Minutes of the Houston Planning Commission

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

October 15, 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 2:34 p.m. with a quorum present.

Mark A. Kilkenny, Chair
M. Sonny Garza
Susan Alleman Absent
Fernando Brave Arrived at 2:35 during directors report
Kenneth Bohan
Antoine Bryant Absent
Lisa Clark
Algenita Davis Arrived at 2:38 during directors report
Truman C. Edminster III Arrived at 2:36 During item I
James R. Jard Absent
Paul R. Nelson Absent
Linda Porras-Pirtle Absent
Shafik Rifaat
Pat Sanchez
Mark Sikes
Martha Stein
Eileen Subinsky
Shaukat Zakaria Absent
Mark Mooney for Arrived at 2:49 during item 89 Left at 3:58 pm During item #103

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 OCTOBER 1, 2015 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the October 1, 2015 Planning Commission meeting minutes.
  Motion: Rifaat        Second: Clark        Vote: Carries        Abstaining: Sikes

I. PLATTING ACTIVITY (Consent items A and B, 1-85)

Items removed for separate consideration: 39.

Staff recommendation: Approve staff’s recommendations for items 1 - 85 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1 - 85 subject to the CPC 101 form conditions.
  Motion: Subinsky    Second: Sikes    Vote: Unanimous    Abstaining: None

Commissioners Edminster recused himself and left the room

Staff recommendation: Approve staff’s recommendation to approve items 39 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendation to approved items 39 subject to the CPC 101 form conditions.
  Motion: Garza         Second: Clark         Vote: Unanimous         Abstaining: None

Commissioner Edminster returned.

C- Public Hearings

86 Gillespie Street Sec 2 C3N Defer
replat no 3
Staff recommendation: Defer the plat for two weeks to allow time for the applicant to submit additional information.
Commission action: Deferred the plat for two weeks to allow time for the applicant to submit additional information.
  Motion: Davis        Second: Bohan        Vote: Unanimous        Abstaining: None

87 Greenbriar partial 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: Rifaat        Second: Clark         Vote: Unanimous         Abstaining: None

88 Greenway Addition Gulfgate Dodge 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: Davis        Second: Clark        Vote: Unanimous        Abstaining: None
Speakers: Arva Howard – Legal Department, Rosa M. Cuadro and (Alicia Cuadro spoke for her mother Rosa Cuadro) – undecided; Raymond Ruiz -opposed.
89  Houstons Skyscraper Shadows  C3N  Approve
Sec 2 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: Garza    Second: Clark    Vote: Unanimous    Abstaining: None

90  Naomi Patio Homes replat  C3N  Approve
no 1 and extension
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

91  Newport Sec 4 partial 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: Garza    Second: Anderson    Vote: Unanimous    Abstaining: None
Speakers: Lee Webb and Roger Jones - undecided; Courtenay Gulley, Nicholas Burnett, John Felder, and Lawrence Harrison - opposed.

92  North Kingwood Forest  C3N  Withdrawn
partial replat no 1

93  Spring Oaks replat no 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: Clark    Second: Subinsky    Vote: Unanimous    Abstaining: None

94  University Grove partial  C3N  Defer
replat no 1
Staff recommendation: Defer the plat for two week to give the applicant time to submit additional information.
Commission action: Deferred the plat for two weeks to give the applicant time to submit additional information.
    Motion: Garza    Second: Rifaat    Vote: Unanimous    Abstaining: None

95  Whispering Pines Estates  C3N  Approve
partial replat no 10
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: Garza    Vote: Unanimous    Abstaining: None

D - Variances

Items 96 and 97 were taken together at this time.
96 Cambridge Village Park GP
97 Cambridge Village Park Sec 1

Staff recommendation: Grant the requested variance and approve the plats subject to the CPC 101 form conditions.
Commission action: Granted the requested variance and approved the plats subject to the CPC 101 form conditions.

Motion: Davis Second: Sanchez Vote: Unanimous Abstaining: None
Speakers: Donald Perkins, Representative Council Member Green’s office and Linda Scurlock - supportive; Nina Taylor, undecided.

