
    Commission action: Approved the plat with the condition to address the N-S public street.
  Motion: Garza         Second: Baldwin       Vote: Carries       Opposed: Anderson
Speaker: Stan Winter, applicant – opposed

C PUBLIC HEARINGS

69  Bradford Place
    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: Garza         Second: Alleman       Vote: Unanimous    Abstaining: None

70  Brundage Woods
    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: Garza         Second: Rifaat        Vote: Unanimous    Abstaining: None

71  Crown Park Estates
    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: Kilkenny       Vote: Unanimous    Abstaining: None
72  Hernandez Plaza  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: Garza    Second: Bryant    Vote: Unanimous    Abstaining: None
Speaker: Mary Villereal, applicant – supportive

73  Jackson Court  C3N  Approve
   partial replat no 1
Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Denied the requested variance and approved the plat with a 25ft building line along Polk subject to the CPC 101 form conditions
Motion: Garza    Second: Edminster    Vote: Carries    Opposed: Davis
Speakers: Joyce Owens, applicant – supportive; Maria Martinez and Luis Martinez – supportive; Michael Brombacher and Steve Parker – opposed

74  Melody Oaks  C3N  Approve
   partial replat no 17
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: Rifaat    Vote: Unanimous    Abstaining: None

75  Oak Estates Sec 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:kilkeney    Second: Edminster    Vote: Unanimous    Abstaining: None

76  Oak Forest Sec 1  C3N  Approve
   partial replat no 1
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: Garza    Second: Zakaria    Vote: Unanimous    Abstaining: None
Speakers: Tom Brandt – position not stated; Diane McMahon, John J. Creshewicz, Marie Kallus and Buz Smith – opposed; Arva Howard, Legal Department

77  Spring Branch Valley  C3N  Approve
   partial replat no 5
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

78  Westheimer Estates  C3N  Approve
   partial replat no 6
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: Kilkenny    Vote: Unanimous    Abstaining: None

79  Wheeler Avenue Baptist Church Central  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: Nelson    Vote: Unanimous    Abstaining: None
VARIANCES

Item 83 was taken out of order at this time. Commissioner Alleman recused herself.

83    Humble ISD Multi School Site          C2    Withdraw
Staff recommendation: Deny the requested variances, require 1 N-S public street, 1 E-W public street, and approve the plat subject to the CPC 101 form conditions.
Commission action: The application was withdrawn by the applicant at the Planning Commission.
   Motion: Kilkenny   Second: Nelson   Vote: Carries   Abstaining: Edminster
Speakers: Council Member Dave Martin, Roger Brown, Sean Rooney and Tim Glaude – supportive; Kim Balducci – undecided; Fred Mathis, Sr. Planning Engineer with Harris County Engineering Department – opposed

Item 85 was taken out of order at this time. Commissioner Alleman returned. Commissioner Edminster recused himself.

85    Venetian Luxury Homes                 C2R   Defer
Staff recommendation: Defer the plat for two weeks per Chapter 42 Planning Standards and to allow staff time to coordinate with Council Member Mike Laster.
Commission action: Deferred the plat for two weeks per Chapter 42 Planning Standards and to allow staff time to coordinate with Council Member Mike Laster.
   Motion: Baldwin   Second: Kilkenny   Vote: Unanimous   Abstaining: None
Speaker: Council Member Mike Laster – opposed

Commissioner Alleman recused herself.

81    Aldine ISD Lauder Road Elementary     C3P   Approve
Staff recommendation: Grant the requested variances and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variances and approved the plat subject to the CPC 101 form conditions.
   Motion: Anderson   Second: Subinsky   Vote: Unanimous   Abstaining: None

82    Courtland Square Sec 2                C2R   Withdraw
Item 83 was considered earlier in the meeting.

84    Poinciana                             C2R   Withdraw
Item 85 was considered earlier in the meeting. Commissioners Edminster returned.

SPECIAL EXCEPTIONS
NONE

RECONSIDERATION OF REQUIREMENTS
Commissioners Alleman returned. Commissioner Clark recused herself.

