Minutes of the Houston Planning Commission

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

January 7, 2016
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 2:33 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

Arrived at 2:43 p.m. during item #89
Arrived at 2:49 item #91

Absent

Arrived at 2:36 p.m. during consent items

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 17, 2015 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the December 17, 2015 Planning Commission meeting minutes.
   Motion: Rifaat    Second: Clark    Vote: Unanimous    Abstaining: Alleman, Porras-Pirtle and Subinsky.

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

Items removed for separate consideration: 16, 23, 41, 49, 66 and 71

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: Sikes    Second: Subinsky    Vote: Unanimous    Opposing: None

Commissioners Alleman, Edminster and Porras-Pirtle recused themselves.

Staff recommendation: Approve staff's recommendation to approve items 16, 23, 41, 49, 66 and 71 subject to the CPC 101 form conditions.
Commission action: Approved staff's recommendation to approved items 16, 23, 41, 49, 66 and 71 subject to the CPC 101 form conditions.
   Motion: Clark    Second: Garza    Vote: Unanimous    Abstaining: None

Commissioners Alleman, Edminster and Porras-Pirtle returned.

C PUBLIC HEARINGS

86 Amended Plat of Almeda Place C3N Approve
   partial replat no 7

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: Garza    Vote: Unanimous    Abstaining: None

87 Ayrshire Addition Sec 1 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: Edminster    Second: Garza    Vote: Unanimous    Abstaining: None

88 Clay Estate C3N Approve
   partial replat no 3

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: Alleman    Vote: Unanimous    Abstaining: Anderson

89 Greenway Addition Gulfgate Dodge C3N 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: Edminster Vote: Unanimous Abstaining: Anderson

90 Lindale Park 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: Porras-Pirtle Second: Sikes Vote: Unanimous Abstaining: Anderson

91 Newport Sec 8 partial replat no 2 C3N 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: Sanchez Vote: Unanimous Abstaining: None
Speaker: Perry Lopez - undecided

92 Windsor Estates Sec 1 partial replat no 1 and extension 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: Wilson Second: Clark Vote: Unanimous Abstaining: None

D VARIANCES

93 Aldine Westfield Self Storage GP partial replat no 1 and extension 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: Mooney Second: Nelson Vote: Unanimous Abstaining: None

94 Fairgrounds Addition Block 43 partial replat no 1 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: Rifaat Vote: Unanimous Abstaining: None

95 Kansas Trails at Cottage Grove 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: Alleman Second: Subinsky Vote: Unanimous Abstaining: None
96 North MacGregor Landing  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: Subinsky  Second: Bohan  Vote: Unanimous  Abstaining: None

97 Reserve at Clear Lake City Sec 8  C3P  Approve
Staff recommendation: Deny 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: Jard  Second: Edminster  Vote: Unanimous  Abstaining: None
Speakers: Councilmember Dave Martin and Annette Dwyer – supportive

98 Riverside Park Reserve  C2R  Defer
Staff recommendation: Defer the plat for two weeks to allow the applicant time to submit revised information.
Commission action: Deferred the plat for two weeks to allow the applicant time to submit revised information.
Motion: Bryant  Second: Stein  Vote: Unanimous  Abstaining: None

99, 100 and 101 were taken together at this time

99 Rosehill Reserve GP  GP  Approve
100 Rosehill Reserve Sec 1  C3F  Approve
101 Rosehill Reserve Sec 4  C3F  Approve
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: Edminster  Second: Anderson  Vote: Unanimous  Abstaining: None

102 Wabash North Shepherd  C2R  Defer
Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Deferred the requested variance for two weeks for further study and review.
Motion: Garza  Second: Edminster  Vote: Unanimous  Abstaining: None
Speaker: Betty Heacker, applicant and Kathryn Van der Pol – supportive

103 Woodlands Ridge Business Park  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  Abstaining: None

E SPECIAL EXCEPTIONS
NONE
F  RECONSIDERATION OF REQUIREMENTS

104   Capital Business Park       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: Anderson     Second: Rifaat  Vote: Unanimous  Abstaining: None

105   HISD Dowling Middle School  C2R          Approve
Staff recommendation: Grant the requested variance to exceed 1,400 intersection spacing 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: Bohan        Second: Garza   Vote: Unanimous  Opposing: None
Commissioner Edminster recused himself.

