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 Porras-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 partial replat no 1 C3N Deny
Staff recommendation: Disapprove the plat.
Commission action: Disapproved the plat.
   Motion: Edminster Second: Zakaria Vote: Unanimous Abstaining: None
102 Bradford Place
    partial replat no 3
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: 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
    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: Bohan  Second: Rifaat  Vote: Unanimous  Abstaining: None

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

106 Northborough 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: Clark  Second: Rifaat  Vote: Unanimous  Abstaining: None

107 Reinerman Townhomes Sec 2
    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: Edminster  Second: Bohan  Vote: Unanimous  Abstaining: None

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

109 Terraces On West 28th Street
    replat no 1
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: 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
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
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)

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
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. Kilkenny adjourned the meeting at 3:55 p.m.
Motion: Clark  Second: Subinsky  Vote: Unanimous  Abstaining: None

Mark A. Kilkenny, Chair

Patrick Walsh, Secretary