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

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
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<tbody>
<tr>
<td>G</td>
<td>EXTENSIONS OF APPROVAL</td>
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<tr>
<td>87</td>
<td>Aldine Fire Station</td>
<td>Approve</td>
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<td>88</td>
<td>Bosniaks Cultural Community of Houston</td>
<td>Approve</td>
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<td>89</td>
<td>Clay Road Self Storage</td>
<td>Approve</td>
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<td>90</td>
<td>Forestwood Sec 8</td>
<td>Approve</td>
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<td>91</td>
<td>Grand Crossing replat no 1 partial replat no 2</td>
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<td>92</td>
<td>Harris County ESD No 7 Station No 75</td>
<td>Approve</td>
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<td>93</td>
<td>Market Lee Lane Street Dedication Sec 1</td>
<td>Approve</td>
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<td>94</td>
<td>Market Park Lane</td>
<td>Approve</td>
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<td>95</td>
<td>South Meadow Place Detention</td>
<td>Approve</td>
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<td>96</td>
<td>Spring Cypress Commerce Park Sec 1</td>
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<td>H</td>
<td>NAME CHANGES</td>
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<td>I</td>
<td>CERTIFICATES OF COMPLIANCE</td>
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<td>97</td>
<td>26256 Pine Lane</td>
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<td>98</td>
<td>3222 Bobbie Street</td>
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Staff recommendation: Approve staff’s recommendation for items 87–98.
Commission action: Approved staff’s recommendation for items 87–98.

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<tr>
<th>Item</th>
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<td>J</td>
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<tr>
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<td>DEVELOPMENT PLATS WITH VARIANCE REQUESTS</td>
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<tr>
<td>99</td>
<td>1505 Kane Street</td>
<td>Approve</td>
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Staff recommendation: Defer the development plat variance for two weeks per the applicant’s request.
Commission action: Deferred the development plat variance for two weeks per the applicant’s request.

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<th>Item</th>
<th>Description</th>
<th>Action</th>
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<tr>
<td>100</td>
<td>800 Post Oak Boulevard</td>
<td>Approve</td>
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Staff recommendation: Grant the requested development plat variance to allow 1) a building line of 1’ for proposed covered parking, 2) a 2.07’ building line for a proposed laundry room and 3) a 7.09’ building line for a proposed laundry & water heater room, instead of the required 25’ building line along a Major Thoroughfare.
Commission action: Granted the requested development plat variance to allow 1) a building line of 1’ for proposed covered parking, 2) a 2.07’ building line for a proposed laundry room and 3) a 7.09’
building line for a proposed laundry & water heater room, instead of the required 25’ building line along a Major Thoroughfare.

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

Commissioner Alleman returned.

II. **ESTABLISH A PUBLIC HEARING DATE OF JULY 21, 2016 FOR:**
   a. Lakes of Bella Terra Sec 37 replat no 1
   b. Mangum Manor Sec 1 partial replat no 1
   c. Neuen Manor partial replat no 4
   d. West Court partial replat no 6
   e. Whispering Pines Estates partial replat no 11

Staff recommendation: Establish a public hearing date of July 21, 2016 for items II a-e.
Commission action: Established a public hearing date of July 21, 2016 for items II a-e.

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

III. **CONSIDERATION OF A LANDSCAPING VARIANCE FOR A PROPERTY LOCATED AT 6840 W SAM HOUSTON S PARKWAY**

Staff recommendation: Defer the plat for two weeks to allow the applicant time to submit revised information.
Commission action: Deferred the plat for two weeks to allow the applicant time to submit revised information.

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

Commissioner Clark returned.

IV. **PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR THE PORTIONS OF THE FONDREN SOUTHWEST NORTHFIELD SUBDIVISION, SECTIONS 1 AND 2 (MLSA 594)**

Staff recommendation: Approve the Consideration of a Special Minimum Lot Size Area Application for the portions of the Fondren Southwest Northfield Subdivision, Sections 1 and 2 (MLSA 594) and forward to City Council.
Commission action: Approved the Consideration of a Special Minimum Lot Size Area Application for the portions of the Fondren Southwest Northfield Subdivision, Sections 1 and 2 (MLSA 594) and forwarded to City Council.

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

Speakers: S.E. Altman – undecided; Donald Perkins, Chief of Staff for Council Member Larry Green – supportive

V. **PUBLIC COMMENT**

**NONE**

VI. **ADJOURNMENT**
There being no further business brought before the Commission, Chair, Martha L. Stein adjourned the meeting at 4:49 p.m.

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

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Martha L. Stein, Chair

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Patrick Walsh, Secretary