Minutes of the Houston Planning Commission

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

December 3, 2015
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 2:36 p.m. with a quorum present.

Mark A. Kilkenny, Chair
M. Sonny Garza
Susan Alleman
Fernando Brave
Kenneth Bohan
Antoine Bryant
Lisa Clark
Algenita Davis
Truman C. Edminster III
James R. Jard
Paul R. Nelson
Linda Porras-Pirtle
Shafik Rifaat
Pat Sanchez
Mark Sikes
Martha Stein
Eileen Subinsky
Shaukat Zakaria
Mark Mooney for
   Honorable James Noack
Gerald P. Wilson for
   The Honorable Grady Prestage
Raymond Anderson for
   The Honorable Ed Emmett

   Absent

   Left at 4:48 p.m. during item #104

   Arrived at 2:34 p.m. during director's report

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 NOVEMBER 12, 2015 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the November 12, 2015 Planning Commission meeting minutes.
  Motion: Clark    Second: Bryant    Vote: Carries    Abstaining: Porras-Pirtle, Stein and Subinsky

I. Presentation on fee modification and proposed special revenue fund development-related activities led by the Planning & Development Department
   Presentation was given by Planning and Development Department Director Patrick Walsh.

II. PLATTING ACTIVITY (Consent items A and B, 1-83)

   Items removed for separate consideration: 6, 18, 27, 28, 32, 33, 42, 43, 48 and 49.

   Staff recommendation: Approve staff’s recommendations for items 1-83 subject to the CPC 101 form conditions.
   Commission action: Approved staff’s recommendations for items 1-83 subject to the CPC 101 form conditions.
      Motion: Subinsky    Second: Garza    Vote: Unanimous    Abstaining: None

   Commissioner Alleman and Edminster recused themselves.

   Staff recommendation: Approve staff’s recommendation to approve items 6, 18, 27, 28, 32, 33, 42, 43, 48 and 49. subject to the CPC 101 form conditions.
   Commission action: Approved staff’s recommendation to approved items 6, 18, 27, 28, 32, 33, 42, 43, 48 and 49. subject to the CPC 101 form conditions.
      Motion: Clark    Second: Bryant    Vote: Unanimous    Abstaining: None

   Commissioner Alleman and Edminster returned.

C- Public Hearings

84 Craig Woods
  partial replat no 17
  C3N
  Approve

   Staff recommendation: Approve the plat subject to CPC 101 form conditions.
   Commission action: Approved the plat subject to CPC 101 form conditions.
      Motion: Garza    Second: Rifaat    Vote: Unanimous    Abstaining: None

85 Famik Place
  C3N
  Approve

   Staff recommendation: Approve the plat subject to CPC 101 form conditions.
   Commission action: Approved the plat subject to the CPC 101 form conditions.
      Motion: Garza    Second: Alleman    Vote: Unanimous    Abstaining: None

   Speaker: Glenda Hayward – opposed

86 Garcia Oaks Enclave
  replat no 1
  C3N
  Approve

   Staff recommendation: Approve the plat subject to CPC 101 form conditions.
   Commission action: Approved the plat subject to the CPC 101 form conditions.
      Motion: Davis    Second: Clark    Vote: Unanimous    Abstaining: None
87 Hunters Grove  C3N  Defer
Staff recommendation: Defer the requested variances for two weeks additional information is required.
Commission action: Deferred the requested variances for two weeks additional information is required.
  Motion: Jard  Second: Edminster  Vote: Unanimous  Abstaining: None
Speaker: David Hall – opposed

88 Lusco Terrace partial replat no 1  C3N  Defer
Staff recommendation: Defer the requested variances for two weeks additional information is required.
Commission action: Deferred the requested variances for two weeks additional information is required.
  Motion: Bryant  Second: Clark  Vote: Unanimous  Abstaining: None
Speakers: Maria Ortiz, David Dunlap and Maria Vargas – opposed

89 Marshall Oaks 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: Jard  Second: Rifaat  Vote: Unanimous  Abstaining: None

90 Quail Glen 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: Brave  Second: Sanchez  Vote: Unanimous  Abstaining: None
Speakers: Rhonda Jones, Annette Jackson and Darren Blakemore – opposed; Nathan Campbell – undecided; Donald Perkins, Representative Council Member Green’s office – supportive; and Jeanette Harris-Osei and Josiah Osei, applicants – supportive

91 Raintree Place Sec 3  C3N  Approve
replat no 1
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: Alleman  Vote: Carries  Abstaining: Clark

92 South Union Sec 2  C3N  Defer
partial replat no 1
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: Davis  Second: Rifaat  Vote: Unanimous  Abstaining: None
Speakers: Gnelton Land and Ruthie Graves Land – undecided

