Minutes of the Houston Planning Commission

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

December 17, 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 2:35 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

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 DECEMBER 3, 2015 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the December 3, 2015 Planning Commission meeting minutes.
Motion: Rifaat Second: Clark Vote: Carries Abstaining: Sikes

I. PLATTING ACTIVITY (Consent items A and B, 1-98)

Items removed for separate consideration: 3, 33, 34, 65 and 76.

Staff recommendation: Approve staff’s recommendations for items 1 - 98 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1 - 98 subject to the CPC 101 form conditions.
Motion: Sikes Second: Clark Vote: Unanimous Abstaining: None

Commissioner Edminster and Clark recused themselves.

Staff recommendation: Approve staff’s recommendation to approve items 3, 33, 34, 65 and 76 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendation to approved items 3, 33, 34, 65 and 76 subject to the CPC 101 form conditions.
Motion: Garza Second: Rifaat Vote: Unanimous Abstaining: None

Commissioner Edminster and Clark returned.

C PUBLIC HEARINGS

99 Aliana Sec 44 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: Clark Vote: Unanimous Abstaining: None

100 Canyon Lakes at Spring Trails Sec 1 partial replat no 2 and extension C3N 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: Stein Vote: Unanimous Abstaining: None

101 Central City 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: Garza Second: Edminster Vote: Unanimous Abstaining: None
102 **Hunters Grove**

Staff recommendation: Deny the requested variances and approve the plat subject to the CPC 101 form conditions.
Commission action: Denied the requested variances and approved the plat subject to the CPC 101 form conditions.
Motion: **Garza**  Second: **Stein**  Vote: **Unanimous**  Abstaining: None
Speakers: Mary Lou Henry, applicant and Lauren Sorgen – supportive

103 **Hyde Park Main Addition replat**

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: **Rifaat**  Vote: **Unanimous**  Abstaining: None

104 **Live Oak Landing**

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: **Sikes**  Second: **Edminster**  Vote: **Unanimous**  Abstaining: None

105 **Live Oak Landing**

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: **Edminster**  Vote: **Unanimous**  Abstaining: None

106 **Lusco Terrace**

Staff recommendation: Deny the requested variances and disapprove the plat.
Commission action: Denied the requested variances and disapproved the plat.
Motion: **Garza**  Second: **Sanchez**  Vote: **Unanimous**  Abstaining: None
Speaker: Brian Cruz, applicant – supportive

107 **Meadowbrook Sec E**

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: **Edminster**  Vote: **Unanimous**  Abstaining: None

108 **Pecore Complex**

Withdrawn

109 **Shadyvilla Addition 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: **Sikes**  Second: **Stein**  Vote: **Unanimous**  Abstaining: None
110 South Union Sec 2 partial replat no 1 C3N Withdrawn

111 Terraces on West 28th Street replat no 1 C3N Deny
Staff recommendation: Deny the requested variances and disapprove the plat.
Commission action: Denied the requested variances and disapproved the plat.
Motion: Edminster Second: Garza Vote: Carries Opposed: Davis and Rifaat
Speakers: Mary Villareal, applicant and Natan Mishli – supportive

112 West Side Villas partial replat no 1 C3N 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: Rifaat Vote: Unanimous Abstaining: None

113 Westhaven Estates Sec 1 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: Garza Second: Rifaat Vote: Unanimous Abstaining: None

D VARIANCES

Items 114 and 115 were taken together at this time.

114 Beltway Southwest Business Park GP GP Approve
115 Beltway Southwest Business Park Sec 2 C3F Approve
Staff recommendation: Grant the requested variances and approve the plats subject to the CPC 101 form conditions.
Commission action: Granted the requested variances and approved the plats subject to the CPC 101 form conditions.
Motion: Clark Second: Rifaat Vote: Unanimous Abstaining: None

116 Dow School Block 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: Garza Second: Clark Vote: Carries Abstaining: Edminster

117 Holland Strack Venture C2 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: Jard Second: Anderson Vote: Unanimous Abstaining: None
118 Kansas Trails at Cottage Grove  C2R  Defer
Staff recommendation: Defer the plat for three weeks per the applicant’s request.
Commission action: Deferred the plat for three weeks per the applicant’s request.
  Motion: Davis    Second: Garza    Vote: Unanimous    Abstaining: None

Items 119, 120 and 121 were taken together at this time.

