

## Minutes of the Houston Planning Commission

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

October 1, 2015  
Meeting to be held in  
Council Chambers, Public Level, City Hall Annex  
2:30 p.m.

### Call to order

**Chair, Mark A. Kilkenny called the meeting to order at 2:32 p.m. with a quorum present.**

Mark A. Kilkenny, Chair

M. Sonny Garza

Susan Alleman

Fernando Brave

Kenneth Bohan

Antoine Bryant

Lisa Clark

Algenita Davis

Truman C. Edminster III

James R. Jard

Paul R. Nelson

Linda Porras-Pirtle

Shafik Rifaat

Pat Sanchez

Mark Sikes

Martha Stein

Eileen Subinsky

Shaukat Zakaria

Mark Mooney for

Honorable James Noack

Rick J. Staigle for

The Honorable Grady Prestage

Raymond Anderson for

The Honorable Ed Emmett

Arrived at 2:35 during the Director's report

Arrived at 2:35 during the Director's report

Arrived at 2:36 during the approval of the minutes

Arrived at 2:34 during the Director's report

Left at 3:19 during item #121

### 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 SEPTEMBER 17, 2015 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the September 17, 2015 Planning Commission meeting minutes.

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

### I. PLATTING ACTIVITY (Consent items A and B, 1- 107)

Items removed for separate consideration: **4, 25, 39, 40, 41, 60, 61, 62, 70, 71 and 73.**

Staff recommendation: Approve staff's recommendations for items **1 - 107** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 - 107** subject to the CPC 101 form conditions.

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

**Commissioners Alleman, Clark, Edminster, and Jard recused themselves and left the room**

Staff recommendation: Approve staff's recommendation to approve items **4, 25, 39, 40, 41, 60, 61, 62, 70, 71 and 73** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation to approved items **4, 25, 39, 40, 41, 60, 61, 62, 70, 71 and 73** subject to the CPC 101 form conditions.

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

**Commissioner Alleman, Clark, Edminster, and Jard returned.**

### C- Public Hearings

**108 Fall Creek Sec 21 replat no 1      C3N      Approve**  
**partial replat no 1**

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

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

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

**109 Holly Greensbrook replat no 1      C3N      Approve**

Staff recommendation: Approve the plat subject to CPC 101 form conditions.

Commission action: Approved the plat subject to CPC 101 form conditions.

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

**110 Houston Skyscraper Shadows Sec 2      C3N      Defer**  
**partial replat no 2**

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

**111 Lakes at Creekside 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: **Clark** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

**112 North Kingwood Forest partial replat no 1** **C3N** **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: **Bryant** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

**113 Shady Acres Extension no 3 partial replat no 11** **C3N** **Approve**  
Staff recommendation: Approve the plat subject to CPC 101 form conditions.  
Commission action: Approved the plat subject to CPC 101 form conditions.  
Motion: **Rifaat** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

**114 Villas on Monroe** **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: **Porras-Pirtle** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

#### **D - Variances**

**115 Audubon Place partial replat no 4** **C2R** **Approve**  
Staff recommendation: Deny the requested variance and approve the plat subject to the CPC 101 form conditions.  
Commission action: Denied the requested variance and approved the plat subject to the CPC 101 form conditions.  
Motion: **Bohan** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**  
Speakers: Mary Lou Henry, applicant -supportive.

**116 Darwiche Property GP** **GP** **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: **Stein** Vote: **Unanimous** Abstaining: **None**

**Commissioners Alleman and Edminster recused themselves and left the room.**

**117 Greenhouse Road Street Dedication Sec 6** **C3P** **Approve**  
Staff recommendation: Grant the requested variance and approve the plat subject to CPC 101 form conditions.  
Commission action: Granted the requested variance and approved the plat subject to CPC 101 form conditions.  
Motion: **Anderson** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

**Commissioners Alleman and Edminster returned.**

**118 HISD High School for Law and Justice C2R Approve**  
Staff recommendation: Grant the requested variance and approve the plat 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: **Edminster** Second: **Rifaat** Vote: **Unanimous** Abstaining: **None**

**119 House of Tiny Treasures 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: **Garza** Second: **Subinsky** Vote: **Unanimous** Abstaining: **None**

**120 Nicholson Row C2R Approve**  
Staff recommendation: Deny the requested variance and approve the plat subject to the CPC 101 form conditions.  
Commission action: Denied the requested variance and approved the plat subject to the CPC 101 form conditions.  
Motion: **Jard** Second: **Brave** Vote: **Unanimous** Opposed: **None**  
Speakers: Carrie Gonzales, applicant - supportive; Richard Smith, Managing Engineer, Public Works and Engineering Department.

