

## Minutes of the Houston Planning Commission

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

August 4, 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 2:32 p.m. with a quorum present.**

Martha L. Stein, Chair

M. Sonny Garza

Susan Alleman

Bill Baldwin

Kenneth Bohan

Absent

Fernando Brave

Absent

Antoine Bryant

Arrived at 2:55 p.m. during item #77

Lisa Clark

Left at 3:56 p.m. during item #112

Algenita Davis

Truman C. Edminster III

Mark A. Kilkenny

Paul R. Nelson

Linda Porrás-Pirtle

Arrived at 2:36 p.m. during Director's Report

Shafik Rifaat

Pat Sanchez

Eileen Subinsky

Shaukat Zakaria

Arrived at 2:37 p.m. during Director's Report

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 JULY 21, 2016 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the July 21, 2016 Planning Commission meeting minutes.

Motion: **Subinsky** Second: **Alleman** Vote: **Carries**

Abstaining: **Garza, Kilkenny, and Zakaria**

### I. PLATTING ACTIVITY (Consent items A and B, 1- 74)

Items removed for separate consideration: **2, 8, 23, 40, 41 and 42**

Staff recommendation: Approve staff's recommendations for items **1 – 74** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 - 74** subject to the CPC 101 form conditions.

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

**Commissioners Alleman, Clark and Edminster recused themselves.**

Staff recommendation: Approve staff's recommendations for items **2, 8, 23, 40, 41 and 42** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **2, 8, 23, 40, 41 and 42** subject to the CPC 101 form conditions.

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

**Commissioners Alleman, Clark and Edminster returned.**

### C PUBLIC HEARINGS

**75 Afton Oaks Sec 4 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: **Alleman** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

**76 Blue Creek Sec 1 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: **Clark** Second: **Rifaat** Vote: **Unanimous** Abstaining: **None**

**77 Broad Oaks partial replat no 8 C3N 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: **Kilkenny** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

Speakers: Graeme Horne Hicks – undecided; Mary Lou Henry, applicant – supportive; Debbie Leighton – opposed.

**78 Cinco Ranch Northwest Sec 19 C3N Withdrawn**

**79 East End on the Bayou Sec 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: **Baldwin** Second: **Porras-Pirtle** Vote: **Unanimous** Abstaining: **None**

**80 East Village North 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: **Garza** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

**81 Hollywood Gardens partial replat no 5 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: **Clark** Vote: **Unanimous** Abstaining: **None**

**82 Hyde Park Court Addition C3N Approve**  
**partial replat no 2**

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: **Clark** Vote: **Unanimous** Abstaining: **None**

Speakers: Nancy Baird – opposed; Lori Carper – undecided.

**83 Mangum Manor Sec 1 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: **Rifaat** Second: **Baldwin** Vote: **Carried** Opposed: **Garza**

**84 Oak Forest Addition Sec 6 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: **Rifaat** Vote: **Unanimous** Abstaining: **None**

**Items 85 and 86 were taken together at this time.**

**85 Wheeler Avenue Baptist Church Central C3N Approve**

**86 Wheeler Avenue Baptist Church South C3N Approve**

Staff recommendation: Grant the requested variances and approve the plats 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: **Garza** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**

## **D VARIANCES**

**87 Bakers Plaza C3R 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: **Zakaria** Vote: **Unanimous** Abstaining: **None**

**88 Bakers Plaza Sec 1 C3R Withdrawn**

**89 Estates at Mansfield Street C3R Defer**  
Staff recommendation: Defer the plat for two weeks per the applicant's request, to allow the applicant time to submit revised information.  
Commission action: Deferred the plat for two weeks per the applicant's request, to allow the applicant time to submit revised information.  
Motion: **Baldwin** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

**90 HCMUD No 406 Detention Pond No 3 C3P 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: **Davis** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

**Items 91 and 92 were taken together at this time.**

**91 Lakewood Court C3P Defer**  
**92 Lakewood Court at Louetta C2 Defer**  
Staff recommendation: Defer the requested variance for two weeks, per applicant's request.  
Commission action: Deferred the requested variance for two weeks, per applicant's request.  
Motion: **Baldwin** Second: **Anderson** Vote: **Unanimous** Abstaining: **None**

**93 Telge Ranch Lift Station Site 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: **Kilkenny** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

**E SPECIAL EXCEPTIONS**  
**None**

**F RECONSIDERATION OF REQUIREMENTS**

**94 East Helms Center C3F Defer**  
Staff recommendation: Defer the reconsideration of requirements, for additional information by noon next Wednesday.  
Commission action: Deferred the reconsideration of requirements, for additional information by noon next Wednesday.  
Motion: **Nelson** Second: **Davis** Vote: **Unanimous** Abstaining: **None**

**95 Lehigh Plaza C2 Approve**  
Staff recommendation: Grant the reconsideration of requirements with variances and approve the plat subject to the CPC 101 form conditions.  
Commission action: Granted the reconsideration of requirements with variances and approved the plat subject to the CPC 101 form conditions.  
Motion: **Davis** Second: **Anderson** Vote: **Unanimous** Abstaining: **None**

**96 Reserve at Clear Lake City Sec 10 C3P Defer**  
 Staff recommendation: Defer the reconsideration of requirements, for additional information by noon next Wednesday.  
 Commission action: Deferred the reconsideration of requirements, for additional information by noon next Wednesday.  
 Motion: **Kilkenny** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

**97 Saint Thomas CSI Church of Greater Houston C2 Approve**  
 Staff recommendation: Grant the reconsideration of requirements with variance and approve the plat subject to the CPC 101 form conditions.  
 Commission action: Granted the reconsideration of requirements with variance and approved the plat subject to the CPC 101 form conditions.  
 Motion: **Davis** Second: **Rifaat** Vote: **Unanimous** Abstaining: **None**

**98 Shaw Storage C2 Approve**  
 Staff recommendation: Deny the reconsideration of requirements with variances, and approve the plat subject to the CPC 101 form conditions.  
 Commission action: Granted the reconsideration of requirements with variances, and approved the plat subject to the CPC 101 form conditions.  
 Motion: **Anderson** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**  
 Speakers: Mikalla Hodges – applicant and Fred Mathis, Harris County - supportive of variance request.

