Minutes of the Houston Planning Commission

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

November 12, 2015
Meeting to be held in
Council Chambers, Public Level, City Hall Annex
2:30 p.m.

Call to order

Vice Chair, Sonny Garza called the meeting to order at 2:36 p.m. with a quorum present.

Mark A. Kilkenny, Chair  Absent
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  Absent
Shafik Rifaat
Pat Sanchez  Absent
Mark Sikes
Martha Stein  Absent
Eileen Subinsky  Absent
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 OCTOBER 29, 2015 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the October 29, 2015 Planning Commission meeting minutes.
   Motion: Rifaat    Second: Clark    Vote: Carries    Abstaining: Brave

I. Presentation and consideration of the 2016 Planning Commission Calendar
   Motion: Sikes    Second: Bryant    Vote: Unanimous    Abstaining: None

II. PLATTING ACTIVITY (Consent items A and B, 1-95)
Items removed for separate consideration: 16, 21, 41, 57, 59, 60 and 61.
Staff recommendation: Approve staff’s recommendations for items 1 - 95 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1 - 95 subject to the CPC 101 form conditions.
   Motion: Bryant    Second: Clark    Vote: Unanimous    Abstaining: None

Commissioners Alleman and Jard recused themselves and left the room.
Staff recommendation: Approve staff’s recommendation to approve items 16, 21, 41, 59, 60 and 61 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendation to approved items 16, 21, 41, 59, 60 and 61 subject to the CPC 101 form conditions.
   Motion: Sikes    Second: Bryant    Vote: Unanimous    Abstaining: None

Commissioners Alleman and Jard returned.

57 Westbury Estates C3P Defer
Staff recommendation: Defer the requested variances for three weeks for further study and review at the request of Council Member Cohen.
Commission action: Deferred the requested variances for three weeks for further study and review at the request of Council Member Cohen.
   Motion: Rifaat    Second: Zakaria    Vote: Unanimous    Abstaining: None
Speaker: Chris Weekly, applicant - supportive

C- Public Hearings

Commissioner Edminster rescued himself and left the room.

96 Camellia Sec 1 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: Zakaria    Second: Clark    Vote: Unanimous    Abstaining: None

Commissioner Edminster returned.
<table>
<thead>
<tr>
<th>No.</th>
<th>Item Description</th>
<th>Vote Decision</th>
<th>Motion</th>
<th>Second</th>
<th>Vote</th>
<th>Abstaining</th>
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<tbody>
<tr>
<td>97</td>
<td>Candlelight Estates Sec 1 partial replat no 1</td>
<td>Approve</td>
<td>Alleman</td>
<td>Clark</td>
<td>Unanimous</td>
<td>None</td>
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<td>Staff recommendation: Approve the plat subject to the CPC 101 form conditions.</td>
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<td></td>
<td>Motion: Alleman Second: Clark Vote: Unanimous Abstaining: None</td>
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<td>Speakers: Julian Chahin - supportive, Dave Eng- undecided</td>
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<td>98</td>
<td>Greenway Addition Gulfgate Dodge</td>
<td>Withdrawn</td>
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<td>99</td>
<td>Royal Brook at Kingwood Sec 1 partial replat no 1 and extension</td>
<td>Approve</td>
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<td>Motion: Davis Second: Bohan Vote: Unanimous Abstaining: None</td>
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<td>100</td>
<td>Scoya Brittmoore Development</td>
<td>Approve</td>
<td>Alleman</td>
<td>Sikes</td>
<td>Unanimous</td>
<td>None</td>
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<td>Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.</td>
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<td></td>
<td>Motion: Alleman Second: Sikes Vote: Unanimous Abstaining: None</td>
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<td>101</td>
<td>University Grove replat no 1</td>
<td>Approve</td>
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<td>Motion: Bryant Second: Rifaat Vote: Unanimous Abstaining: None</td>
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<td>Commissioner Alleman returned.</td>
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<td>102</td>
<td>Villages of Northgate Crossing Sec 8 partial replat no 1</td>
<td>Defer</td>
<td>Bohan</td>
<td>Davis</td>
<td>Unanimous</td>
<td>None</td>
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<td>Staff recommendation: Defeer the plat for three weeks per the applicant’s request.</td>
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<td>Commission action: Deferred the plat for three weeks per the applicant’s request.</td>
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<td>Motion: Bohan Second: Davis Vote: Unanimous Abstaining: None</td>
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<td>103</td>
<td>West Side Villas partial replat no 1</td>
<td>Withdrawn</td>
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<td>Staff recommendation: Withdraw and establish a public hearing date for December 17, 2015.</td>
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<td>Motion: Davis Second: Clark Vote: Unanimous Abstaining: None</td>
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D - Variances

104 Atascocita Trace Sec 5 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: Clark Second: Anderson Vote: Unanimous Abstaining: None

Commissioner Edminster returned.