119 Lehigh Hanson Crosby Rail Terminal GP  GP  Approve
120 Lehigh Hanson Crosby Rail Terminal Sec 1  C2  Approve
121 Hare Cook Road Street Dedication Sec 1  SP  Approve

Staff recommendation: Approve the plats subject to the CPC 101 form conditions.
Commission action: Approved the plats subject to the CPC 101 form conditions.
  Motion: Anderson    Second: Davis    Vote: Unanimous    Abstaining: None

122 North MacGregor Landing  C2R  Defer
Staff recommendation: Defer the plat for three weeks per the applicant’s request.
Commission action: Deferred the plat for three weeks per the applicant’s request.
  Motion: Davis    Second: Rifaat    Vote: Unanimous    Abstaining: None

123 Ransom Corner NW 5700  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: Rifaat    Second: Garza    Vote: Unanimous    Abstaining: None

124 Reserve at Clear Lake City Sec 28  C3P  Defer
Staff recommendation: Defer the requested plat for three weeks for further study and review.
Commission action: Deferred the requested plat for three weeks for further study and review.
  Motion: Garza    Second: Rifaat    Vote: Unanimous    Abstaining: None

125 Woodlands Ridge Business Park  C2  Defer
Staff recommendation: Defer the requested plat for three weeks for further study and review.
Commission action: Deferred the requested plat for three weeks for further study and review.
  Motion: Mooney    Second: Rifaat    Vote: Unanimous    Abstaining: None

E SPECIAL EXCEPTIONS
  NONE

F RECONSIDERATION OF REQUIREMENTS

Commissioner Edminster recused himself.

126 McKay Intercontinental Trade Center Sec 1  C3R  Defer
Staff recommendation: Defer the requested variances for three weeks additional information is required.
Commission action: Deferred the requested variances for three weeks additional information is required.
  Motion: Zakaria    Second: Rifaat    Vote: Carries    Abstaining: Clark
Commissioner Edminster returned.

127  South Acres Estates  
     C2R  
     Approve  
Staff recommendation: Deny the requested variances and approve the plat subject to the CPC 101 form conditions.  
Commission action: Denied the requested variances and approved the plat subject to the CPC 101 form conditions.  
    Motion: Clark  
    Second: Edminster  
    Vote: Unanimous  
    Abstaining: None

128  Trails on Nance Street  
     C2R  
     Defer  
Staff recommendation: Defer the requested variances for three weeks additional information is required.  
Commission action: Deferred the requested variances for three weeks additional information is required.  
    Motion: Davis  
    Second: Anderson  
    Vote: Unanimous  
    Abstaining: None

Items 129 and 130 were taken together at this time.

129  Valley Ranch Academy  
     C3P  
     Approve
130  Valley Ranch Kroger  
     C2  
     Approve
Staff recommendation: Grant the requested variances and approve the plats subject to the CPC 101 form conditions.  
Commission action: Granted the requested variances and approved the plats subject to the CPC 101 form conditions.  
    Motion: Garza  
    Second: Nelson  
    Vote: Carries  
    Abstaining: Sikes

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

G  EXTENSIONS OF APPROVAL

131  Alder Trails Sec 8  
     EOA  
     Approve
132  Breckenridge Forest Sec 12  
     EOA  
     Approve
133  Claytons Park East Sec 1  
     EOA  
     Approve
134  Cypress North Houston Road  
     Street Dedication Sec 3  
     EOA  
     Approve
135  Dynamic Glass replat no 2  
     and extension  
     EOA  
     Approve
136  Foley Plaza  
     EOA  
     Approve
137  Maknojia Plaza  
     EOA  
     Approve
138  Nabors Parkway  
     Street Dedication Sec 1  
     EOA  
     Approve
139  RCI Holdings Corporate Offices  
     EOA  
     Approve
140  Sidhpur Shopping Center  
     EOA  
     Approve
141  Spring Ridge Office Condominiums  
     EOA  
     Approve

H-NAME CHANGES
NONE

I  CERTIFICATES OF COMPLIANCE

142  26585 Spanish Oak Drive  
     COC  
     Approve
143  26630 Royal Coach Lane  
     COC  
     Approve
144 19838 Hickory Lane  COC  Approve
145 19844 Hickory Lane  COC  Approve
146 11931 Ticonderoga Road.  COC  Approve
147 15412 S. Brentwood Street  COC  Approve
148 27636 Coach Light Lane  COC  Approve
149 14245 Brownsville Street  COC  Approve
150 11945 Gloger Street  COC  Approve
151 22225 Mccleskey Rd  COC  Approve

Staff recommendation: Approve staff’s recommendation for items 131-151.
Commission action: Approved staff’s recommendation for items 131-151.
Motion: Rifaat    Second: Garza    Vote: Unanimous    Abstaining: None

J ADMINISTRATIVE
NONE

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

152 2250 Albans Road  DPV  Approve
Staff recommendation: Approve the requested development plat variance application to allow a 10’ building line for a single family residence along Greenbriar Drive, a designated major thoroughfare, instead of the required 25’ building line.
Commission action: Approved the requested development plat variance application to allow a 10’ building line for a single family residence along Greenbriar Drive, a designated major thoroughfare, instead of the required 25’ building line.
Motion: Clark    Second: Garza    Vote: Unanimous    Abstaining: None

153 2301 Arabelle Street  DPV  Deny
Staff recommendation: Deny the development plat variance as the applicant has not presented a hardship and the ATM would be located within future widening for Little York.
Commission action: Denied the development plat variance as the applicant has not presented a hardship and the ATM would be located within future widening for Little York.
Motion: Jard    Second: Nelson    Vote: Unanimous    Abstaining: None

