Minutes of the Houston Planning Commission

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

October 1, 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 2:32 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 Rifat
Pat Sanchez
Mark Sikes
Martha Stein
Eileen Subinsky
Shaukat Zakaria
Mark Mooney for
   Honorable James Noack
Rick J. Staigle for
   The Honorable Grady Prestage
Raymond Anderson for
   The Honorable Ed Emmett

Arrived at 2:35 during the Director's report
Arrived at 2:35 during the Director's report
Arrived at 2:36 during the approval of the minutes
Arrived at 2:34 during the Director's report
Left at 3:19 during item #121

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 17, 2015 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the September 17, 2015 Planning Commission meeting minutes.
   Motion: Subinsky    Second: Alleman    Vote: Unanimous    Abstaining: None

I. PLATTING ACTIVITY (Consent items A and B, 1- 107)

Items removed for separate consideration: 4, 25, 39, 40, 41, 60, 61, 62, 70, 71 and 73.

Staff recommendation: Approve staff’s recommendations for items 1 - 107 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1 - 107 subject to the CPC 101 form conditions.
   Motion: Clark    Second: Bryant    Vote: Unanimous    Abstaining: None

Commissioners Alleman, Clark, Edminster, and Jard recused themselves and left the room.

Staff recommendation: Approve staff’s recommendation to approve items 4, 25, 39, 40, 41, 60, 61, 62, 70, 71 and 73 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendation to approved items 4, 25, 39, 40, 41, 60, 61, 62, 70, 71 and 73 subject to the CPC 101 form conditions.
   Motion: Porras-Pirtle    Second: Stein    Vote: Unanimous    Abstaining: None

Commissioner Alleman, Clark, Edminster, and Jard returned.

C- Public Hearings

108 Fall Creek Sec 21 replat no 1            C3N    Approve
   partial replat no 1

Staff recommendation: Grant the requested variance and approve the plat subject to CPC 101 form conditions.
Commission action: Granted the requested variance and approved the plat subject to CPC 101 form conditions.
   Motion: Garza    Second: Rifaat    Vote: Unanimous    Abstaining: None

109 Holly Greensbrook replat no 1            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: Clark    Second: Bryant    Vote: Unanimous    Abstaining: None

110 Houston Skyscraper Shadows Sec 2            C3N    Defer
   partial replat no 2

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: Rifaat    Vote: Unanimous    Abstaining: None
111 Lakes at Creekside 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: Clark Second: Alleman Vote: Unanimous Abstaining: None

112 North Kingwood Forest partial replat no 1 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: Bryant Second: Garza Vote: Unanimous Abstaining: None

113 Shady Acres Extension no 3 partial replat no 11 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: Rifaat Second: Alleman Vote: Unanimous Abstaining: None

114 Villas on Monroe 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: Alleman Vote: Unanimous Abstaining: None

D - Variances

115 Audubon Place partial replat no 4 C2R Approve
Staff recommendation: Deny the requested variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Denied the requested variance and approved the plat subject to the CPC 101 form conditions.
Motion: Bohan Second: Edminster Vote: Unanimous Abstaining: None
Speakers: Mary Lou Henry, applicant -supportive.

116 Darwiche Property GP 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: Anderson Second: Stein Vote: Unanimous Abstaining: None

Commissioners Alleman and Edminster recused themselves and left the room.

117 Greenhouse Road Street C3P Approve
Dedication Sec 6
Staff recommendation: Grant the requested variance and approve the plat subject to CPC 101 form conditions.
Commission action: Granted the requested variance and approved the plat subject to CPC 101 form conditions.
Motion: Anderson Second: Clark Vote: Unanimous Abstaining: None

Commissioners Alleman and Edminster returned.
118  HISD High School for Law and Justice  C2R  Approve
Staff recommendation: Grant the requested variance and approve the plat 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: Edminster  Second: Rifaat  Vote: Unanimous  Abstaining: None

119  House of Tiny Treasures  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: Garza  Second: Subinsky  Vote: Unanimous  Abstaining: None

120  Nicholson Row  C2R  Approve
Staff recommendation: Deny the requested variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Denied the requested variance and approved the plat subject to the CPC 101 form conditions.
   Motion: Jard  Second: Brave  Vote: Unanimous  Opposed: None
Speakers: Carrie Gonzales, applicant - supportive; Richard Smith, Managing Engineer, Public Works and Engineering Department.

121  Pro Vision replat no 1  C2R  Approve
Staff recommendation: Deny the requested variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Denied the requested variance and approved the plat subject to the CPC 101 form conditions.
   Motion: Edminster  Second: Garza  Vote: Unanimous  Opposed: None

Items 122 and 123 were taken together at this time.