**121 Pro Vision replat no 1 C2R Approve**  
Staff recommendation: Deny the requested variance and approve the plat subject to the CPC 101 form conditions.  
Commission action: Denied the requested variance and approved the plat subject to the CPC 101 form conditions.  
Motion: **Edminster** Second: **Garza** Vote: **Unanimous** Opposed: **None**

**Items 122 and 123 were taken together at this time.**

**122 Ravago Americas GP GP Approve**  
**123 Mathis Road and Burton Cemetery SP**  
**Road Street Dedication**  
Staff recommendation: Approve the general plan and the associated street dedication plat subject to the CPC 101 form conditions.  
Commission action: Approved the general plan and the associated street dedication plat subject to the CPC 101 form conditions.  
Motion: **Bryant** Second: **Alleman** Vote: **Unanimous** Opposed: **None**

**124 Washington Avenue Interest C3P Defer**  
Staff recommendation: Defer the plat for two weeks for Chapter 42 Planning Standards.  
Commission action: Deferred the plat for two weeks for Chapter 42 Planning Standards.  
Motion: **Garza** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

**E – Special Exceptions**  
**NONE**

**F – Reconsideration of Requirements**

**Items 125 and 126 were taken together at this time.**

**125 Broadmore Health GP GP Approve**  
**126 Broadmore Health Sec 1 C2R**

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: **Garza** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

**Commissioner Edminster recused himself and left the room.**

**127 Camellia Reserves C3P Defer**

Staff recommendation: Defer the plat for two weeks to allow the applicant time to coordinate with the Fort Bend County's Engineers Office to address the design concerns.

Commission action: Deferred the plat for two weeks to allow the applicant time to coordinate with the Fort Bend County's Engineers Office to address the design concerns.

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

**Commissioner Edminster returned.**

**128 Dietz Acres C2 Defer**

Staff recommendation: Defer the plat for two weeks for further study and review.

Commission action: Deferred the plat for two weeks for further study and review.

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

**129 Harris County Emergency Services District no 50 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: **Alleman** Second: **Subinsky** Vote: **Unanimous** Abstaining: **None**

**130 Richmond Road Farms C2R Defer**  
**partial replat no 1**

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

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

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

**131 Springwoods Village Post Oak Sec 1 C2R 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**

**132 Trails at Dowling Street C2R Defer**

Staff recommendation: Defer the plat for two weeks for Chapter 42 Planning Standards.

Commission action: Deferred the plat for two weeks for Chapter 42 Planning Standards.

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

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

**G EXTENSIONS OF APPROVAL**

133	Azalea District Sec 2	EOA	Approve
134	Eldridge Forty Six	EOA	Approve
135	Horse Pen Creek 529 Business Park	EOA	Approve
136	Lakecrest Forest Sec 7	EOA	Approve
137	Park at Jones Road	EOA	Approve
138	Tristar Katy	EOA	Approve

**H NAME CHANGES**

139	City View Flats on Austin Street (prev. City View Flats on Austin Street)	NC	Approve
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**I CERTIFICATES OF COMPLIANCE**

140	26789 Spanish Oak Drive	COC	Approve
141	15542 South Brentwood	COC	Approve
142	1502 Collins Road	COC	Approve

Staff recommendation: Approve staff's recommendation for items 133-142.

Commission action: Approved staff's recommendation for items 133-142.

Motion: **Rifaat**      Second: **Bryant**      Vote: **Carries**      Abstaining: **Edminster**  
from Items 136 and 138

**J ADMINISTRATIVE  
NONE**

**K DEVELOPMENT PLATS WITH VARIANCE REQUESTS**

143	6700 Gulf Freeway	DPV	Approve
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Staff recommendation: Approve the requested variance and allow the commercial structure to be built with a building line that varies from 10" to 25' along I-45.

Commission action: Approved the requested variance and allow the commercial structure to be built with a building line that varies from 10" to 25' along I-45.

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

**II. ESTABLISH A PUBLIC HEARING DATE OF OCTOBER 29, 2015 FOR:**

- a. Bingham Estates partial replat no 1 and Extension
- b. Champions Centre Mirage partial replat no 1
- c. Hidden Arbor replat no 1
- d. Sage partial replat no 5
- e. Scoya Brittmoore Development
- f. West Side Villas partial replat no 1

Staff recommendation: Establish a public hearing date of October 29, 2015 for items II a-f.

Commission action: Established a public hearing date of October 29, 2015 for items II a-f.

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

**III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 2305 FRANCIS STREET SEARCH HTT**

Staff recommendation: Grant the requested variance to provide 21 instead of the required 32 off-street parking spaces for a proposed daycare

Commission action: Granted the requested variance to provide 21 instead of the required 32 off-street parking spaces for a proposed daycare.

Motion: **Alleman**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

**IV. CONSIDERATION FOR A DESIGNATION OF A SPECIAL PARKING AREA FOR THE MONTROSE MANAGEMENT DISTRICT  
WITHDRAWN**

**V. PUBLIC COMMENT  
NONE**

**VI. ADJOURNMENT**

There being no further business brought before the Commission, Chair, Mark A. Kilkenny adjourned the meeting at 3:38 pm.


Motion: **Edminster**

Second: **Rifaat**

Vote: **Unanimous**

Abstaining: **None**

  
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Mark A. Kilkenny, Chair

  
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Patrick Walsh, Secretary