98 Navigation Court

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: Clark Second: Rifaat Vote: Unanimous Abstaining: None

99 Park Place River Oaks replat no 1

Staff recommendation: Defer the requested variance for two weeks per chapter 42 planning standards.
Commission action: Deferred the requested variance for two weeks per chapter 42 planning standards.

Motion: Bohan Second: Edminster Vote: Unanimous Abstaining: None
Speakers: John Arensdorf, Mike Lucas and Julie Dill – opposed.

100 Tealpointe Lake Estates

Staff recommendation: Defer the requested variance for two weeks per the applicant’s request.
Commission action: Deferred the requested variance for two weeks per the applicant’s request.

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

101 Washington Avenue Interests

Staff recommendation: Grant the requested variances and approve the plat subject to the CPC 101 form conditions.
Commission action: Deferred the requested variances two week per council member Gonzales’ request.

Motion: Garza Second: Davis Vote: Carries Opposed: Edminster
Speakers: Tyler Flood, applicant - supportive; Jane West – opposed; and Laura Thorp, Council Member Gonzales’ office.

The Landscape variance item V was taken out of order at this time.

V. CONSIDERATION OF A LANDSCAPE PLAN VARIANCE FOR A PROPERTY LOCATED AT 2019 WASHINGTON AVENUE

Staff recommendation: Defer for two weeks per council member Gonzales’ request.
Commission action: Deferred for two weeks per council member Gonzales’ request.

Motion: Garza Second: Bohan Vote: Carries Abstaining: Edminster
102  Woodlands Village of Indian Springs Sec 30
      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: Clark  Vote: Unanimous  Opposed: None

E – Special Exceptions
NONE

F – Reconsideration of Requirements

Commissioner Edminster recused himself and left the room.

103  Camellia Reserves  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: Wilson  Second: Clark  Vote: Unanimous  Opposed: None

Commissioner Edminster returned.

104  Dietz Acres  C2  Approve
Staff recommendation: Defer the variance for two weeks per the applicant’s request.
Commission action: Deferred the variance for two weeks per the applicant’s request.
   Motion: Wilson  Second: Davis  Vote: Unanimous  Abstaining: None

105  Richmond Road Farms  C2R  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 approve the plat subject to CPC 101 form conditions.
   Motion: Wilson  Second: Rifaat  Vote: Unanimous  Abstaining: None

106  Trails at Dowling Street  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: Davis  Second: Brave  Vote: Unanimous  Opposed: None

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

G  EXTENSIONS OF APPROVAL
107  Braeburn Gardens  EOA  Approve
      partial replat no 1
108 City Plaza Drive Street  
Dedication Sec 1  
EOA  
Approve

109 Klein ISD Willow Lake Village Elementary School  
EOA  
Approve

110 Mcdonalds Eastex Freeway and Little York  
EOA  
Approve

111 Plantation Lakes Sec 24  
EOA  
Approve

112 Rayford Road Crossing replat no 1  
EOA  
Approve

113 Spring Pine Forest Drive Street  
Dedication Sec 1  
EOA  
Approve

114 Springwoods Plaza Drive Street  
Dedication  
EOA  
Approve

115 Summer Creek Baptist Church  
Campus of Woodridge Baptist Church  
EOA  
Approve

116 Verizon Summerbrook  
EOA  
Approve

117 Woodridge Forest Sec 9  
EOA  
Approve

118 Woodridge Forest Sec 11  
EOA  
Approve

H  
NAME CHANGES

119 Klein ISD Mahaffey Elementary School  
(prev. Klein ISD Willow Lake Village Elementary School)  
EOA  
Approve

I  
CERTIFICATES OF COMPLIANCE
NONE

Staff recommendation: Approve staff’s recommendation for items 107-119.
Commission action: Approved staff’s recommendation for items 107-119.
Motion: Davis  Second: Subinsky  Vote: Unanimous  Abstaining: None