93 Terraces on West 28th Street  C3N  Defer
replat no 1
Staff recommendation: Defer the requested variances for two weeks additional information is required.
Commission action: Deferred the requested variances for two weeks additional information is required.
  Motion: Garza  Second: Clark  Vote: Unanimous  Abstaining: None
94 Villages of Northgate Crossing Sec 8 C3N Approve
  partial replat no 1
Staff recommendation: Deny the requested variance(s) and disapprove the plat subject to the CPC 101 form conditions.
Commission Action: Granted the requested variance and approved the plat with the condition that no cars block the sidewalk.
  Motion: Zakaria  Second: Davis  Vote: Unanimous  Abstaining: None
Speakers: Nicole Bowden, applicant, Mr. Chivers, owner and Fred Mathis, Representative from Harris County – supportive

D - Variances

95 Cardosa Estates 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: Edminster  Second: Anderson  Vote: Unanimous  Abstaining: None

96 Crossing at Katy Fulshear 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: Clark  Vote: Unanimous  Abstaining: None

97 Fairgrounds Addition Block 43 C2R Withdrawn
  partial replat no 1

98 Holiday Inn Express North Main 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: Zakaria  Second: Subinsky  Vote: Unanimous  Abstaining: None
Speakers: Robert Salinas and Jose Trevino – opposed

99 Katy Trails Sec 2 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: Edminster  Second: Anderson  Vote: Unanimous  Abstaining: None

100 Lakes at Creekside GP GP Approve
Staff recommendation: Grant the requested variance and special exception and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance and special exception and approved the plat subject to the CPC 101 form conditions.
  Motion: Anderson  Second: Clark  Vote: Unanimous  Abstaining: None
101  Lyons Redevelop Second Venture replat no 1 C2R Approve
    Staff recommendation: Grant the requested variance(s) and approve the plat subject to the CPC 101
    form conditions.
    Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101
    form conditions.
    Motion: Davis  Second: Bryant  Vote: Unanimous  Abstaining: None

Items 102 and 103 were taken together at this time.

102  Mainstreet Humble LLC GP GP Approve
103  Mainstreet Humble LLC Sec 1 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: Rifaat  Second: Bryant  Vote: Unanimous  Abstaining: None

104  Oakview Farms Sec 1 C3P Approve
    Staff recommendation: Deny the request to exceed 1400' intersection spacing or to not extend Willow
    Wilde Drive. Approve the variance to exceed 2600' intersection spacing along Boudreaux Road.
    Commission action: Approved the variance for the 1400' intersection spacing along Boudreaux
    Road, add a cul de sac instead of a T turnaround and not to extend Willow Wilde Drive beyond the
    culdesac. Approved the variance to exceed 2600' intersection spacing along Boudreaux Road. Motion
    carried with Commissioners Alleman and Brave opposing.
    Motion: Anderson  Second: Subinsky  Vote: Carries  Opposed: Alleman and Brave

Speakers: Mike Baldwin, applicant – opposed; Fred Mathis, Representative from Harris County -
opposed

Items 105 and 106 were taken together at this time.

105  Residences at Fannin Station GP GP Approve
106  Residences at Fannin Station Sec 1 C3R
    Staff recommendation: Grant the requested variances on the General Plan for item #105. Defer
    requested variances for item #106 for two weeks as additional information is required.
    Commission action: Granted the requested variances on the General Plan for item #105. Deferred
    requested variances for item #106 for two weeks as additional information is required.
    Motion: Rifaat  Second: Porras-Pirtle  Vote: Unanimous  Abstaining: None

107  Yale Corner 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: Brave  Second: Clark  Vote: Unanimous  Abstaining: None

E – Special Exceptions
NONE
F - Reconsideration of Requirements

108 South Acres Estates
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: Bryant Second: Subinsky Vote: Unanimous Abstaining: None

G EXTENSIONS OF APPROVAL
109 Addicks Dam partial replat no 1 EOA Approve
110 Clear Lake Marketplace Sec 2 EOA Approve
111 Community Reach Boulevard EOA Approve
Street Dedication Sec 1
112 Community Reach Boulevard EOA Approve
Street Dedication Sec 2
113 Fairfield Towne Center Small Shops EOA Approve
114 FM 1960 Medical Village Reserve EOA Approve
115 Grand Morton North EOA Approve
116 Grand Morton South EOA Approve
117 Greenhouse Road EOA Approve
Street Dedication Sec 4
118 Hidden Meadow Sec 13 EOA Approve
119 Hidden Meadow Sec 15 EOA Approve
120 Houston Community College System EOA Approve
Drennan Campus extension no 2
121 Houston Heights partial replat no 11 EOA Approve
122 MDS and Laney Tract EOA Approve
123 Stone Creek Ranch Sec 7 EOA Approve
124 Stone Creek Ranch Sec 8 EOA Approve
125 Stone Creek Ranch Sec 9 EOA Approve
126 Westfield Ranch Sec 1 EOA Approve

