

## Minutes of the Houston Planning Commission

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

October 13, 2016

Meeting 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 2:33 p.m. with a quorum present.**

|                                 |  |
|---------------------------------|--|
| Martha L. Stein, Chair          | P  |
| M. Sonny Garza                  | P  |
| Susan Alleman                   | A  |
| Bill Baldwin                    | P  |
| Kenneth Bohan                   | P  |
| Fernando Brave                  | P Arrived at 2:38 p.m. during item IV  |
| Antoine Bryant                  | A  |
| Lisa Clark                      | A  |
| Algenita Davis                  | P Left at 4:41 p.m. during item III  |
| Truman C. Edminster III         | P  |
| Mark A. Kilkenny                | P  |
| Paul R. Nelson                  | A  |
| Linda Porrás-Pirtle             | P  |
| Shafik Rifaat                   | P  |
| Pat Sanchez                     | A  |
| Eileen Subinsky                 | P  |
| Shaukat Zakaria                 | A  |
| Mark Mooney for                 | P Arrived at 2:42 p.m. during item IV and Left at 4:15 p.m. during item #123 |
| Honorable James Noack           |  |
| Charles O. Dean for             | P  |
| The Honorable Robert E. Herbert |  |
| Raymond Anderson for            | P  |
| 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.

Item VI Public Comments regarding Dowling Street renaming was heard at this time.

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

## VI. PUBLIC COMMENTS (DOWLING STREET RENAMING)

Speakers: Patricia Smith Prather, Keith Downey, Dolores Rodgers, Dr. Charles Alcorn, McKenzie Watson, Bianca Mahmood, Joshua Ben Bullard, Eureka Gilkey, Samuel Dinkins, Velocia Ulmer, Thom Murphy, Rev. Robert McGee, Michael Stoddard, Booker T. Morris, Bertrina McDaniel, Preston Middleton, Rev. Dr. Robert Gilmore, Dorris Ellis, Leonard Spearman Jr., Kijawa Wiseman and Ozell Taylor Johnson – supportive; Bill Hopkins and Carroll Shaddock, - opposed; Ebony Noble – undecided.

## APPROVAL OF THE SEPTEMBER 29, 2016 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the September 15, 2016 Planning Commission meeting minutes.

Motion: **Rifaat**      Second: **Garza**      Vote: **Carries**      Abstaining: **Bohan, Kilkenny and Porras-Pirtle**

## I. PLATTING ACTIVITY (Consent and Replat items A and B, 1- 89)

Staff recommendation: Approve staff's recommendations for items **1 – 89** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 89** subject to the CPC 101 form conditions.

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

## C PUBLIC HEARINGS

**90 Amblake Court Center**      **C3N**      **Withdrawn**

**91 Braeswood 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: **Porras-Pirtle**      Second: **Kilkenny**      Vote: **Unanimous**      Abstaining: **None**

## D VARIANCES

**92 Baker Estates**      **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 approve the plat subject to the CPC 101 form conditions.

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

**93 Bridgeland Lakeland Heights Sec 7 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 approve the plat subject to the CPC 101 form conditions.  
Motion: **Subinsky** Second: **Rifaat** Vote: **Unanimous** Abstaining: **None**

**Commissioner Edminster recused himself.**

**94 Camellia Amenities Reserve 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 approve the plat subject to the CPC 101 form conditions.  
Motion: **Dean** Second: **Anderson** Vote: **Unanimous** Abstaining: **None**

**Commissioner Edminster returned.**

**95 Ella Medical Center C2R Defer**  
Staff recommendation: Defer the application for two weeks per the applicant's request.  
Commission action: Deferred the application for two weeks per the applicant's request.  
Motion: **Baldwin** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**

**96 Midtown Central Square 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: **Bohan** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

**97 Niko Nikos Restaurant partial replat no 1 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: **Baldwin** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**  
Speaker: Dimitri Fetokakis, owner/applicant - supportive

**98 Summer Pine 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: **Anderson** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

