

Minutes of the Houston Planning Commission

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

February 4, 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 2:30 p.m. with a quorum present.

Mark A. Kilkenny, Chair

M. Sonny Garza

Absent

Susan Alleman

Absent

Bill Baldwin

Fernando Brave

Kenneth Bohan

Antoine Bryant

Arrived at 3:21 p.m. during item #19

Lisa Clark

Algenita Davis

Arrived at 2:34 p.m. during the Director's Report

Truman C. Edminster III

Paul R. Nelson

Linda Porrás-Pirtle

Arrived at 2:40 p.m. during item II

Shafik Rifaat

Pat Sanchez

Absent

Mark Sikes

Martha Stein

Eileen Subinsky

Shaukat Zakaria

Mark Mooney for

Honorable James Noack

Charles O. Dean for

The Honorable Robert E. Herbert

Raymond Anderson for

The Honorable Ed Emmet

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 21, 2016 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the January 21, 2016 Planning Commission meeting minutes.

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

I. SEMIANNUAL REPORT OF THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE ON DRAINAGE IMPACT FEES

Presentation was given by Rudy Moreno, Deputy Assistant Director, Public Works and Engineering Department.

Commission action: Considered the Semiannual Report of the Capital Improvements Advisory Committee on Drainage Impact Fees and forwarded to City Council.

Motion: **Zakaria** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**

II. SEMIANNUAL REPORT OF THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE ON WATER AND WASTEWATER IMPACT FEES

Presentation was given by Rudy Moreno, Deputy Assistant Director, Public Works and Engineering Department.

Commission action: Considered the Semiannual Report of the Capital Improvements Advisory Committee on Water and Wastewater Impact Fees and forwarded to City Council.

Motion: **Zakaria** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**

III. PLATTING ACTIVITY (Consent items A and B, 1-100)

Include item **20** with variance item **119**. Items removed for separate consideration: **30, 31, 35 and 60**.

Staff recommendation: Approve staff's recommendations for items **1 - 100** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 - 100** subject to the CPC 101 form conditions.

Motion: **Clark** Second: **Subinsky** Vote: **Unanimous** Abstaining: **None**

Commissioner Edminster recused himself.

Staff recommendation: Approve staff's recommendation to approve items **30, 31, 35 and 60** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation to approved items **30, 31, 35 and 60** subject to the CPC 101 form conditions.

Motion: **Porras-Pirtle** Second: **Brave** Vote: **Unanimous** Abstaining: **None**

Commissioner Edminster returned.

C PUBLIC HEARINGS

101 **Ayrshire Addition Sec 1** **C3N** **Deny**
 partial replat no 1

Staff recommendation: Disapprove the plat.

Commission action: Disapproved the plat.

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

102 Bradford Place **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: **Davis** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

103 Briggs Estates **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: **Edminster** Vote: **Unanimous** Abstaining: **None**

104 Gaut **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: **Bohan** Second: **Rifaat** Vote: **Unanimous** Abstaining: **None**

105 Monarch Estates Sec 2 **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: **Subinsky** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**

106 Northborough Sec 2 **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: **Rifaat** Vote: **Unanimous** Abstaining: **None**

107 Reinerman Townhomes Sec 2 **C3N** **Defer**
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: **Bohan** Vote: **Unanimous** Abstaining: **None**

108 Southmont Addition Annex no 4 **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: **Subinsky** Second: **Rifaat** Vote: **Unanimous** Abstaining: **None**
Speaker: Donald Williams – undecided

109 Terraces On West 28th Street **C3N** **Approve**
replat no 1
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: **Rifaat** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

- 110 Aldine Fire Station 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: **Edminster** Second: **Brave** Vote: **Unanimous** Abstaining: **None**
- 111 Harlien Acres C2 Withdrawn**
- 112 Hidden Meadow East 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: **Clark** Second: **Subinsky** Vote: **Unanimous** Abstaining: **None**
- 113 Pearl Whole Foods C2R 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: **Edminster** Second: **Rifaat** Vote: **Unanimous** Abstaining: **None**
- 114 Provision at Four Corners GP GP Withdrawn**
- 115 Sanchez Addition on Becker Road C2 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: **Anderson** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
- 116 University Place First partial replat no 2 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: **Bohan** Second: **Davis** Vote: **Unanimous** Abstaining: **Porras-Pirtle**
- 117 Villas on Polk C2 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: **Davis** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
- 118 Westfield Properties 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: **Clark** Second: **Rifaat** Vote: **Unanimous** Abstaining: **None**

E SPECIAL EXCEPTIONS

NONE

F RECONSIDERATION OF REQUIREMENTS

Items 119 and 20 were taken together at this time.

119	Reserves at FM 529 and Kentwick	C3P	Approve
20	Gordon Crossing	C2	Approve

Staff recommendation: Grant the requested special exceptions to exceed 1,400 intersection spacing and approve the plats subject to the CPC 101 form conditions.