H NAME CHANGES
127 Cottage Grove Lake NC Approve
(prev. Cottage Grove Green Sec 1)
128 Legacy at Long Meadow Farms NC Approve
(prev. Legacy at Long Meadow Farm)

I CERTIFICATES OF COMPLIANCE
129 21001 Highway 59 COC Approve
130 20085 Red Oaks S. COC Approve
131 19801 Forest Drive W. COC Approve

Staff recommendation: Approve staff’s recommendation for items 109-131.
Motion: Clark Second: Rifaat Vote: Unanimous Abstaining: None

J ADMINISTRATIVE
NONE
K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

132 3826 Meadow Lake Lane  DPV  Approve
Staff recommendation: Grant the requested variance to allow a 10' BL on San Felipe Road. The applicant must close the existing curb cut as a condition of approval.
Commission action: Granted the requested variance to allow a 10' BL on San Felipe Road. The applicant must close the existing curb cut as a condition of approval.
Motion: Alleman  Second: Clark  Vote: Unanimous  Abstaining: None

133 3830 Meadow Lake Lane  DPV  Approve
Staff recommendation: Grant the two requested variances: 1) To allow a rear building line of 10' for a single family residence instead of the required 25' along the major thoroughfare San Felipe Street 2) To allow the fence height along San Felipe to be 10'.
Commission action: Granted the two requested variances: 1) To allow a rear building line of 10' for a single family residence instead of the required 25' along the major thoroughfare San Felipe Street 2) To allow the fence height along San Felipe to be 10'.
Motion: Clark  Second: Alleman  Vote: Unanimous  Abstaining: None

III. ESTABLISH A PUBLIC HEARING DATE OF January 7, 2016 FOR:
   a. Amended plat of Almeda Place partial replat no 7
   b. Ayrshire Addition Sec 1 partial replat no 1
   c. Clay Estate partial replat no 3
   d. Greenway Addition Gulfgate Dodge
   e. Lindale Park Sec 2 partial replat no 1
   f. Newport Sec 8 partial replat no 2
   g. Windsor Estates Sec 1 partial replat no 1 and extension

Staff recommendation: Establish a public hearing date of January 7, 2016 for items III a-g.
Commission action: Established a public hearing date of January 7, 2016 for items III a-g.
Motion: Bryant  Second: Clark  Vote: Unanimous  Abstaining: None

IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 4401 HARRISBURG BLVD.
Staff recommendation: Grant the requested variance to allow 33 on-site parking spaces and 5 bicycle racks, instead of the required 45 spaces on the site.
Commission action: Granted the requested variance to allow 33 on-site parking spaces and 5 bicycle racks, instead of the required 45 spaces on the site.
Motion: Garza  Second: Rifaat  Vote: Unanimous  Abstaining: None

V. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 516 WESTheimer ST. (INDIKA RESTAURANT)
Staff recommendation: Grant the requested variance to allow a small restaurant to have 17 on-site parking spaces instead of the required 27 spaces.
Commission action: Granted the requested variance to allow a small restaurant to have 17 on-site parking spaces instead of the required 27 spaces.
Motion: Rifaat  Second: Brave  Vote: Unanimous  Abstaining: None

VI. CONSIDERATION OF A HOTEL MOTEL VARIANCE LOCATED AT 3717 ANTOINE DRIVE
Staff recommendation: Approve the requested Hotel variance.
Commission action: Approved the requested Hotel variance.
Motion: Porras-Pirtle  Second: Zakaria  Vote: Unanimous  Abstaining: None
VII. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR THE 3000 BLOCK OF COAL STREET, NORTH SIDE (MLS 581)
Staff recommendation: Approve the consideration of a Special Minimum Lot Size Block application for the 3000 Block of Coal Street, north side and forward to City Council.
Commission action: Approved the consideration of a Special Minimum Lot Size Block application for the 3000 Block of Coal Street, north side and forward to City Council.
Motion: Subinsky Second: Bryant Vote: Unanimous Abstaining: None
Speakers: Pauline Justice – supportive

VIII. Excuse the absences of Commissioners Sanchez and Subinsky.
Commissioner Sanchez and Commissioner Subinsky present no Commission action required.

IX. Public Comment
NONE

X. Adjournment
There being no further business brought before the Commission, Chair, Mark A. Kilkenny adjourned the meeting at 5:16 p.m.
Motion: Edminster Second: Garza Vote: Unanimous Abstaining: None

Mark A. Kilkenny, Chair

Patrick Walsh, Secretary