

Minutes of the Houston Planning Commission

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

April 14, 2016
Meeting to be held in
Council Chambers, Public Level, City Hall Annex
2:30 p.m.

Call to Order

Chair, Mark A. Kilkenny called the meeting to order at 2:35 p.m. with a quorum present.

Mark A. Kilkenny, Chair

M. Sonny Garza

Susan Alleman

Bill Baldwin

Kenneth Bohan

Absent

Fernando Brave

Arrived at 2:56 p.m. during item #79

Antoine Bryant

Arrived at 3:12 p.m. during item #88

Lisa Clark

Absent

Algenita Davis

Truman C. Edminster III

Paul R. Nelson

Linda Porrás-Pirtle

Shafik Rifaat

Pat Sanchez

Martha Stein

Eileen Subinsky

Absent

Shaukat Zakaria

Absent

Mark Mooney for

Arrived at 2:42 p.m. during item #78 and left at 3:38

Honorable James Noack

p.m. during item #IV

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 MARCH 31, 2016 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the March 31, 2016 Planning Commission meeting minutes.

Motion: Rifaat Second: Alleman Vote: Unanimous Abstaining: None

I. PLATTING ACTIVITY (Consent items A and B, 1- 76)

Items removed for separate consideration: **2, 12, 33, 38, 39, 40 and 69**

Staff recommendation: Approve staff's recommendations for items **1 - 76** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 - 76** subject to the CPC 101 form conditions.

Motion: Garza Second: Edminster Vote: Unanimous Abstaining: None

Commissioners Porrás-Pirtle, Alleman and Edminster recused themselves.

Staff recommendation: Approve staff's recommendation to approve items **2, 12, 33, 38, 39, 40 and 69** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation to approve items **2, 12, 33, 38, 39, 40 and 69** subject to the CPC 101 form conditions.

Motion: Stein Second: Nelson Vote: Unanimous Abstaining: None

Commissioners Porrás-Pirtle, Alleman and Edminster returned.

C PUBLIC HEARINGS

77 Alvarado Place First Ward C3N Withdrawn

78 Forest West Sec 2 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

Speakers: Kirk Waldron – opposed; Andrew Allemand, applicant – supportive

79 Hollywood Gardens C3N Approve
partial replat no 4

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: Sanchez Vote: Unanimous Abstaining: None

Speakers: Steven Mabowitz, Karen Cook, Dwight Cook – opposed; Laura Thorpe, Community Liaison for Council Member Stardig; Rick Gutman – supportive

Commissioner Alleman recused herself.

80 Kolbe Farms C3N Approve
partial replat no 4

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: Rifaat Vote: Unanimous Abstaining: None

Commissioner Alleman returned.

81 Melody Oaks C3N Approve
partial replat no 16

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: **Brave** Second: **Rifaat** Vote: **Unanimous** Abstaining: **None**

82 Plainview Addition C3N Approve
partial replat no 3

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

83 Raintree Village Sec 1 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: **Porras-Pirtle** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

84 Spring Branch Acres Sec 1 C2R Approve
partial replat no 1

Staff recommendation: Approve the plat as Class 2 replat subject to the CPC 101 form conditions.

Commission action: Approved the plat as Class 2 replat subject to the CPC 101 form conditions.

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

85 Spring Branch Valley C3N Approve
partial replat no 6

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**

86 Spring Forest Sec 1 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: **Mooney** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**

87 Village of Kings Lake 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: **Alleman** Second: **Rifaat** Vote: **Unanimous** Abstaining: **None**

Speaker: Jasette Whitaker Simmons – supportive

88 Werrington Park Sec 3 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: **Edminster** Vote: **Unanimous** Abstaining: **None**

89 Willow Creek Estates Sec 1 replat 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: **Garza** Second: **Rifaat** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

Commissioner Alleman recused herself.

90 Aldine ISD Homestead 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: **Edminster** Second: **Davis** Vote: **Unanimous** Abstaining: **None**

Commissioner Alleman returned.

Items 91 and 92 were taken together at this time.

91 Bethel Bible Fellowship C2 Approve

92 Bethel Bible Fellowship Sec 1 C2 Withdrawn

Staff recommendation: Deny 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: **Dean** Second: **Davis** Vote: **Carries** Opposed: **Alleman and Baldwin**

Speaker: Tracy Youngblood, applicant – supportive

Commissioner Porras-Pirtle recused herself.

