Minutes of the Houston Planning Commission

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

March 3, 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 Absent
Antoine Bryant Absent
Lisa Clark
Algenita Davis Arrived at 2:45 p.m. during item 73
Truman C. Edminster III
Paul R. Nelson Absent
Linda Porras-Pirtle
Shafik Rifaat Absent
Pat Sanchez
Martha Stein Absent
Eileen Subinsky Absent
Shaukat Zakaria Absent
Mark Mooney for Arrived at 2:40 p.m. during item 1. Platting Activity,
Honorable James Noack Left at 3:53 p.m. during item 97
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 Michael Kramer, Assistant Director, Planning and Development Department.

APPROVAL OF THE FEBRUARY 18, 2016 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the February 18, 2016 Planning Commission meeting minutes.
Motion: Alleman  Second: Baldwin  Vote: Carries  Abstaining: Porras-Pirtle and Clark

I. PLATTING ACTIVITY (Consent items A and B, 1-71)

Items removed for separate consideration: 35, 53 and 70. Item 14 was taken separately to allow for speakers.
Staff recommendation: Approve staff’s recommendations for items 1 - 71 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1 - 71 subject to the CPC 101 form conditions.
Motion: Clark  Second: Garza  Vote: Unanimous  Opposing: None

Commissioners Alleman and Bohan recused themselves.

Staff recommendation: Approve staff’s recommendation to approve items 35, 53 and 70 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendation to approve items 35, 53 and 70 subject to the CPC 101 form conditions.
Motion: Garza  Second: Porras-Pirtle  Vote: Unanimous  Opposing: None

Commissioners Alleman and Bohan returned.

C  PUBLIC HEARINGS

Chairman Kilkenny recused himself.

72 Cypress Creek Lakes Commercial Reserves 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: Alleman  Second: Porras-Pirtle  Vote: Unanimous  Opposing: None

Chairman Kilkenny returned.

73 Hidden Meadow Sec 15  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: Edminster  Vote: Unanimous  Abstaining: None

74 Knoll Park Sec 2  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: Alleman  Second: Clark  Vote: Unanimous  Abstaining: None

Commissioner Alleman recused herself.
75  Kolbe Farms  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-Pritle  Second: Edminster  Vote: Unanimous  Opposing: None

76  Kolbe Farms  partial replat no 2  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: Garza  Vote: Unanimous  Opposing: None

77  Kolbe Farms  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: Edminster  Second: Davis  Vote: Unanimous  Opposing: None

Commissioner Alleman returned.

78  Langwood Sec 3  partial replat no 3  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: Davis  Second: Bohan  Vote: Unanimous  Abstaining: None

79  Monarch Estates 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: Garza  Second: Clark  Vote: Unanimous  Abstaining: None
Speakers: Christopher Flores, Samantha Rodriguez, Jesus Garcia and Rachal Garcia – opposed.

80  North Kingwood Forest  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: Edminster  Second: Alleman  Vote: Unanimous  Abstaining: None

81  Wonderland Educational Estate Association  C3N  Defer
Staff recommendation: Defer the plat for two weeks for utilities review.
Commission action: Deferred the plat for two weeks for utilities review.
Motion: Garza  Second: Edminster  Vote: Unanimous  Abstaining: None
Staff recommendation: Establish a public hearing date of March 31, 2016.
Commission action: Established a public hearing date of March 31, 2016.
Motion: Davis Second: Bohan Vote: Unanimous Abstaining: None

Commissioner Alleman recused herself.

Item 14 was taken at this time.

14 Enclave at Kolbe Farms C2 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: Garza Second: Edminster Vote: Unanimous Abstaining: None
Speakers: Richard Smith, Managing Engineer, Public Works and Engineering; Laura Thorp, Community Liaison for Council Member Stardig, Catherine Barchfeld-Alexander – opposed; Josh Kester, applicant – supportive

Commissioner Alleman returned.

D VARIANCES

Commissioner Edminster recused himself.

83 Atascocita Trace Sec 6 C3P 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: Bohan Vote: Unanimous Opposing: None

Commissioner Edminster returned.

Items 84, 85, 87 and 91 were taken together at this time.

84 Dowling Street Townhomes C2 Defer
85 Dowling Street Villas C2R Defer
87 Hadley Street Villas C2R Defer
91 McIlhenny Street Villas C2R 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: Davis Second: Baldwin Vote: Unanimous Abstaining: None

Commissioners Alleman and Anderson recused themselves.