**Items 99 and 100 were taken together at this time.**

|            |                                       |           |              |
|------------|---------------------------------------|-----------|--------------|
| <b>99</b>  | <b>Texan Black Gold GP</b>            | <b>GP</b> | <b>Defer</b> |
| <b>100</b> | <b>Texans Soccer Athletic Complex</b> | <b>C2</b> | <b>Defer</b> |

Staff recommendation: Defer the application for two weeks per the applicant's request.  
Commission action: Deferred the application for two weeks per the applicant's request.  
Motion: **Edminster**      Second: **Anderson**      Vote: **Unanimous**      Abstaining: **None**

**E SPECIAL EXCEPTIONS**

Items 101 and 102 were taken together at this time.

|            |                                      |            |              |
|------------|--------------------------------------|------------|--------------|
| <b>101</b> | <b>Bridges on Lake Houston GP</b>    | <b>GP</b>  | <b>Defer</b> |
| <b>102</b> | <b>Bridges on Lake Houston Sec 7</b> | <b>C3P</b> | <b>Defer</b> |

Staff recommendation: Defer the applications for two weeks per the applicant's request.  
Commission action: Deferred the applications for two weeks per the applicant's request.  
Motion: **Baldwin**      Second: **Bohan**      Vote: **Unanimous**      Abstaining: **None**

**F RECONSIDERATION OF REQUIREMENTS**

|            |                     |           |                |
|------------|---------------------|-----------|----------------|
| <b>103</b> | <b>Eastex Place</b> | <b>C2</b> | <b>Approve</b> |
|------------|---------------------|-----------|----------------|

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

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

**G EXTENSIONS OF APPROVAL**

|            |   |            |                |
|------------|---|------------|----------------|
| <b>104</b> | <b>Bayou Fifth Sec 4</b>  | <b>EOA</b> | <b>Approve</b> |
| <b>105</b> | <b>Bridgeland Creek Parkway Street Dedication Sec 4</b>                 | <b>EOA</b> | <b>Approve</b> |
| <b>106</b> | <b>Bridgeland Creek Parkway Street Dedication Sec 5</b>                 | <b>EOA</b> | <b>Approve</b> |
| <b>107</b> | <b>Bridgeland Mason Road Street Dedication Sec 1</b>                    | <b>EOA</b> | <b>Approve</b> |
| <b>108</b> | <b>Car Transport</b>  | <b>EOA</b> | <b>Approve</b> |
| <b>109</b> | <b>Carlsway Property partial replat no 1</b>                            | <b>EOA</b> | <b>Approve</b> |
| <b>110</b> | <b>HT Friends at Greenhouse</b>   | <b>EOA</b> | <b>Approve</b> |
| <b>111</b> | <b>International Tech Park Sec 1</b>                                    | <b>EOA</b> | <b>Approve</b> |
| <b>112</b> | <b>Park West Green Sec 2</b>  | <b>EOA</b> | <b>Approve</b> |
| <b>113</b> | <b>Phobia Haunted Reserve</b>   | <b>EOA</b> | <b>Approve</b> |
| <b>114</b> | <b>Richmond Road Farms partial replat no 1</b>                          | <b>EOA</b> | <b>Approve</b> |
| <b>115</b> | <b>Royal Brook at Kingwood Sec 7</b>                                    | <b>EOA</b> | <b>Approve</b> |
| <b>116</b> | <b>West Lake Houston Plaza</b>  | <b>EOA</b> | <b>Approve</b> |
| <b>117</b> | <b>West Road and Peek Road and Fed Ex Drive Street Dedication Sec 1</b> | <b>EOA</b> | <b>Approve</b> |
| <b>118</b> | <b>Wildwood at Oakcrest North Sec 23</b>                                | <b>EOA</b> | <b>Approve</b> |

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

**I CERTIFICATES OF COMPLIANCE**

**120 17220 Kermier Road** **COC** **Approve**  
**121 23529 FM 1314** **COC** **Approve**

Staff recommendation: Approve staff's recommendation for items 104 and 121.

Commission action: Approved staff's recommendation for items 104 and 121. .