93 Birnham Woods Marketplace 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: **Mooney** Second: **Dean** Vote: **Unanimous** Abstaining: **None**

Commissioner Porras-Pirtle returned.

94 Homestead Industrial Park GP GP 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: **Bryant** Second: **Anderson** Vote: **Unanimous** Abstaining: **None**

Commissioner Alleman recused herself.

95 Humble ISD Groves School C2R 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: **Baldwin** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

Commissioner Alleman returned.

96 Streamside C2R 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**

Speaker: Eileen Egan – opposed

Commissioner Alleman recused herself.

97 Westside Ag Barn 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: **Dean** Vote: **Unanimous** Abstaining: **None**

Commissioner Alleman returned.

**E SPECIAL EXCEPTIONS
NONE**

F RECONSIDERATION OF REQUIREMENTS

**98 Redeemed Christian Church of C3P Approve
God Mercy Hall**

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: **Dean** Vote: **Unanimous** Abstaining: **None**

99 Silver Ranch Sec 14 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: **Dean** Second: **Mooney** Vote: **Unanimous** Abstaining: **None**

Items 100 and 101 were taken together at this time.

100 Sunset Ridge East GP GP Approve

101 Sunset Ridge Sec 7 C3P 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: **Baldwin** Vote: **Unanimous** Abstaining: **None**

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

G EXTENSIONS OF APPROVAL

102	Bridgeland Parkland Village Church	EOA	Approve
103	East End on the Bayou Sec 2	EOA	Approve
104	Emerald Mist Parkway Street Dedication and Reserve Sec 1	EOA	Approve
105	Grand Vista Sec 18	EOA	Approve
106	Harris County Improvement District No 15 Lift Station No 1	EOA	Approve
107	Kings Mill Sec 10	EOA	Approve
108	Lakes at Mason Park Sec 5	EOA	Approve
109	Menil Drawing Institute	EOA	Approve
110	Valley Ranch Sec 7	EOA	Approve
111	West Pierce Home	EOA	Approve
112	Wildwood at Oakcrest North Sec 20	EOA	Approve
113	Wildwood at Oakcrest North Sec 21	EOA	Approve
114	Wildwood at Oakcrest North Sec 22	EOA	Approve

H NAME CHANGES

115	Grove at Gleannloch Farms GP (prev. Groves at Gleannloch Farms GP)	NC	Approve
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I CERTIFICATES OF COMPLIANCE

116	27505 Peach Creek Drive	COC	Approve
117	19758 Dogwood Lane	COC	Approve
118	26179 Briar Lane	COC	Approve

Staff recommendation: Approve staff's recommendation for items 102–118.

Commission action: Approved staff's recommendation for items 102–118.

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

**J ADMINISTRATIVE
NONE**

**K DEVELOPMENT PLATS WITH VARIANCE REQUESTS
NONE**

II. ESTABLISH A PUBLIC HEARING DATE OF MAY 12, 2016 FOR:

a. Avondale Addition partial replat no 1

b. Avondale Sec 1 Amending plat no 1 partial replat no 1 and extension

Staff recommendation: Establish a public hearing date of May 12, 2016 for items II a-b.

Commission action: Established a public hearing date of May 12, 2016 for items II a-b.

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

**III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY
LOCATED AT 611 HYDE PARK BOULEVARD**

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 applicant time to submit revised information.

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

IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 3201 LOUISIANA STREET

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: **Bryant** Second: **Rifaat** Vote: **Unanimous** Abstaining: **None**

**V. PUBLIC COMMENT
NONE**

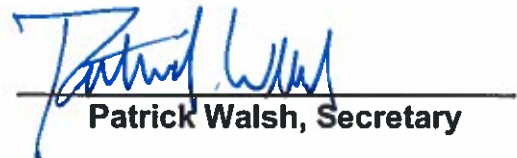
VI. ADJOURNMENT

There being no further business brought before the Commission, Chair, Mark A. Kilkenney adjourned the meeting at 3:39 p.m.

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



Mark A. Kilkenney, Chair



Patrick Walsh, Secretary