106   McKay Intercontinental Trade Center Sec 1 C3R          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: Alleman Vote: Unanimous  Abstaining: None

107   Trails on Nance Street   C2R          Withdrawn

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

G  EXTENSIONS OF APPROVAL

108   Ahmed Realty            EOA          Approve
109   Commerce Court          EOA          Approve
110   Doan Property           EOA          Approve
111   Falls at Dry Creek Sec 3 EOA          Approve
112   Forestwood Enclave      EOA          Approve
113   Louetta Mini Storage    EOA          Approve
114   Mola Ventures           EOA          Approve
115   Uvalde Meadows          EOA          Approve
116   Ventana Lakes Reserves at Peek Road EOA          Approve
117   Waller Estates          EOA          Approve
118   Willow Creek Industrial Park Sec 2 EOA          Approve

H-NAME CHANGES
NONE

I  CERTIFICATES OF COMPLIANCE

119   27395 Spanish Oak       COC          Approve
120   25930 Lantern Lane       COC          Approve
121   23256 Cardinal Drive    COC          Approve
Staff recommendation: Approve staff’s recommendation for items 108-121.
Commission action: Approved staff’s recommendation for items 108-121.
Motion: Sikes  Second: Rifaat  Vote: Unanimous  Abstaining: None

J  ADMINISTRATIVE
NONE

K  DEVELOPMENT PLATS WITH VARIANCE REQUESTS

122  2301 Arabelle Street  DPV  Withdrawn

123  4020 Meadow Lake Lane  DPV  Approve
Staff recommendation: Approve the requested development plat variance application to allow a 5’ rear building line along San Felipe Street instead of a 25’ setback and to allow a 10’ fence to be located along the rear property line.
Commission action: Approved the requested development plat variance application to allow a 5’ rear building line along San Felipe Street instead of a 25’ setback and to allow a 10’ fence to be located along the rear property line.
Motion: Garza  Second: Alleman  Vote: Unanimous  Abstaining: None

Commissioner Edminster returned.

124  5941 South Loop East  DPV  Approve
Staff recommendation: Approve the requested development plat variance application to allow an unrestricted reserve to take access from a Type II Permanent Access Easement instead of a public street.
Commission action: Approved the requested development plat variance application to allow an unrestricted reserve to take access from a Type II Permanent Access Easement instead of a public street.
Motion: Jard  Second: Clark  Vote: Unanimous  Abstaining: None

II.  ESTABLISH A PUBLIC HEARING DATE OF FEBRUARY 4, 2016 FOR:
   a. Bradford Place partial replat no 3
   b. Monarch Estates Sec 2 partial replat no 1
   c. Northborough Sec 2 partial replat no 1
   d. Reinerman Townhomes Sec 2 replat no 1
   e. Terraces On West 28th Street replat no 1
Staff recommendation: Establish a public hearing date of February 4, 2016 for items II a-e.
Commission action: Established a public hearing date of February 4, 2016 for items II a-e.
Motion: Subinsky  Second: Garza  Vote: Unanimous  Abstaining: None

III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 9400 IRVINGTON BOULEVARD
Staff recommendation: Grant the requested consideration of an off-street parking variance to allow a new high school to provide 570 off-street parking spaces, instead of the required 1,070 spaces.
Commission action: Granted the requested consideration of an off-street parking variance to allow a new high school to provide 570 off-street parking spaces, instead of the required 1,070 spaces.
Motion: Clark  Second: Zakaria  Vote: Unanimous  Abstaining: None

IV.  CONSIDERATION OF A HOTEL MOTEL VARIANCE LOCATED AT 12855 S. POST OAK ROAD - Withdrawn
V. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR THE 4000-4100 BLOCK OF CLARBLAK LANE (east and west sides)

Staff recommendation: Approve the consideration of a Special Minimum Lot Size Block application for the 4000-4100 block of Clarblak Lane, east and west sides and forward to City Council.

Commission action: Approved the consideration of a Special Minimum Lot Size Block application for the 4000-4100 block of Clarblak Lane, east and west sides and forwarded to City Council.

Motion: Edminster   Second: Jard   Vote: Unanimous   Abstaining: None
Speakers: Amy Peck, Chief of Staff for Councilmember Brenda Stardig and Katherine Barchfield – supportive

VI and VII were taken together at this time.

VI. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR THE 2600-2700 BLOCK OF DALVIEW STREET (north and south sides)

VII. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR THE 2600-2700 BLOCK OF DRUID STREET (north and south sides)

Staff recommendation: Approve the consideration of a Special Minimum Lot Size Block application for the 2600-2700 block of Dalview Street (north and south sides) and for the 2600-2700 block of Druid Street (north and south sides), and forward to City Council.

Commission action: Approved the consideration of a Special Minimum Lot Size Block application for the 2600-2700 block of Dalview Street (north and south sides) and for the 2600-2700 block of Druid Street (north and south sides), and forwarded to City Council.

Motion: Brave   Second: Bryant   Vote: Unanimous   Abstaining: None
Speaker: Cora Dawson, applicant and Maxine Titus – supportive

VIII. EXCUSE THE ABSENCES OF COMMISSIONER BOHAN

Commissioner Bohan 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 4:07 p.m.

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

Mark A. Kilkenny, Chair

Patrick Walsh, Secretary