

Minutes of the Houston Planning Commission

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

September 15, 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 2:36 p.m. with a quorum present.

Martha L. Stein, Chair	P
M. Sonny Garza	P
Susan Alleman	A
Bill Baldwin	P
Kenneth Bohan	A
Fernando Brave	P
Antoine Bryant	A
Lisa Clark	P Arrived at 2:48 p.m. item # 97
Algenita Davis	P
Truman C. Edminster III	P
Mark A. Kilkenny	P
Paul R. Nelson	A
Linda Porras-Pirtle	P
Shafik Rifaat	P
Pat Sanchez	A
Eileen Subinsky	P
Shaukat Zakaria	P
Mark Mooney for	P
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.

APPROVAL OF THE SEPTEMBER 1, 2016 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the September 1, 2016 Planning Commission meeting minutes.

Motion: **Rifaat** Second: **Clark** Vote: **Carries** Abstaining: **Porras-Pirtle**

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1- 93)

Items removed for separate consideration: 55, 56, 57 and 93.

Staff recommendation: Approve staff's recommendations for items **1 – 93** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 93** subject to the CPC 101 form conditions.

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

Commissioner Edminster recused himself.

Staff recommendation: Approve staff's recommendations for items 55, 56, 57 and 93 subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items 55, 56, 57 and 93 subject to the CPC 101 form conditions.

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

Commissioner Edminster returned.

C PUBLIC HEARINGS

94 Fairway Farms Sec 1 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: **Anderson** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

Speakers: Jody Born - undecided

95 Melody Oaks partial replat no 18

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: **Subinsky** Vote: **Unanimous** Abstaining: **None**

96 Sandalwood 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: **Baldwin** Second: **Rifaat** Vote: **Unanimous** Abstaining: **None**

97 Willow Trace Sec 1 partial replat no 1 and extension

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

98 Wimbledon Creek Villas 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: **Anderson** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

99 Balmoral GP GP 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: **Anderson** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

100 McGowen Project C2R Withdrawn

101 Niko Nikos Restaurant partial replat no 1 C2R Defer

Staff recommendation: Defer the plat for two weeks for additional information as required.
Commission action: Deferred the plat for two weeks for additional information as required.
Motion: **Baldwin** Second: **Davis** Vote: **Unanimous** Abstaining: **None**

102 SER Jobs for Progress Campus 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: **Baldwin** Second: **Davis** Vote: **Unanimous** Abstaining: **None**

103 Sundance Cove GP GP Withdrawn

104 Vu Ninh Chateau C3R Defer

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

105 Winfield Lakes GP GP 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: **Dean** Second: **Davis** Vote: **Unanimous** Abstaining: **None**

**E SPECIAL EXCEPTIONS
NONE**

F RECONSIDERATION OF REQUIREMENTS

106 Sheldon Ridge Sec 8 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: **Porras-Pirtle** Second: **Anderson** Vote: **Unanimous** Abstaining: **None**
Speaker: Fred Mathis, Harris County – supportive.

107 Stone Henge 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: **Davis** Second: **Subinsky** Vote: **Unanimous** Abstaining: **None**

108 Westfield Center 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: **Clark** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

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

G EXTENSIONS OF APPROVAL

109	Bes Fry Road	EOA	Approve
110	Bridgeland Hidden Creek Sec 29	EOA	Approve
111	Covington Plaza	EOA	Approve
112	Lakes at Creekside Sec 3	EOA	Approve
113	Lakes at Creekside Sec 4	EOA	Approve
114	Northgrove Sec 10	EOA	Approve
115	Northgrove Sec 11	EOA	Approve
116	Royal Brook at Kingwood Ricewood Drive Street Dedication Sec 1	EOA	Approve
117	Ventana Lakes Sec 15	EOA	Approve

H NAME CHANGES

118	Center Street City Views (prev. Enterra at Fowler)	NC	Approve
119	DMJJ Enterprise (prev. Albe)	NC	Approve
120	Global New Millennium (prev. Haza Foods on Jensen)	NC	Approve

I CERTIFICATES OF COMPLIANCE

121	24357 E Terrace Drive	COC	Approve
122	26136 Hunters Trail	COC	Approve
123	7910 Fury Avenue	COC	Approve

Staff recommendation: Approve staff's recommendation for items 109-123.
Commission action: Approved staff's recommendation for items 109-123.
Motion: **Subinsky** Second: **Davis** Vote: **Carries** Abstaining: **Edminster from item #117**

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

124 12819 Hansel Lane DPV Approve
Staff recommendation: Grant the development plat variances, and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the development plat variances, and approve plat subject to the subject to the CPC 101 form conditions.
Motion: **Davis** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**

125 1821 Sharpe Place DPV Approve
Staff recommendation: Grant the development plat variances, and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the development plat variances, and approve plat subject subject to the CPC 101 form conditions.
Motion: **Davis** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**

II. ESTABLISH A PUBLIC HEARING DATE OF OCTOBER 13, 2016 FOR:

- a. **Braeswood partial replat no 3**
- b. **Amblake Court Center**

Staff recommendation: Establish a public hearing date of October 13, 2016 for items **II a-b**.
Commission action: Established a public hearing date of October 13, 2016 for items **II a-b**.
Motion: **Clark** Second: **Subinsky** Vote: **Unanimous** Abstaining: **None**

III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 1403 MCGOWEN STREET
Withdrawn

**IV. PUBLIC COMMENT
NONE**

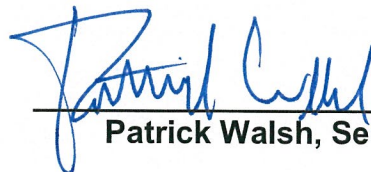
V. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 3:08 p.m.

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



Martha L. Stein, Chair



Patrick Walsh, Secretary