Minutes of the Houston Planning Commission

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

January 21, 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 2:37 p.m. with a quorum present.

Mark A. Kilkenny, Chair
M. Sonny Garza
Susan Alleman
Fernando Brave
Kenneth Bohan  Absent
Antoine Bryant
Lisa Clark
Algenita Davis
Truman C. Edminster III
James R. Jard  Absent
Paul R. Nelson
Linda Porras-Pirtle  Absent
Shafik Rifaat
Pat Sanchez  Absent
Mark Sikes  Absent
Martha Stein
Eileen Subinsky
Shaukat Zakaria  Arrived at 2:48 p.m. during item #83
Mark Mooney for
  Honorable James Noack
Charles O. Dean 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 JANUARY 7, 2016 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the January 7, 2016 Planning Commission meeting minutes.
   Motion: Rifaat          Second: Bryant      Vote: Unanimous   Abstaining: None

I. PLATING ACTIVITY (Consent items A and B, 1-78)

Items removed for separate consideration: 4, 12, 29 and 43.

Staff recommendation: Approve staff's recommendations for items 1 - 78 subject to the CPC 101 form conditions.
Commission action: Approved staff's recommendations for items 1 - 78 subject to the CPC 101 form conditions.
   Motion: Bryant          Second: Subinsky    Vote: Unanimous   Opposing: None

Commissioners Alleman and Edminster recused themselves.

Staff recommendation: Approve staff's recommendation to approve items 4, 12, 29 and 43 subject to the CPC 101 form conditions.
Commission action: Approved staff's recommendation to approved items 4, 12, 29 and 43 subject to the CPC 101 form conditions.
   Motion: Clark           Second: Subinsky    Vote: Unanimous   Abstaining: None

Commissioners Alleman and Edminster returned.

C PUBLIC HEARINGS

79 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: Rifaat      Vote: Unanimous   Abstaining: None

80 Briggs Estates C3N Defer
   Staff recommendation: Defer the plat for two weeks per Chapter 42 planning standards.
Commission action: Deferred the plat for two weeks per Chapter 42 planning standards.
   Motion: Stein           Second: Clark       Vote: Unanimous   Abstaining: None

81 Evlyn Court C3N Approve
   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: Edminster       Second: Clark       Vote: Unanimous   Abstaining: None

82 Falls at Dry Creek Sec 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: Bryant          Second: Alleman      Vote: Unanimous   Abstaining: None
83  Gaut 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: Clark Second: Edminster Vote: Unanimous Abstaining: None
Speaker: Rick Plaeger – opposed

84  Hyde Park Main Addition no 3 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: Alleman Vote: Unanimous Abstaining: None

85  Knoll Park 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: Edminster Second: Rifaat Vote: Unanimous Abstaining: None

86  Shadyvilla Addition no 1 C3N Approve
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: Davis Second: Bryant Vote: Unanimous Abstaining: None

87  Southmont Addition Annex no 4 C3N Defer
partial replat no 1
Staff recommendation: Defer the plat for two weeks at the request of Council Member Green.
Commission action: Deferred the plat for two weeks at the request of Council Member Green.
Motion: Davis Second: Bryant Vote: Unanimous Abstaining: None

88  Viet Hoa Estates 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: Rifaat Second: Clark Vote: Unanimous Abstaining: None

89  Willowick Forest Sec 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: Davis Second: Alleman Vote: Unanimous Abstaining: None

D VARIANCES

90  Aldine Fire Station GP GP Defer
Staff recommendation: Defers the plat for two weeks for further study and review.
Commission action: Deferred the plat for two weeks for further study and review.
Motion: Edminster Second: Rifaat Vote: Unanimous Abstaining: None

91  Hartlien Acres C2 Defer
Staff recommendation: Defer the plat for two weeks per Chapter 42 planning standards.
Commission action: the plat for two weeks per Chapter 42 planning standards. 
  Motion: Bryant  Second: Subinsky  Vote: Unanimous  Abstaining: None

92   Hidden Meadow East GP  
  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: Garza  Second: Alleman  Vote: Unanimous  Abstaining: None

93   Pearl Whole Foods  
  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: Zakaria  Second: Alleman  Vote: Unanimous  Abstaining: None