Item VII was taken out of order and taken together with item 105.

105 Canal Street Reserve C2 Approve
VII CONSIDERATION OF A LANDSCAPE PLAN VARIANCE FOR A PROPERTY LOCATED
3302 Canal Street
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: Jard Second: Davis Vote: Unanimous Abstaining: None

106 Damon Court Estate 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: Zakaria Second: Brave Vote: Unanimous Abstaining: None
Speaker: Laura Jewett – no position

107 Fairgrounds Addition Block 43 C2R Defer
partial replat no 1
Staff recommendation: Defer the plat for three weeks per Chapter 42 planning standards.
Commission action: Deferred the plat for three weeks per Chapter 42 planning standards.
Motion: Alleman Second: Bryant Vote: Unanimous Abstaining: None

Items 108, 109, 110 and 111 were taken together at this time.

108 Harmony GP GP Approve
109 Harmony Village Sec 2 C3P Approve
110 Harmony Village Sec 3 C3P Approve
111 Harmony Village Sec 5 C3P Approve
Staff recommendation: Grant the requested variances and deny the third variance and approve the plats subject to the CPC 101 form conditions.
Commission action: Granted the requested variances and deny the third variance and approved the plats subject to the CPC 101 form conditions.
Motion: Mooney Second: Nelson Vote: Unanimous Abstaining: None
Speaker: Mikalla Hodges, applicant - supportive
112 Holiday Inn Express North Main  C2  Defer
Staff recommendation: Grant the requested variance to not provide ROW widening to East Norma Street and approve the plat subject to the CPC 101 form conditions.
Commission action: Deferred the requested variance and plat for three weeks for more information.
    Motion: Jard  Second: Davis  Vote: Unanimous  Abstaining: None

113 Kay Trails Sec 2  C3P  Defer
Staff recommendation: Defer the plat for three weeks per Chapter 42 planning standards.
Commission action: Deferred the plat for three weeks per Chapter 42 planning standards.
    Motion: Davis  Second: Brave  Vote: Unanimous  Opposed: None

114 Kirby Mansion  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: Jard  Second: Edminster  Vote: Unanimous  Opposed: None
Speaker: Julie Shockley - opposed

115 Lyons Redevelopment Second Venture replat no 1  C2R  Defer
Staff recommendation: Defer the requested variances for three weeks for further study and review.
Commission action: Deferred the requested variances for three weeks for further study and review.
    Motion: Rifaat  Second: Davis  Vote: Unanimous  Opposed: None
Speaker: Franklin Hart - opposed

Items 116 and 117 were taken together at this time.

116 Mainstreet Humble LLC GP  GP  Defer
117 Main Street Humble LLC  C2  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: Clark  Second: Rifaat  Vote: Unanimous  Opposed: None

118 Oakview Farms Sec 1  C3P  Defer
Staff recommendation: Defer the requested variances for three weeks to give the applicant time to submit revised information.
Commission action: Deferred the requested variances for three weeks to give the applicant time to submit revised information.
    Motion: Zakaria  Second: Bryant  Vote: Unanimous  Opposed: Rifaat and Anderson
119  Park Place River Oaks  C2R  Approve
replat no 1
Staff recommendation: Grant 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: Zakaria  Second: Alleman  Vote: Carries  Opposed: Bohan, Jard and
Sikes
Speakers: Peggy Brenner, Joseph Williams, Trent Campbell and David Brenner – opposed

120  Tealpointe Lake Estates  C3P  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: Anderson  Second: Sikes  Vote: Unanimous  Opposed: None
Commissioners Alleman and Edminster recused themselves and left the room.

121  Towne Lake Greene Sec 5  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: Bryant  Second: Zakaria  Vote: Unanimous  Opposed: None
Commissioners Alleman and Edminster returned.

