

## Minutes of the Houston Planning Commission

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

July 24, 2014

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

### Call to order:

**Vice Chair, Sonny Garza called the meeting to order at 2:35 p.m. with a quorum present.**

Mark A. Kilkenny, Chair	Absent
M. Sonny Garza	
Susan Alleman	Absent
Keiji Asakura	
Fernando Brave	Absent
Kenneth Bohan	
Antoine Bryant	
Lisa Clark	
Truman C. Edminster III	
James R. Jard	
Paul R. Nelson	
Linda Porrás-Pirtle	
Algenita Davis	
Mike Sikes	Absent
Martha Stein	
Eileen Subinsky	Absent
Blake Tartt III	
Shaukat Zakaria	Absent
Mark Mooney for James Noack	
Clay Forister for The Honorable Grady Prestage	
Raymond Anderson for The Honorable Ed Emmett	

### EXOFFICIO MEMBERS

Carol A. Lewis  
Daniel W. Krueger, P.E.

## DIRECTOR'S REPORT

The Director's Report was given by Patrick Walsh, Director, Planning and Development Department.

## APPROVAL OF THE JULY 10, 2014 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the July 10, 2014 Planning Commission meeting minutes with change that Commissioner Stein was absent.

Motion: **Bryant**                      Second: **Clark**                      Vote: **Carries**                      Abstaining: **Bohan**

### I. PLATTING ACTIVITY                      (Consent items A and B, 1- 116)

Items removed for separate consideration: **42, 44, 45, 46, 47, 70, and 86.**

Staff recommendation: Approve staff's recommendations for items **1 – 116** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 116** subject to the CPC 101 form conditions.

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

**Commissioners Clark and Edminster abstained and left the room.**

Staff recommendation: Approve staff's recommendation to approve items **42, 44, 45, 46, 47, 70, and 86** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation to approve items **42, 44, 45, 46, 47, 70, and 86** subject to the CPC 101 form conditions.

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

**Commissioners Clark and Edminster returned.**

### C PUBLIC HEARINGS

**117 Aliana Sec 1 partial replat no 1 and extension                      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: **Forister**                      Second: **Bryant**                      Vote: **Unanimous**                      Abstaining: **None**

**118 Barker Village Sec 2 partial replat no 2 and extension                      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: **Edminster**                      Vote: **Unanimous**                      Abstaining: **None**

**119 Bear Creek Plantation 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: **Tartt**                      Second: **Bohan**                      Vote: **Unanimous**                      Abstaining: **None**

**120 Braeswood 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: **Porras-Pirtle** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**  
Speakers for item 120: Natalia Sizova – undecided

**121 Craig Woods partial replat no 11** **C3N** **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: **Bryant** Second: **Stein** Vote: **Unanimous** Abstaining: **None**

**122 Fannin Station Sec 2 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: **Davis** Vote: **Unanimous** Abstaining: **None**

**123 Melody Oak partial replat no 11** **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: **Asakura** Second: **Davis** Vote: **Unanimous** Abstaining: **None**

**124 Museum Terrace 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: **Bohan** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**

**125 Shermandale Addition partial replat no 1 and extension** **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: **Tartt** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**

**126 Stafford Addition 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: **Bryant** Vote: **Unanimous** Abstaining: **None**

**127 Westheimer Gardens 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: **Stein** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

## **D VARIANCES**

**128 Container Properties** **C2** **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: **Clark** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

Speaker for item 128: Carol White- opposed to extending Lewiston Street for commercial

**129 Ellisor Investments Ltd on Gant**

**C2**

**Defer**

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

Commission action: Deferred the plat to allow time for additional information.

Motion: **Edminster** Second: **Tartt**

Vote: **Unanimous**

Abstaining: **None**

Speakers for item 129: Fred Mathis, Harris County Public Infrastructure Department

**130 Leeland Bell Building**

**C2**

**Defer**

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

Commission action: Deferred the plat for two weeks.

Motion: **Tartt**

Second: **Davis**

Vote: **Unanimous**

Abstaining: **None**

**131 Med Park**

**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: **Nelson** Second: **Tartt**

Vote: **Carries**

Abstaining: **None**

Opposed: **Davis**

**132 Parkway at Eldridge Sec 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: **Jard**

Second: **Tartt**

Vote: **Unanimous**

Abstaining: **None**

**133 Pearl on Helena**

**C2R**

**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.

Speakers for item 133: Mary Lou Henry, applicant – supportive; Parker Binion, James Westbrook, Jimmy Humphreys, Phillip Dee, and Donna Binion – opposed; Richard Smith, Managing Engineer, Public Works and Engineering Department

Motion: **Bohan**

Second: **Porras-Pirtle**

Vote: **Carries**

Abstaining: **None**

Opposed: **Bryant, Davis, Edminster**

**134 Princes Shepherd partial replat no 1**

**C2R**

**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: **Bryant**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

**Commissioner Jard abstained and left the room.**

**135 Somerset Green Sec 4** **C3R** **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: **Edminster** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

**Commissioner Jard returned.**

**136 Terraces on Crawford** **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: **Davis** Second: **Tartt** Vote: **Unanimous** Abstaining: **None**