94   Riverside Park Reserve  
  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: Stein  Vote: Unanimous  Abstaining: None

95   Tran Residence  
  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: Alleman  Vote: Unanimous  Abstaining: None

96   Wabash North Shepherd  
  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
  Speakers: Betty Heacker, applicant and Carol Kleiber – supportive; Council Member Kubosh – no position stated

E   SPECIAL EXCEPTIONS

97   Wrights Landing at Legends Trace Sec 3  
  Staff recommendation: Grant the requested special exceptions and approve the plat subject to the CPC 101 form conditions.
  Commission action: Grant the requested special exceptions and approve the plat subject to the CPC 101 form conditions.
  Motion: Clark  Second: Bryant  Vote: Unanimous  Abstaining: None

F   RECONSIDERATION OF REQUIREMENTS

98   Elyson Sec 8  
  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: Garza  Vote: Unanimous  Abstaining: None
99  U Pull and Pay Houston  C2R  Defer
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: Bryant  Second: Rifaat  Vote: Unanimous  Abstaining: None

100 Union Park 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: Garza  Second: Rifaat  Vote: Unanimous  Abstaining: None

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

G  EXTENSIONS OF APPROVAL

101 Alder Trails Sec 5  EOA  Approve
102 Alder Trails Sec 6  EOA  Approve
103 Azalea District Sec 3  EOA  Approve
104 Beckner Place  EOA  Approve
105 Castle Rock Reserve Southwest  EOA  Approve
106 Northpointe Reach Drive  Street Dedication Sec 1  EOA  Approve
107 Pillot Gully Stormwater Detention Facility  EOA  Approve
108 Pinafore Reserves  partial replat no 1  EOA  Approve
109 Spring Green Corners  EOA  Approve
110 Spring Stuebner Apartments  EOA  Approve
111 Sunrise Montrose  EOA  Approve

H-NAME CHANGES
NONE

I  CERTIFICATES OF COMPLIANCE

112 0 Donegal Way  COC  Approve
113 4055 Marisco Place  COC  Approve
114 18226 Sentry Pine Ct  COC  Approve

Staff recommendation: Approve staff's recommendation for items 101-114.
Commission action: Approved staff's recommendation for items 101-114.
Motion: Subinsky  Second: Bryant  Vote: Unanimous  Abstaining: None

J  ADMINISTRATIVE
NONE

K  DEVELOPMENT PLATS WITH VARIANCE REQUESTS
NONE
II. ESTABLISH A PUBLIC HEARING DATE OF FEBRUARY 18, 2016 FOR:
   a. Sunshine Ranch Estates partial replat no 1
Staff recommendation: Establish a public hearing date of February 18, 2016 for items II a.
Commission action: Established a public hearing date of February 18, 2016 for items II a.
   Motion: Clark Second: Bryant Vote: Unanimous Abstaining: None

Items III and IV were taken together at this time

III. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA
     APPLICATION FOR BRIAR VILLAGE SUBDIVISION, SECTIONS 1 AND 4

IV. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA
     APPLICATION FOR BRIAR VILLAGE SUBDIVISION, SECTIONS 1, 2 AND 3
Staff Recommendation: Approve the consideration of a Special Minimum Lot Size Area application for Briar Village Subdivision, Sections 1 and 4 with a modified boundary and forward to City Council.
Approve the consideration of a Special Minimum Lot Size Area application for Briar Village Subdivision, Sections 1, 2 and 3, and forward to City Council.
Commission action: Approved the consideration of a Special Minimum Lot Size Area application for Briar Village Subdivision, Sections 1 and 4 with a modified boundary and forwarded to City Council.
Approved the consideration of a Special Minimum Lot Size Area application for Briar Village Subdivision, Sections 1, 2 and 3, and forwarded to City Council
   Motion: Edminster Second: Bryant Vote: Unanimous Abstaining: None

V. PUBLIC COMMENT
   NONE

VI. ADJOURNMENT
There being no further business brought before the Commission, Chair, Mark A. Kilkenny adjourned the meeting at 3:37 p.m.
   Motion: Subinsky Second: Bryant Vote: Unanimous Abstaining: None

Mark A. Kilkenny, Chair

Patrick Walsh, Secretary