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

**G EXTENSIONS OF APPROVAL**

<b>99</b>	<b>Fieldstone Sec 13</b>	<b>EOA</b>	<b>Approve</b>
<b>100</b>	<b>HISD High School for Law and Justice</b>	<b>EOA</b>	<b>Approve</b>
<b>101</b>	<b>Peek Entrepreneurs</b>	<b>EOA</b>	<b>Approve</b>
<b>102</b>	<b>Prince of Peace Catholic Community Sec 1 replat no 1 and extension</b>	<b>EOA</b>	<b>Approve</b>
<b>103</b>	<b>Towne Lake Sec 43</b>	<b>EOA</b>	<b>Approve</b>
<b>104</b>	<b>Wildwood at Northpointe Sec 26</b>	<b>EOA</b>	<b>Approve</b>

**H NAME CHANGES**

<b>105</b>	<b>Chick Fil A Hwy 249 at West Road (prev. Chick Fil A Hwy at 249 West Road)</b>	<b>NC</b>	<b>Approve</b>
<b>106</b>	<b>Hiram Center (prev. Doan Property)</b>	<b>NC</b>	<b>Approve</b>

**I CERTIFICATES OF COMPLIANCE**

<b>107</b>	<b>26990 Royal Coach Lane</b>	<b>COC</b>	<b>Approve</b>
<b>108</b>	<b>19720 Candlelight St</b>	<b>COC</b>	<b>Approve</b>
<b>109</b>	<b>19819 N Plantation Estates Dr</b>	<b>COC</b>	<b>Approve</b>
<b>110</b>	<b>21281 Dunn St</b>	<b>COC</b>	<b>Approve</b>
<b>111</b>	<b>21295 Dunn St</b>	<b>COC</b>	<b>Approve</b>

Staff recommendation: Approve staff’s recommendation for items 99 -111.  
 Commission action: Approved staff’s recommendation for items 99 -111.  
 Motion: **Subinsky** Second: **Bryant** Vote: **Carries** Abstaining: **Edminster from 103**

**J ADMINISTRATIVE  
NONE**

**K DEVELOPMENT PLATS WITH VARIANCE REQUESTS**

**112 5501 Aspen Street**

**DPV**

**Approve**

Staff recommendation: Grant and approve the development plat variances to allow 1) a 15' building line instead of the required 25' along a major thoroughfare, and 2) to allow direct access to a major thoroughfare for a single family residence, and approve the development plat subject to the conditions listed.

Commission action: Granted and approved the development plat with variances to allow 1) a 15' building line instead of the required 25' along a major thoroughfare, and 2) to allow direct access to a major thoroughfare for a single family residence, and approved the development plat subject to the conditions listed.

Motion: **Davis**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

**113 11551 Bissonnet Street**

**DPV**

**Approve**

Staff recommendation: Grant the requested development plat variance for an 18' building line, instead of the required 25' building line, and approve the development plat subject to the conditions listed.

Commission action: Granted the requested development plat variance for an 18' building line, instead of the required 25' building line, and approve the development plat subject to the conditions listed.

Motion: **Davis**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

**II. ESTABLISH A PUBLIC HEARING DATE OF SEPTEMBER 1, 2016 FOR:**

- a. Evergreen Villas Sec 1 partial replat no 1
- b. Westover partial replat no 2
- c. Willow Trace Sec 1 partial replat no 1 and extension

Staff recommendation: Establish a public hearing date of September 1, 2016 for items **II a - c.**

Commission action: Established a public hearing date of September 1, 2016 for items **II a - c.**

Motion: **Subinsky**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

**III. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR THE 2000 BLOCK OF HARVARD STREET, EAST AND WEST SIDES (MLS 615)**

Staff recommendation: Approve the consideration of a Special Minimum Lot Size Block application for the 2000 block of Harvard Street, east and west sides (MLS 615) and forward to City Council.

Commission action: Approved the consideration of a Special Minimum Lot Size Block application with a modified boundary for the 2000 block of Harvard Street, east and west sides (MLS 615) and forwarded to City Council.

Motion: **Edminster**

Second: **Subinsky**

Vote: **Carries**

Abstaining: **Anderson**

Opposed: **Baldwin, Davis and Zakaria**

Speakers: Laura Ruppert, Consuelo Gonzalez, Kathy Newmon, John Carpenter, Earl Smith, Darryl Smith, Taryn Wright and Martin Wipft – supportive; Tom Forney and Brad E. Porter – opposed.

**IV. PUBLIC COMMENT  
NONE**

**V. EXCUSE THE ABSENCE OF COMMISSIONERS A. BRYANT AND S. RIFAAT**

Commissioners Bryant and Rifaat were present; therefore, no Commission action was required.

**VI. ADJOURNMENT**

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 4:31 p.m.

Motion: **Bryant**

Second: **Edminster**

Vote: **Unanimous**

Abstaining: **None**

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**Martha L. Stein, Chair**

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**Patrick Walsh, Secretary**