Minutes of the Houston Planning Commission

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

February 18, 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
Bill Baldwin
Kenneth Bohan
Fernando Brave
Antoine Bryant
Lisa Clark
Algenita Davis
Truman C. Edminster III
Paul R. Nelson
Linda Porphas-Pirtle
Shafik Rifaat
Pat Sanchez
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 FEBRUARY 4, 2016 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the February 4, 2016 Planning Commission meeting minutes.
  Motion: Brave  Second: Bohan  Vote: Carries  Abstaining: Alleman and Garza

I. HOUSTON BIKE PLAN PRESENTATION
The presentation was given by Amar Mohite, Division Manager, Planning and Development Department; Geoff Carleton, Principal, Traffic Engineers, Inc.

II. PLATTING ACTIVITY (Consent items A and B, 1-73)
Items removed for separate consideration: 27, 43 and 63. Item 10 will be considered with variance item 80.
Staff recommendation: Approve staff's recommendations for items 1 - 73 subject to the CPC 101 form conditions.
Commission action: Approved staff's recommendations for items 1 - 73 subject to the CPC 101 form conditions.
  Motion: Subinsky  Second: Garza  Vote: Unanimous  Abstaining: None
Commissioners Edminster and Alleman recused themselves.

Staff recommendation: Approve staff's recommendation to approve items 27, 43 and 63 subject to the CPC 101 form conditions.
Commission action: Approved staff's recommendation to approve items 27, 43 and 63 subject to the CPC 101 form conditions.
  Motion: Bryant  Second: Rifaat  Vote: Unanimous  Abstaining: None
Commissioners Edminster and Alleman returned.

C  PUBLIC HEARINGS

74  Gaut  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: Zakaria  Second: Garza  Vote: Unanimous  Abstaining: None
Speakers: Shari Heyen and Harvey Heller – opposed; Tim Cisneros and Mary Villareal, applicant – supportive; Arva Howard – Legal Department

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

76  Reinnerman Townhomes Sec 2  replat no 1  C3N  Withdrawn

77  Sunshine Ranch 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: Edminster  Second: Zakaria  Vote: Carries  Abstaining: Dean
Speakers: Linda Wilson – opposed; Dan O’Dowd – supportive; Arva Howard – Legal Department

D  VARIANCES

78  Austin at US 59 Townhomes  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: Davis  Second: Bryant  Vote: Unanimous  Abstaining: None
Speakers: Lynda Fuqua – opposed, if variance requested; and Lucia Martimi – no position stated

79  Briar Club  C2R  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: Edminster  Second: Bohan  Vote: Unanimous  Abstaining: None

Items 80 and 10 were taken together at this time.

80  Cypress Creek Park GP  GP  Approve
10  Cypress Creek Park Sec 1  C2  Approve

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: Garza  Second: Alleman  Vote: Unanimous  Abstaining: None

Items 81, 82, 83 and 86 were taken together at this time.

81  Dowling Street Townhomes  C2  Defer
82  Dowling Street Villas  C2R  Defer
83  Hadley Street Villas  C2R  Defer
86  McIlhenny Street Villas  C2R  Defer

Staff recommendation: Defer the plats for two weeks per the applicant’s request.
Commission action: Deferred the plats for two weeks per the applicant’s request.

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

84  Kurz 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: Bryant  Second: Subinsky  Vote: Unanimous  Abstaining: None

85  Long Meadow Farms 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: Dean       Second: Anderson   Vote: Unanimous   Abstaining: None

87 Pearl Whole Foods C2R Approve
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: Bryant      Second: Rifaat    Vote: Unanimous   Abstaining: None
Speakers: Loyd Neal – opposed; Mary Lou Henry, applicant – supportive

88 Sanchez Addition on Becker Road C2 Defer
Staff recommendation: Defer the plat for two weeks per the applicant’s request.
Commission action: Defer the plat for two weeks per the applicant’s request.

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

89 Sharpstown Country Club Terrace Sec 3 C2R Approve
partial 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: Bryant      Second: Davis     Vote: Unanimous   Abstaining: None

Items 90 and 91 were taken together at this time.

90 Somerset Green Sec 6 C3R Approve
91 Somerset Green Sec 7 C3R Approve
Staff recommendation: Grant the requested variances and approve the plats subject to the CPC 101 form conditions.
Commission action: Granted the requested variances and approved the plats subject to the CPC 101 form conditions.

Motion: Garza       Second: Edminster  Vote: Unanimous   Abstaining: None
Commissioner Edminster recused himself.

Commissioner Edminster returned.