154 101 E. Little York  DPV  Deny
Staff recommendation: Deny the development plat variance as the applicant has not presented a hardship and the ATM would be located within future widening for Little York.
Commission action: Denied the development plat variance as the applicant has not presented a hardship and the ATM would be located within future widening for Little York.
Motion: Jard    Second: Nelson    Vote: Unanimous    Abstaining: None

155 5941 South Loop East  DPV  Defer
Staff recommendation: Defer the requested development plat variance application for three weeks to allow the applicant to submit revised information.
Commission action: Deferred the requested development plat variance application for three weeks to allow the applicant to submit revised information.
Motion: Clark    Second: Garza    Vote: Unanimous    Abstaining: None
II. ESTABLISH A PUBLIC HEARING DATE OF JANUARY 21, 2016 FOR:
   a. Briggs Estates  
   b. Evlyn Court replat no 1  
   c. Falls at Dry Creek Sec 1 partial replat no 1  
   d. Gaut partial replat no 1  
   e. Hyde Park Main Addition no 3 partial replat no 1  
   f. Knoll Park replat no 1  
   g. Shadyvilla Addition no 1 partial replat no 2  
   h. Southmont Addition Annex no 4 partial replat no 1  
   i. Viet Hoa Estates replat no 1  
   j. Willowick Forest Sec 1 partial replat no 1  

Staff recommendation: Establish a public hearing date of January 21, 2016 for items II a-j.  
Commission action: Established a public hearing date of January 21, 2016 for items II a-j.  
Motion: Clark Second: Rifaat Vote: Unanimous Abstaining: None

Agenda items 19, 20 and 32 were reconsidered at this time at the request of Commissioner Wilson.

Reconsider items and removed for separate consideration: 19, 20 and 32.  
Motion: Jard Second: Edminster Vote: Unanimous Abstaining: None

Commission Recommendation: Defer items 19, 20 and 32 for three weeks.  
Motion: Jard Second: Edminster Vote: Unanimous Abstaining: None

III. Consideration of an Off-Street Parking Variance for a property located at 1315 Dumble St.  
Staff recommendation: Grant the requested variance to allow 130 on-site parking spaces with 36 bicycles spaces, instead of the required 247 off-street parking spaces on the subject school site per Chapter 26.  
Commission action: Granted the requested variance to allow 130 on-site parking spaces with 36 bicycles spaces, instead of the required 247 off-street parking spaces per Chapter 26.  
Motion: Zakaria Second: Edminster Vote: Unanimous Abstaining: None

IV. Consideration of a Hotel Motel Variance located at 12855 S. Post Oak Road  
Staff recommendation: Establish a public hearing date for January 7, 2016.  
Motion: Rifaat Second: Davis Vote: Unanimous Abstaining: None

V. Public Hearing and Consideration of a Special Minimum Lot Size Block Application for 4000-4100 Block of Clarblak Lane, east and west sides  
Staff recommendation: Approve the consideration of a Special Minimum Lot Size Block application for 4000-4100 Block of Clarblak Lane, east and west sides and forward to City Council.  
Commission action: Deferred the consideration of a Special Minimum Lot Size Block application for 4000-4100 Block of Clarblak Lane, east and west sides for three weeks to allow time for further study and review.  
Motion: Edminster Second: Jard Vote: Unanimous Abstaining: None  
Speakers: Marjorie Forster, Leroy Forester, Thomas Spencer, Mary Ann Spencer, Joe Smith, Tammy Schmalenberger and Danny Middleton – supportive; Martha Dickey and Henry Kubena – opposed
VI. Public Hearing and Consideration of a Special Minimum Lot Size Block Application for Yorkdale Subdivision
Staff recommendation: Approve the consideration of a Special Minimum Lot Size Block application for Yorkdale Subdivision and forward to City Council.
Commission action: Approved the consideration of a Special Minimum Lot Size Block application for Yorkdale Subdivision and forwarded to City Council.
   Motion: Davis    Second: Rifaat    Vote: Unanimous    Abstaining: None
Speakers: Chester Gibson and Anita Jones – supportive

VII. Public Hearing and Consideration of a Special Minimum Lot Size Block Application for Brooke Smith Subdivision
Staff recommendation: Approve the consideration of a Special Minimum Lot Size Block application for Brooke Smith Subdivision and forward to City Council.
Commission action: Approved the consideration of a Special Minimum Lot Size Block application for Brooke Smith Subdivision and forwarded to City Council.
   Motion: Garza    Second: Rifaat    Vote: Unanimous    Abstaining: None
Speakers: Sarah Maller, Rose Houseman, Gwyn Guldy, Christina Absher, Robert Koehl and Tim Goings – supportive; Darryl Heine – opposed

VIII. EXCUSE THE ABSENCES OF COMMISSIONER WILSON
Commissioner Wilson was present; therefore, 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 4:51 p.m.
   Motion: Clark  Second: Rifaat  Vote: Unanimous  Abstaining: None

Mark A. Kilkenny, Chair

Patrick Walsh, Secretary