

## Minutes of the Houston Planning Commission

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

July 7, 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 2:39 p.m. with a quorum present.**

Martha L. Stein, Chair

M. Sonny Garza

Susan Alleman

Arrived at 2:40 p.m. during the Director's Report

Bill Baldwin

Kenneth Bohan

Absent

Fernando Brave

Antoine Bryant

Lisa Clark

Algenita Davis

Arrived at 2:48 p.m. during item #83

Truman C. Edminster III

Mark A. Kilkenny

Absent

Paul R. Nelson

Linda Porrás-Pirtle

Arrived at 3:08 p.m. during item #93

Shafik Rifaat

Pat Sanchez

Absent

Eileen Subinsky

Shaukat Zakaria

Absent

Mark Mooney for

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 23, 2016 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the June 23, 2016 Planning Commission meeting minutes.

Motion: **Rifaat**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

### I. PLATTING ACTIVITY (Consent items A and B, 1- 81)

Items removed for separate consideration: **1, 14, 22, 47, 48 and 49**

Staff recommendation: Approve staff's recommendations for items **1 - 81** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 - 81** subject to the CPC 101 form conditions.

Motion: **Garza**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

**Commissioner Alleman recused herself.**

Staff recommendation: Approve staff's recommendation to approve item **1** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation to approve item **1** subject to the CPC 101 form conditions.

Motion: **Subinsky**

Second: **Rifaat**

Vote: **Unanimous**

Abstaining: **None**

**Commissioner Alleman returned. Commissioner Edminster recused himself.**

Staff recommendation: Approve staff's recommendation to approve items **14, 22, 47, 48 and 49** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation to approve items **14, 22, 47, 48 and 49** subject to the CPC 101 form conditions.

Motion: **Bryant**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

**Commissioner Edminster returned.**

### C PUBLIC HEARINGS

#### **82 Gault Road Acres partial replat no 1**

**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: **Alleman**

Second: **Baldwin**

Vote: **Unanimous**

Abstaining: **None**

#### **83 Green Valley Estates Sec 2 Amending plat partial replat no 1**

**C3N**

**Defer**

Staff recommendation: Defer the plat for two weeks per the applicant's request and allow the applicant time to submit revised information.

Commission action: Deferred the plat for two weeks per the applicant's request and allowed the applicant time to submit revised information.

Motion: **Garza**

Second: **Edminster**

Vote: **Unanimous**

Abstaining: **None**

Speakers: Brenda Whitfield and Marie Davis – opposed

**84 Greenway Addition Sec 6 partial replat no 1 and extension** **C3N** **Withdraw**  
 Staff recommendation: Establish a public hearing date of August 4, 2016.  
 Commission action: Established a public hearing date of August 4, 2016.  
 Motion: **Bryant** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

**85 Shepherd Park Plaza Sec 4 partial replat no 1** **C3N** **Withdraw**

**86 Spring Branch Estates no 2 partial replat no 8** **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: **Clark** Vote: **Unanimous** Opposed: **None**  
 Speaker: Dorothy Hass – opposed

**87 Village at Gracewood** **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: **Rifaat** Vote: **Unanimous** Abstaining: **None**

**88 Westheimer Gardens Extension 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: **Rifaat** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

**89 Woodlands Creekside Park West Sec 18 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: **Nelson** Vote: **Unanimous** Abstaining: **None**

**90 Woodlands Creekside Park West Sec 18 partial replat no 2** **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: **Edminster** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

**D VARIANCES**

**91 Grove at Gleannloch Farms Lift Station** **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: **Baldwin** Second: **Anderson** Vote: **Unanimous** Abstaining: **None**

**92 Heights Central** **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**  
Speaker: Carla Stably – opposed

**93 Pinemont Business Center** **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: **Edminster** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**

**94 Post Oak Centre replat no 1** **C2R** **Approve**  
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: **Edminster** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**

**95 Venetian Luxury Homes** **C3R** **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: **Davis** Vote: **Unanimous** Abstaining: **None**

**E SPECIAL EXCEPTIONS**  
**NONE**

**F RECONSIDERATION OF REQUIREMENTS**

**Commissioner Porras-Pirtle recused herself.**

**96 Birnham Woods Marketplace** **C2** **Approve**  
Staff recommendation: Approve the reconsideration of requirements and the plat subject to the CPC 101 form conditions to 1) not provide a 10 foot wide pedestrian bike connection from dead end stub street to commercial property 2) dedicate by separate instrument dedication and show on face of the plat at recordation.  
Commission action: Approved the reconsideration of requirements and the plat subject to the CPC 101 form conditions to 1) not provide a 10 foot wide pedestrian bike connection from dead end stub street to commercial property 2) dedicate by separate instrument dedication and show on face of the plat at recordation.  
Motion: **Mooney** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**

**Commissioner Porras-Pirtle recused herself.**

**97 Heights Center at Center Street** **C2R** **Withdraw**

**98 Pigs Unlimited International** **C3P** **Defer**  
Staff recommendation: Defer the plat for two weeks as additional information is required.