92 Towne Lake Sec 44 C3P Approve
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: Anderson    Second: Davis     Vote: Unanimous   Opposing: None
Commissioner Alleman recused herself.

93 University Place First C2R Approve
partial replat no 2
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: Garza     Second: Rifat     Vote: Unanimous     Abstaining: None

Commissioner Alleman recused herself.

94 Villas on Polk    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: Bryant     Second: Alleman     Vote: Unanimous     Opposing: None

95 Yale Street Plaza at Twenty First Street    C2R    Approve
Staff recommendation: Defer the plat for two weeks as additional information is required.
Commission action: Deferred the plat for two weeks as additional information is required.

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

E SPECIAL EXCEPTIONS
NONE

F RECONSIDERATION OF REQUIREMENTS

96 CMT Spring Cypress    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: Rifat     Vote: Unanimous     Abstaining: None

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

G EXTENSIONS OF APPROVAL

97 Aldine ISD Greenspoint Complex    EOA    Approve
98 Plantation Lakes Sec 23    EOA    Approve
99 Rocking Ranch replat no 1    EOA    Approve
100 Stone Creek Ranch Sec 10    EOA    Approve
101 Towne Lake Parkway Street Dedication Sec 2    EOA    Approve

H NAME CHANGES

102 Sommerall Square GP (prev. Villas at Copperwood GP)    NC    Approve

I CERTIFICATES OF COMPLIANCE

103 7403 Greenyard Dr.    COC    Approve
104 616 Hill Dr    COC    Approve
105 24322 Cunningham Drive    COC    Approve
106 27665 Peach Creek    COC    Approve
J  ADMINISTRATIVE
NONE

K  DEVELOPMENT PLATS WITH VARIANCE REQUESTS

109  1475 West Gray Street  DPV  Approve
Staff recommendation: Approve the requested development plat variance application to allow a reduced building line of 3' along West Gray Street, instead of the required 25' building line with a condition the applicant coordinates with Metro.
Commission action: Approved the requested development plat variance application to allow a reduced building line of 3' along West Gray Street, instead of the required 25' building line with a condition the applicant coordinates with Metro.
Motion: Bohan  Second: Edminster  Vote: Unanimous  Abstaining: None

III.  ESTABLISH A PUBLIC HEARING DATE OF MARCH 17, 2016 FOR:
a. Estates at Blalock Road
b. Neuken Manor partial replat no 1
c. North Post Oak Terrace partial replat no 1
d. Palmetto Oaks replat no 1
e. Simms Woods partial replat no 1 and extension
f. Spring Forest Sec 1 partial replat no 1
g. Tallow Wood Sec 4 partial replat no 1
Staff recommendation: Establish a public hearing date of March 17, 2016 for items III a-g.
Commission action: Established a public hearing date of March 17, 2016 for items III a-g.
Motion: Rifaat  Second: Bryant  Vote: Unanimous  Abstaining: None

IV.  CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 3815 GULF FREEWAY
Staff recommendation: Grant the requested consideration of an off-street parking variance to provide 144 parking spaces instead of the required 254 for a multi-family building.
Commission action: Granted the requested consideration of an off-street parking variance to provide 144 parking spaces instead of the required 254 for a multi-family building.
Motion: Rifaat  Second: Alleman  Vote: Unanimous  Abstaining: None

V.  CONSIDERATION FOR DESIGNATION OF A SPECIAL PARKING AREA FOR THE MONTROSE PARKING MANAGEMENT DISTRICT
Staff recommendation: Defer the consideration for designation of a special parking area for the Montrose Parking Management District for two weeks for further study and review.
Commission action: Deferred the consideration for designation of a special parking area for the Montrose Parking Management District for two weeks for further study and review.
Motion: Bryant  Second: Bohan  Vote: Unanimous  Abstaining: Garza and Rifaat

Speakers: Tony Allender – supportive; Joseph Allen, Rodney Drinnon, Daphne Scarbrough and Ravi Jaisinghani – opposed; Jim Bartley – undecided
VI. EXCUSE THE ABSENCE OF COMMISSIONER PATRICIO SANCHEZ
Commission action: Excused the absence of Commissioner Patricio Sanchez
Motion: Bryant  Second: Garza  Vote: Unanimous  Abstaining: None

VII. PUBLIC COMMENT
NONE

VIII. ADJOURNMENT
There being no further business brought before the Commission, Chair, Mark A. Kilkenny adjourned the meeting at 5:06 p.m.
Motion: Stein  Second: Rifaat  Vote: Unanimous  Abstaining: None

Mark A. Kilkenny, Chair

Patrick Walsh, Secretary