122  Ravago Americas GP  GP  Approve
123  Mathis Road and Burton Cemetery  SP  Approve
Road Street Dedication
Staff recommendation: Approve the general plan and the associated street dedication plat subject to the CPC 101 form conditions.
Commission action: Approved the general plan and the associated street dedication plat subject to the CPC 101 form conditions.
   Motion: Bryant  Second: Alleman  Vote: Unanimous  Opposed: None

124  Washington Avenue Interest  C3P  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: Garza  Second: Clark  Vote: Unanimous  Abstaining: None

E – Special Exceptions
NONE

F – Reconsideration of Requirements
Items 125 and 126 were taken together at this time.

125  Broadmore Health GP
GP Approve
126  Broadmore Health Sec 1
C2R
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: Garza  Second: Alleman  Vote: Unanimous  Abstaining: None

Commissioner Edminster recused himself and left the room.

127  Camellia Reserves
C3P Defer
Staff recommendation: Defer the plat for two weeks to allow the applicant time to coordinate with the Fort Bend County's Engineers Office to address the design concerns.
Commission action: Deferred the plat for two weeks to allow the applicant time to coordinate with the Fort Bend County's Engineers Office to address the design concerns.
   Motion: Staigle  Second: Rifaat  Vote: Unanimous  Abstaining: None

Commissioner Edminster returned.

128  Dietz Acres
C2 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: Bryant  Second: Clark  Vote: Unanimous  Opposed: None

129  Harris County Emergency Services District no 50
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: Alleman  Second: Subinsky  Vote: Unanimous  Abstaining: None

130  Richmond Road Farms
partial replat no 1
C2R Defer
Staff recommendation: Defer the plat for two weeks to give the applicant time to submit revised information.
Commission action: Deferred the plat for two weeks to give the applicant time to submit revised information.
   Motion: Staigle  Second: Clark  Vote: Unanimous  Abstaining: None

131  Springwoods Village Post Oak Sec 1
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: Garza  Second: Rifaat  Vote: Unanimous  Abstaining: None

132  Trails at Dowling Street
C2R 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: Davis  Second: Bryant  Vote: Unanimous  Abstaining: None
Items G, H and I were taken together at this time.

G EXTENSIONS OF APPROVAL

133 Azalea District Sec 2 EOA Approve
134 Eldridge Forty Six EOA Approve
135 Horse Pen Creek 529 Business Park EOA Approve
136 Lakecrest Forest Sec 7 EOA Approve
137 Park at Jones Road EOA Approve
138 Tristar Katy EOA Approve

H NAME CHANGES

139 City View Flats on Austin Street NC Approve
(prev. City View Flats on Austin Street)

I CERTIFICATES OF COMPLIANCE

140 26789 Spanish Oak Drive COC Approve
141 15542 South Brentwood COC Approve
142 1502 Collins Road COC Approve

Staff recommendation: Approve staff's recommendation for items 133-142.
Commission action: Approved staff's recommendation for items 133-142.
Motion: Rifaat Second: Bryant Vote: Carries Abstaining: Edminster
from Items 136 and 138

J ADMINISTRATIVE
NONE

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

143 6700 Gulf Freeway DPV Approve

Staff recommendation: Approve the requested variance and allow the commercial structure to be built with a building line that varies from 10" to 25' along I-45.
Commission action: Approved the requested variance and allow the commercial structure to be built with a building line that varies from 10" to 25' along I-45.
Motion: Davis Second: Bohan Vote: Unanimous Abstaining: None

II. ESTABLISH A PUBLIC HEARING DATE OF OCTOBER 29, 2015 FOR:
   a. Bingham Estates partial replat no 1 and Extension
   b. Champions Centre Mirage partial replat no 1
   c. Hidden Arbor replat no 1
   d. Sage partial replat no 5
   e. Scoya Brittmoore Development
   f. West Side Villas partial replat no 1

Staff recommendation: Establish a public hearing date of October 29, 2015 for items II a-f.
Commission action: Established a public hearing date of October 29, 2015 for items II a-f.
Motion: Rifaat Second: Subinsky Vote: Unanimous Abstaining: None
III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 2305 FRANCIS STREET SEARCH HTT
Staff recommendation: Grant the requested variance to provide 21 instead of the required 32 off-street parking spaces for a proposed daycare
Commission action: Granted the requested variance to provide 21 instead of the required 32 off-street parking spaces for a proposed daycare.
  Motion: Alleman    Second: Clark    Vote: Unanimous    Abstaining: None

IV. CONSIDERATION FOR A DESIGNATION OF A SPECIAL PARKING AREA FOR THE MONTROSE MANAGEMENT DISTRICT
   WITHDRAWN

V. PUBLIC COMMENT
   NONE

VI. ADJOURNMENT
There being no further business brought before the Commission, Chair, Mark A. Kilkenny adjourned the meeting at 3:38 pm.
  Motion: Edminster    Second: Rifaat    Vote: Unanimous    Abstaining: None

Mark A. Kilkenny, Chair

Patrick Walsh, Secretary