E – Special Exceptions

122  Lakes at Creekside GP  GP  Defer
Staff recommendation: Defer the requested plat for three weeks for further study and review.
Commission action: Deferred the requested plat s for three weeks for further study and review.
Motion: Anderson  Second: Rifat  Vote: Unanimous  Opposed: none

F – Reconsideration of Requirements

123  Preserve Gym  C2R  Approve
Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101
form conditions.
Commission action: Denied the reconsideration of requirement and approved the plat subject to the
CPC 101 form conditions.
Motion: Edminster  Second: Nelson  Vote: Carries  Opposed: Alleman and
Sikes
EXTENSIONS OF APPROVAL

124  Aliana Sec 34 EOA Approve
125  Anchor Fellowship Crosby EOA Approve
126  Apache Multipurpose Campus Sec 2 EOA Approve
127  Fallbrook Church North Addition EOA Approve
128  Fallbrook Church Northwest Addition EOA Approve
129  Gateway 290 Business Park EOA Approve
130  Grand Crossing replat no 1 EOA Approve
      partial replat no 1
131  Houmont Park Addition partial replat no 1 EOA Approve
132  Little White Oak Park EOA Approve
133  Morton Center EOA Approve
134  Reserve at Aldine Westfield EOA Approve

NAME CHANGES

135  Long Point Woods Sec 1 partial replat no 1 NC
      (prev. Long Point Woods partial replat no 1) Approve

CERTIFICATES OF COMPLIANCE

136  21355 FM 529 Rd. COC Approve
137  11738 Possum Hollow COC Approve
138  7636 Ave L. COC Approve
139  27550 Peach Creek Dr. COC Approve

Staff recommendation: Approve staff’s recommendation for items 124-139.
Commission action: Approved staff’s recommendation for items 124-139.
Motion: Bryant  Second: Rifaat  Vote: Unanimous  Abstaining: None

ADMINISTRATIVE

NONE

DEVELOPMENT PLATS WITH VARIANCE REQUESTS

140  2304 Goldsmith Street DPV Approve
     Staff recommendation: Grant the requested variance to allow 15’ building line on Greenbriar Drive.
     Commission action: Granted the requested variance to allow 15’ building line on Greenbriar Drive.
     Motion: Brave  Second: Bryant  Vote: Unanimous  Abstaining: None

Item III was skipped and Item IV was taken at this time.

IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 3505 COYLE ST. (LAW & JUSTICE HIGH SCHOOL)

Staff recommendation: Grant the requested parking variance to allow 171 off street parking spaces with 20 bicycle parking on the proposed campus.
Commission action: Granted the requested parking variance to allow 171 off street parking spaces
with 20 bicycle parking on the proposed campus.
Motion: Brave  Second: Zakaria  Vote: Carries  Abstaining: Edminster
V. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 4401 HARRISBURG BLVD.

Staff recommendation: Defer the requested parking variance for three weeks to allow the applicant time to submit revised information.

Commission action: Deferred the requested variance for three weeks to allow the applicant time to submit revised information.

Motion: Bryant Second: Zakaria Vote: Unanimous Abstaining: None

VI. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 516 WESTheimer ST. (Indika Restaurant)

Staff recommendation: Defer the requested parking variance for three weeks to allow the applicant time to submit revised information.

Commission action: Deferred the requested parking variance for three weeks to allow the applicant time to submit revised information.

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

Item VII was taken at an earlier time.

III. ESTABLISH A PUBLIC HEARING DATE OF DECEMBER 17, 2015 FOR:

a. Aliana Sec 44 replat no 1
b. Canyon Lakes at Spring Trails sec 1 partial replat no 2 and extension
c. Central City partial replat no 2
d. Hyde Park Main Addition replat partial replat no 1
e. Live Oak Landing partial replat no 1
f. Live Oak Landing partial replat no 2
g. Meadowbrook E partial replat no 1
h. Pecore Complex
i. Shadyvilla Addition no 2 partial replat no 3
j. Westhaven Estates Sec 1 partial replat no 3

Staff recommendation: Establish a public hearing date of December 17, 2015 for items III a-j.

Commission action: Established a public hearing date of December 17, 2015 for items III a-j.

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

VIII. PUBLIC HEARING AND CONSIDERATION OF SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR PORTIONS OF THE RIVERSIDE TERRACE AND SOUTHLAND TERRACE SUBDIVISIONS (MLSA 402)

Staff recommendation: Approve the consideration of a Special Minimum Lot Size Area application for portions of the Riverside Terrace and Southland Terrace Subdivisions and forward to City Council.

Commission action: Approved the consideration of a Special Minimum Lot Size Area application for portions of the Riverside Terrace and Southland Terrace Subdivisions and forwarded to City Council.

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

Speakers: Tomaro Bell, Elizabeth Brey, Alan Nash and Joseph Middleton – supportive

IX. Public Comment

Lonnie Sikes voiced his concerns about the parking spaces for item #123.

Commissioner Anderson announced the passing of Verna Reese.
X. **Adjournment**

There being no further business brought before the Commission, Vice Chair, Sonny Garza adjourned the meeting at 4:54pm.

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

[Signatures]

Sonny Garza, Vice Chair

Patrick Walsh, Secretary