

## 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 2:31p.m.with a quorum present.**

Martha L. Stein, Chair

M. Sonny Garza

Susan Alleman

Bill Baldwin

Kenneth Bohan

Arrived at 2:37 p.m. during Consent Items A and B

Fernando Brave

Antoine Bryant

Lisa Clark

Algenita Davis

Left at 3:23 p.m. during item #75

Truman C. Edminster III

Mark A. Kilkenny

Paul R. Nelson

Left at 4:25 p.m. during item #83

Linda Porrás-Pirtle

Arrived at 2:36 p.m. during Consent Items A and B

Shafik Rifaat

Pat Sanchez

Absent

Eileen Subinsky

Shaukat Zakaria

Mark Mooney for

Absent

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 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

**C3N**

**Approve**

**partial replat no 4**

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

**C3N**

**Approve**

**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: **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 Villareal, 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: **Kilkenny** 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**

**80 Wheeler Avenue Baptist Church South 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: **Rifaat** Vote: **Unanimous** Abstaining: **None**

**D 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.**

**E SPECIAL EXCEPTIONS  
NONE**

**F RECONSIDERATION OF REQUIREMENTS**

**86 Heights Center at Center Street C2R Defer**  
 Staff recommendation: Defer the plat for two weeks per the applicant's request.  
 Commission action: Deferred the plat for two weeks per the applicant's request.  
 Motion: **Baldwin** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

**Commissioners Alleman returned. Commissioner Clark recused herself.**

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

**G EXTENSIONS OF APPROVAL**

<b>87</b>	<b>Aldine Fire Station</b>	<b>EOA</b>	<b>Approve</b>
<b>88</b>	<b>Bosniaks Cultural Community of Houston</b>	<b>EOA</b>	<b>Approve</b>
<b>89</b>	<b>Clay Road Self Storage</b>	<b>EOA</b>	<b>Approve</b>
<b>90</b>	<b>Forestwood Sec 8</b>	<b>EOA</b>	<b>Approve</b>
<b>91</b>	<b>Grand Crossing</b>	<b>EOA</b>	<b>Approve</b>
	replat no 1 partial replat no 2		
<b>92</b>	<b>Harris County ESD No 7</b>	<b>EOA</b>	<b>Approve</b>
	<b>Station No 75</b>		
<b>93</b>	<b>Market Lee Lane Street</b>	<b>EOA</b>	<b>Approve</b>
	<b>Dedication Sec 1</b>		
<b>94</b>	<b>Market Park Lane</b>	<b>EOA</b>	<b>Approve</b>
<b>95</b>	<b>South Meadow Place Detention</b>	<b>EOA</b>	<b>Approve</b>
<b>96</b>	<b>Spring Cypress Commerce Park Sec 1</b>	<b>EOA</b>	<b>Approve</b>

**H NAME CHANGES**  
**NONE**

**I CERTIFICATES OF COMPLIANCE**

<b>97</b>	<b>26256 Pine Lane</b>	<b>COC</b>	<b>Approve</b>
<b>98</b>	<b>3222 Bobbie Street</b>	<b>COC</b>	<b>Approve</b>

Staff recommendation: Approve staff's recommendation for items 87–98.

Commission action: Approved staff's recommendation for items 87–98.

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

**J ADMINISTRATIVE**  
**NONE**

**K DEVELOPMENT PLATS WITH VARIANCE REQUESTS**

<b>99</b>	<b>1505 Kane Street</b>	<b>DPV</b>	<b>Defer</b>
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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.

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

<b>100</b>	<b>800 Post Oak Boulevard</b>	<b>DPV</b>	<b>Approve</b>
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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**

  
Martha L. Stein, Chair

  
Patrick Walsh, Secretary