J  
ADMINISTRATIVE
NONE

K  
DEVELOPMENT PLATS WITH VARIANCE REQUESTS

120 3419 Dowling Street  
DPV  
Approve
Staff recommendation: Approve the requested variance for a 0’ building line on Holman and Dowling street subject to the applicant providing 6’ foot sidewalks and 3” caliber trees.
Commission action: Approved the requested variance for a 0’ building line Holman and Dowling street subject to the applicant providing 6’ foot sidewalks and 3” caliber trees.
Motion: Davis  Second: Brave  Vote: Unanimous  Abstaining: None

121 3850 Grennoch Lane  
DPV  
Approve
Staff recommendation: Approve the requested variance to allow 15 foot building line for a single-family home, instead of the requested 10 foot building line, and allow an 18 foot garage building line along Stella Link Road.
Commission action: Approved the requested variance to allow 15 foot building line for a single-family home, instead of the requested 10 foot building line, and allow an 18 foot garage building line along Stella Link Road.
Motion: Bohan  Second: Rifaat  Vote: Unanimous  Abstaining: None
II. ESTABLISH A PUBLIC HEARING DATE OF NOVEMBER 12, 2015 FOR:
   a. Camellia Sec 1 partial replat no 1
   b. Candlelight Estates Sec 1 partial replat no 1
   c. Royal Brook at Kingwood Sec 1 partial replat no 1 and extension
   d. Villages of Northgate Crossing Sec 8 partial replat no 1
Staff recommendation: Establish a public hearing date of November 12, 2015 for items II a-d.
Commission action: Established a public hearing date of November 12, 2015 for items II a-d.
   Motion: Rifaat     Second: Garza     Vote: Unanimous     Abstaining: None

III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY
     LOCATED AT 3419 DOWLING STREET (Doshi House)
Staff recommendation: Grant the requested variance to provide 17 instead of the required 35 off-street parking spaces for a proposed neighborhood restaurant.
Commission action: Granted the requested variance to provide 17 instead of the required 35 off-street parking spaces for a proposed neighborhood restaurant.
   Motion: Davis    Second: Clark    Vote: Carries     Opposed: Bohan

IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY
    LOCATED AT 514 WESTHEIMER STREET (Indika Restaurant)
Staff recommendation: Defer the requested variance for two weeks to allow the applicant time to submit revised information.
Commission action: Deferred the requested variance for two weeks to allow the applicant time to submit revised information.
   Motion: Bohan     Second: Rifaat     Vote: Unanimous     Abstaining: None

Item V. was taken at an earlier time.

VI. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK
     APPLICATION FOR THE 1000 BLOCK OF BINGHAM STREET (North and South MLS 573)
Staff recommendation: Approve the consideration of a Special Minimum Lot Size Block application for the 1000 block of Bingham Street with modified boundaries to only include the north side of the street and forward to City Council.
Commission action: Approved the consideration of a Special Minimum Lot Size Block application for the 1000 block of Bingham Street with modified boundaries to only include the north side of the street and forward to City Council.
   Motion: Garza     Second: Rifaat     Vote: Unanimous     Abstaining: None
Speaker: Bijan Saddughi, builder – opposed.

VII. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK
     APPLICATION FOR THE 1100 BLOCK OF BINGHAM STREET (North and South MLS 572)
Staff recommendation: Approve the consideration of a Special Minimum Lot Size Block application for the 1100 block of Bingham Street north and south side and forward to City Council.
Commission action: Approved the consideration of a Special Minimum Lot Size Block application for the 1100 block of Bingham Street north and south side and forward to City Council.
   Motion: Garza     Second: Rifaat     Vote: Carries     Opposing: Bohan and Sanchez

VIII. PUBLIC COMMENT
NONE
IX. ADJOURNMENT
There being no further business brought before the Commission, Chair, Mark A. Kilkenny adjourned
the meeting at 4:29 pm.
Motion: Edminster Second: Davis Vote: Unanimous Abstaining: None

Mark A. Kilkenny, Chair

Patrick Walsh, Secretary