Commission action: Deferred the plat for two weeks as additional information is required.  
Motion: **Garza** Second: **Davis** Vote: **Unanimous** Abstaining: **None**

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

**G EXTENSIONS OF APPROVAL**

99	Beehive Homes of Cypress	EOA	Approve
100	Commons Waterway Parkland	EOA	Approve
101	Commons Waterway Sec 6	EOA	Approve
102	Dahu Plaza	EOA	Approve
103	Springwoods Village Lake Plaza Drive at Crossington Way Street Dedication Sec 1	EOA	Approve
104	Ventana Lakes Sec 12	EOA	Approve
105	Ventana Lakes Sec 13	EOA	Approve
106	Walmart Supercenter Store no 0351	EOA	Approve
107	Wildwood at Northpointe Sec 25	EOA	Approve

**H NAME CHANGES**

108	Studemont Junction North (prev. Memorial Hermann Heights)	NC	Approve
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**I CERTIFICATES OF COMPLIANCE**

109	25215 Needham Lane	COC	Approve
110	915 Coolidge Street	COC	Approve

Staff recommendation: Approve staff's recommendation for items 99–110.

Commission action: Approved staff's recommendation for items 99–110.

Motion: **Davis** Second: **Subinsky** Vote: **Carries** Abstaining: **Edminster**  
**104 and 105;**  
**Porras-Pirtle 108**

**J ADMINISTRATIVE**  
**NONE**

**K DEVELOPMENT PLATS WITH VARIANCE REQUESTS**

111	5501 Aspen Street	DPV	Defer
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Staff recommendation: Defer the development plat for two weeks as additional information is required.

Commission action: Deferred the development plat for two weeks as additional information is required.

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

112	7505 Avenue L	DPV	Approve
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Staff recommendation: Grant the requested development plat with variances to 1) allow a reduced building line of 7'11" for a single family residential home on the major thoroughfare 75th Street, instead of the required 25' 2) to allow vehicular access from 75th St, a major thoroughfare for a lot under an acre.

Commission action: Granted the requested development plat with variances to 1) allow a reduced building line of 7'11" for a single family residential home on the major thoroughfare 75th Street, instead of the required 25' 2) to allow vehicular access from 75th St, a major thoroughfare for a lot under an acre.

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

**113 1505 Kane Street** **DPV** **Defer**  
Staff recommendation: Defer the requested development plat with variances per the applicant's request.  
Commission action: Deferred the requested development plat with variances per the applicant's request.  
Motion: **Bryant** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

**114 5640 Kiam Street** **DPV** **Defer**  
Staff recommendation: Defer the development plat for two weeks per the applicant's request.  
Commission action: Deferred the development plat for two weeks per the applicant's request.  
Motion: **Alleman** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**

**115 1737 W 34th Street** **DPV** **Approve**  
Staff recommendation: Grant the requested variance to allow the proposed clerestory to have a reduced 15' building line rather than the required 25' building line along W 34th Street.  
Commission action: Granted the requested variance to allow the proposed clerestory to have a reduced 15' building line rather than the required 25' building line along W 34th Street.  
Motion: **Garza** Second: **Subinsky** Vote: **Unanimous** Abstaining: **None**

**II. ESTABLISH A PUBLIC HEARING DATE OF AUGUST 4, 2016 FOR:**

- a. Afton Oaks Sec 4 partial replat no 1
- b. Blue Creek partial replat no 2
- c. Broad Oaks partial replat no 8
- d. Cinco Ranch Northwest Sec 19
- e. East End on the Bayou Sec 4
- f. East Village North
- g. Hollywood Gardens partial replat no 5
- h. Hyde Park Court Addition partial replat no 2
- i. Oak Forest Addition Sec 6 replat no 1
- j. Wheeler Avenue Baptist Church Central
- k. Wheeler Avenue Baptist Church South

Staff recommendation: Establish a public hearing date of August 4, 2016 for items **II a-k**.  
Commission action: Established a public hearing date of August 4, 2016 for items **II a-k**.  
Motion: **Clark** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

**III. CONSIDERATION OF A HOTEL MOTEL VARIANCE FOR A HAMPTON INN LOCATED AT 2250 BARKER OAKS**

Staff recommendation: Grant the requested variance for a Hampton Inn Located at 2250 Barker Oaks to be located closer than 750' of a protected use.  
Commission action: Granted the requested variance for a Hampton Inn Located at 2250 Barker Oaks to be located closer than 750' of a protected use.  
Motion: **Baldwin** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**

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

Staff Recommendation: Grant the requested landscaping variance for a property located at 6840 W Sam Houston S Parkway to allow street trees to be spaced greater than 30' apart.  
Commission Action: Granted the requested landscaping variance for a property located at 6840 W Sam Houston S Parkway to allow street trees to be spaced greater than 30' apart.  
Motion: **Porras-Pirtle** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

**V. EXCUSE THE ABSENCES OF COMMISSIONER PAT SANCHEZ**

Staff recommendation: Excuse the absences of Commissioner Pat Sanchez.

Commission action: Excused the absences of Commissioner Pat Sanchez.

Motion: **Davis**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

**VI. PUBLIC COMMENT**

Speaker: Dorothy Hass commented on potential flooding and drainage concerns in her area as the result of new development.

**VII. ADJOURNMENT**

There being no further business brought before the Commission, Chair, Martha L. Stein adjourned the meeting at 3:28 p.m.


Motion: **Clark**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

  
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Martha L. Stein, Chair

  
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Patrick Walsh, Secretary