**137 Uptown North** **C2R** **Withdrawn**  
 Staff recommendation: Withdraw the application and waive resubmittal fees.  
 Commission action: Withdrew the application and waived the resubmittal fees.  
 Motion: **Edminster** Second: **Jard** Vote: **Unanimous** Abstaining: **None**

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

**F RECONSIDERATION OF REQUIREMENTS**

**138 Ironwood** **C2** **Approve**  
 Staff recommendation: Grant the requested reconsideration of requirement with the requested variance and approve the plat subject to the CPC 101 form conditions  
 Commission action: Granted the requested reconsideration of requirement with the requested variance and approve the plat subject to the CPC 101 form conditions  
 Motion: **Jard** Second: **Asakura** Vote: **Unanimous** Abstaining: **None**

**139 Rigid Business Park Sec 1** **C2** **Approve**  
 Staff recommendation: Grant the requested reconsideration of requirement and approve the plat subject to the CPC 101 form conditions  
 Commission action: Granted the requested reconsideration of requirement and approve the plat subject to the CPC 101 form conditions  
 Motion: **Bryant** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

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

**G EXTENSIONS OF APPROVAL**

<b>140</b>	<b>Lakeland Heights Reserve partial replat no 1</b>	<b>EOA</b>	<b>Approve</b>
<b>141</b>	<b>North Kings Mill Lane Street Dedication Sec 1</b>	<b>EOA</b>	<b>Approve</b>
<b>142</b>	<b>Resource Partners at Lakewood Park</b>	<b>EOA</b>	<b>Approve</b>
<b>143</b>	<b>Trendsetter replat no 2 and extension</b>	<b>EOA</b>	<b>Approve</b>

## H NAME CHANGES

**144 Aliana Sec 20 partial replat no 1** NC **Approve**  
(prev. Aliana Sec 20 partial replat no 1 and extension)

## I CERTIFICATES OF COMPLIANCE

**145 18683 Firefly Drive** COC **Approve**  
Staff recommendation: Approve staff's recommendation for items **140-145**.  
Commission action: Approved staff's recommendation for items **140-145**.  
Motion: **Davis** Second: **Bohan** Vote: **Unanimous** Abstaining: **None**

## J ADMINISTRATIVE NONE

## K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

**146 1101 E 7<sup>th</sup> St** DPV **Approve**  
Staff recommendation: Grant the requested variance and approve the development plat subject to the conditions listed.  
Commission action: Grant the requested variance and approve the development plat subject to the conditions listed.  
Motion: **Davis** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

**147 3203 Blue Bonnet Blvd** DPV **Defer**  
Staff recommendation: Defer the plats for two weeks for further study and review.  
Commission action: Deferred the plats for two weeks for further study and review.  
Motion: **Edminster** Second: **Stein** Vote: **Unanimous** Abstaining: **None**

**148 2534 Glen Haven Blvd** DPV **Approve**  
Staff recommendation: Grant the requested variance and approve the development plat subject to the conditions listed.  
Commission action: Grant the requested variance and approve the development plat subject to the conditions listed.  
Motion: **Davis** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**

## II. ESTABLISH A PUBLIC HEARING DATE OF AUGUST 21, 2014

- a. Colquitt Court Sec 2 partial replat no 1
- b. Gardens at Twenty First Street replat no 1
- c. Greenview Manor Sec 2 partial replat no 2
- d. Harlem Heights partial replat no 1
- e. Melody Oaks partial replat no 10
- f. Monterrey at Willowbend Sec 4 partial replat no 1\
- g. Plainview Addition partial replat no 2
- h. Strathmore Park partial replat no 1 and extension
- i. Westridge partial replat no 1

Staff recommendation: Establish a public hearing date of August 21, 2014 for items **II a-i**.  
Commission action: Established a public hearing date of August 21, 2014 for items **II a-i**.  
Motion: **Bryant** Second: **Tartt** Vote: **Unanimous** Abstaining: **None**

**III. CONSIDERATION FOR AN OFF STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 11625 MARTINDALE ROAD:**

Staff recommendation: Grant the requested variances.

Commission action: Granted the requested variances.

Motion: **Zakaria**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

Speaker for item III: Kendrick Wright –supportive.

**IV. CONSIDERATION FOR AN OFF STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 8800 SOUTHBLUFF BOULEVARD (DOBIE HIGH SCHOOL):**

Staff recommendation: Grant the requested variance.

Commission action: Granted the requested variance.

Motion: **Davis**

Second: **Asakura**

Vote: **Unanimous**

Abstaining: **None**

**V. PUBLIC COMMENT  
NONE**

**VI. ADJOURNMENT**

There being no further business brought before the Commission Vice Chair, Sonny Garza adjourned the meeting at 5:01 p.m.

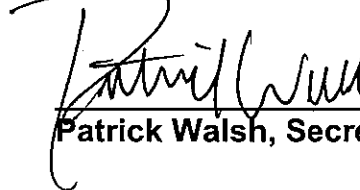
Motion: **Clark**

Second: **Nelson**

Vote: **Unanimous**

Abstaining: **None**

  
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Sonny Garza, Vice-Chair

  
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Patrick Walsh, Secretary