Motion: **Davis** Second: **Bohan** Vote: **Carries** Abstaining: **Edminster from item 112**

**J ADMINISTRATIVE**  
**NONE**

**K DEVELOPMENT PLATS WITH VARIANCE REQUESTS**

**122 2806 Alexander Street** **DPV** **Deny**

Staff recommendation: Deny the development plat variance.

Commission action: Denied the development plat variance.

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

Speakers: Michael Stoddard and Robbynn Reinap – opposed; David Black, builder - supportive

**123 2535 Glen Haven Blvd** **DPV** **Approve**

Staff recommendation: Approve the development plat variance to allow a 10' building line in lieu of the ordinance required 25' building line along Kirby Dr. subject to the following conditions:

(1) The existing curb cut along Kirby Dr. to be removed so that vehicular access from Kirby is denied.

(2) The existing mature trees, proposed to be removed along Kirby Dr., must be preserved and any right-of-way trees will require a Tree Removal Permit by the Urban Forester.

(3) Provide a 5' sidewalk along Glen Haven Boulevard and a 6' sidewalk along Kirby Drive.

Commission action: Approved the development plat variance to allow a 10' building line in lieu of the ordinance required 25' building line along Kirby Dr. subject to the following conditions:

(1) The existing curb cut along Kirby Dr. to be removed so that vehicular access from Kirby is denied.

(2) The existing mature trees, proposed to be removed along Kirby Dr., must be preserved and any right-of-way trees will require a Tree Removal Permit by the Urban Forester.

(3) Provide a 5' sidewalk along Glen Haven Boulevard and a 6' sidewalk along Kirby Drive.

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

Speakers: Marilyn Archer – opposed; Jesse Givens, representing applicant and Becky McGraw, owner - supportive

**124 3910 Southmore Circle** **DPV** **Approve**

Staff recommendation: Approve the development plat variance to allow a new single-family residence to be constructed at a 20' building line instead of the ordinance required 25' building line along the major thoroughfare, North MacGregor Way.

Commission action: Approved the development plat variance to allow a new single-family residence to be constructed at a 20' building line instead of the ordinance required 25' building line along the major thoroughfare, North MacGregor Way.

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

**II. ESTABLISH A PUBLIC HEARING DATE OF NOVEMBER 10, 2016 FOR:**

- a. **Fisher Street Townhomes replat no 1**
- b. **Genesse West Drew Crossing replat no 1**
- c. **Herzog partial replat no 1**
- d. **Hyde Park Main Addition no 4 partial replat no 1**
- e. **Remington Creek Ranch Sec 4Sec 5 replat no 1**

Staff recommendation: Establish a public hearing date of November 10, 2016 for items **II a-e**.

Commission action: Established a public hearing date of November 10, 2016 for items **II a-e**.

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

**III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 3225 GRAYSON OAKS LANE (ROYAL BROOK RECREATION CENTER)**

Staff recommendation: Defer the requested off-street parking variance per the applicant's request.

Commission action: Deferred the requested off-street parking variance per the applicant's request.

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

**IV. CONSIDERATION OF A HOTEL/MOTEL VARIANCE FOR A SUPER 8 LOCATED AT 7660 SOUTH LOOP EAST**

Withdrawn

**V. EXCUSE THE ABSENCES OF COMMISSIONERS BOHAN AND SANCHEZ**

Commissioner Bohan was present; therefore, no Commission action required.

Commissioners Sanchez's absences were excused.

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

**VI. PUBLIC COMMENT**

Commissioner Stein announced Commissioner Edminister's and Bohan's would be leaving the Planning Commission and thanked them for their excellent service to the Planning Commission.

Commissioner Edminster thanked everyone and expressed his thoughts on excessive curb cuts and right-of ways.


Commissioner Bohan thanked everyone and as they go forward to keep up the good work.


Jane Cahill West made remarks on the proposed amendments to chapter 26 in regarding to off-street parking.

**VII. ADJOURNMENT**

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 4:47 p.m.

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

  
\_\_\_\_\_  
Martha L. Stein, Chair

  
\_\_\_\_\_  
Patrick Walsh, Secretary