Commission action: Granted the requested special exceptions to exceed 1,400 intersection spacing and approved the plats subject to the CPC 101 form conditions.

Motion: **Porras-Pirtle** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**

120	U Pull and Pay Houston	C2R	Approve
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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 to exceed 1,400 intersection spacing and approved the plat subject to the CPC 101 form conditions.

Motion: **Clark** Second: **Subinsky** Vote: **Unanimous** Abstaining: **None**

Items G and H were taken together at this time.

G EXTENSIONS OF APPROVAL

121	City Centre at Midtown	EOA	Approve
122	Cypress Creek Lakes Sec 22	EOA	Approve
123	Cypress Creek Lakes Sec 24	EOA	Approve
124	Cypress Gardens Reserve	EOA	Approve
125	Hampton Creek Sec 8	EOA	Approve
126	Laurel Park Sec 3	EOA	Approve
127	Pinnacle at Parkway Lakes	EOA	Approve
128	Willow Creek Industrial Park Sec 1	EOA	Approve

H NAME CHANGES

129	Uptown Houston Development West 23rd Street Townhomes (prev. Uptown Houston Development West 22nd Street Townhomes)	NC	Approve
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Staff recommendation: Approve staff's recommendation for items 121-129

Commission action: Approved staff's recommendation for items 121-129

Motion: **Davis** Second: **Rifaat** Vote: **Unanimous** Abstaining: **Anderson,
Item #128**

I CERTIFICATES OF COMPLIANCE

Item 132 was taken out of order and discussed at this time.

130	22732 Keith Dr.	COC	Approve
131	7403 Greenyard Dr.	COC	Approve
132	Miller Wilson Rd	COC	Approve

133 25447 Needham

COC

Defer

Staff recommendation: Approve staff's recommendation for items 130-133.

Commission action: Approved staff's recommendation for items 130-133.

Motion: **Brave**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

134 4006 Meadow Lake Lane

DPV

Deny

Staff recommendation: Deny the requested development plat variances 1) to allow a 18 foot rear building line along San Felipe Street instead of the required 25 foot setback and 2) not to provide 5 feet of right of way widening along San Felipe.

Commission action: Denied the requested development plat variances 1) to allow a 18 foot rear building line along San Felipe Street instead of the required 25 foot setback and 2) not to provide 5 feet of right of way widening along San Felipe.

Motion: **Subinsky**

Second: **Stein**

Vote: **Unanimous**

Abstaining: **None**

Speakers: Mario Colina, applicant and John Wawrose – supportive

IV. ESTABLISH A PUBLIC HEARING DATE OF MARCH 3, 2016 FOR:

- a. Cypress Creek Lakes Commercial Reserves partial replat no 1
- b. Hidden Meadow Sec 15 partial replat no 1
- c. Knoll Park Sec 2
- d. Kolbe Farms partial replat no 1
- e. Kolbe Farms partial replat no 2
- f. Kolbe Farms partial replat no 3
- g. Langwood Sec 3 partial replat no 3
- h. North Kingwood Forest partial replat no 1
- i. Wonderland Educational Estate Association
- j. Woodland Acres partial replat no 4

Staff recommendation: Establish a public hearing date of March 3, 2016 for items **IV a-j**.

Commission action: Established a public hearing date of March 3, 2016 for items **IV a-j**.

Motion: **Rifaat**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

**V. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY
LOCATED AT 2605 REED ROAD**

Staff recommendation: Grant the requested consideration of an off-street parking variance to allow 193 off-street parking spaces, instead of the required 276 off-street parking space.

Commission action: Granted the requested consideration of an off-street parking variance to allow 193 off-street parking spaces, instead of the required 276 off-street parking space.

Motion: **Stein**

Second: **Davis**

Vote: **Unanimous**

Abstaining: **None**

Speaker: Richard Smith, Managing Engineer, Public Works and Engineering Department

**VI. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK
APPLICATION FOR THE 2000 BLOCK OF BRENTWOOD DRIVE (north and south sides)**

Staff recommendation: Approve the consideration of a Special Minimum Lot Size Block application for the 2000 Block of Brentwood Drive, north and south sides and forward to City Council.

Commission action: Approved the consideration of a Special Minimum Lot Size Block application for the 2000 Block of Brentwood Drive, north and south sides and forwarded to City Council.

Motion: **Brave** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**
Speakers: Jonathan Havens, Welcome Wilson Jr., and Tim McCauley – supportive

VII. PUBLIC COMMENT
NONE

VIII. ADJOURNMENT

There being no further business brought before the Commission, Chair, Mark A. Kilkenney adjourned the meeting at 3:55 p.m.

Motion: **Clark** Second: **Subinsky** Vote: **Unanimous** Abstaining: **None**



Mark A. Kilkenney, Chair



Patrick Walsh, Secretary