86 East Aldine Town Center GP GP 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: Dean Vote: Unanimous Opposing: None

Commissioners Alleman and Anderson returned.
88  HHA Independence Heights Apartments  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: Edminster  Second: Alleman  Vote: Unanimous  Abstaining: None
Speakers: Jill Rafferty – opposed; Marty Page – supportive

Items 89 and 90 were taken together at this time.

89  Katy Lakes GP  GP  Defer
    partial replat no 1
90  Katy Lakes Sec 1  C3P  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: Davis  Second: Anderson  Vote: Unanimous  Abstaining: None
Speaker: Mark Stevenson – undecided

92  Sanchez Addition on Becker Road  C2R  Withdrawn
    partial replat no 2
Items 93 and 94 were taken together at this time.

93  Uvalde Meadows GP  GP  Defer
94  Uvalde Meadows Sec 1  C2  Defer
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: Anderson  Second: Edminster  Vote: Unanimous  Opposing: None

95  Woodlands Village of Grogans Mill  C3R  Defer
    Lake Woodlands East Shore Sec 19
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: Mooney  Second: Garza  Vote: Unanimous  Abstaining: None

96  Yale Street Plaza at Twenty First Street  C2R  Defer
Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Deferred the plat for two weeks to allow applicant time to submit additional information and/or alternative plans to staff.
    Motion: Garza  Second: Baldwin  Vote: Unanimous  Abstaining: None
Speakers: Kent Marsh – opposed, Nicole Bowden, applicant and Kevin Shumbera – supportive

E  SPECIAL EXCEPTIONS
NONE

F  RECONSIDERATION OF REQUIREMENTS

97  Bhagyashree Farms  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: Clark  Vote: Unanimous  Abstaining: None
98  Evolve Office Complex  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: Davis  Second: Alleman  Vote: Unanimous  Abstaining: None

99  Northwest Park Colony Sec 2  C3P  Approve
Staff recommendation: Grant the special exception and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the special exception and approved the plat subject to the CPC 101 form conditions.
Motion: Clark  Second: Davis  Vote: Unanimous  Abstaining: None

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

G  EXTENSIONS OF APPROVAL

100  Bammel North Houston Industrial Park  EOA  Approve
101  Elyson Sec 3  EOA  Approve
102  Keya Control  EOA  Approve
103  Newer Heights Village  EOA  Approve
104  Singh Mart  EOA  Approve
105  Studemont Junction Sec 1  EOA  Approve
106  Tavola Sec 10  EOA  Approve
107  Tavola Sec 17  EOA  Approve
108  Tavola Sec 18  EOA  Approve
109  Tavola Sec 19  EOA  Approve
110  Trinity Woods Church  EOA  Approve
111  Vistas of Klein Lake Sec 1  EOA  Approve
112  Willowcreek Ranch Sec 1  EOA  Approve
   partial replat no 1

H  NAME CHANGES
NONE

I  CERTIFICATES OF COMPLIANCE

113  1160 Aldine Bender Road  COC  Approve
114  25299 Blue Jay Lane  COC  Approve
115  27530 Saddle Rock Lane  COC  Approve
116  19835 Forest Drive  COC  Approve

Staff recommendation: Approve staff’s recommendation for items 100-116.
Commission action: Approved staff’s recommendation for items 100-116.
Motion: Bohan  Second: Porras-Pirtle  Vote: Unanimous  Abstaining: None

J  ADMINISTRATIVE
NONE
DEVELOPMENT PLATS WITH VARIANCE REQUESTS

117 2301 Arabelle Street

Staff recommendation: Grant the requested variance subject to providing 6 foot sidewalks and 3 inch caliber trees.
Commission action: Granted the requested variance subject to providing 6 foot sidewalks and 3 inch caliber trees.

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

II. ESTABLISH A PUBLIC HEARING DATE OF MARCH 31, 2016 FOR:
  a. Craig Woods partial replat no 18
  b. Estates at Summer Street replat no 1
  c. Hollywood Gardens partial replat no 4
  d. Melody Oaks partial replat no 16
  e. Southland Court
  f. Werrington Park Sec 3 partial replat no 1
  g. Willow Creek Estates Sec 1 replat partial replat no 1

Staff recommendation: Establish a public hearing date of March 31, 2016 for items II a-g.
Commission action: Established a public hearing date of March 31, 2016 for items II a-g.

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

III. PUBLIC HEARING AND CONSIDERATION FOR DESIGNATION OF A SPECIAL PARKING AREA FOR THE MONTROSE PARKING MANAGEMENT

Staff recommendation: Defer for four weeks to allow the Planning and Development Department to host a public meeting on March 22nd in order to obtain property and business owner’s feedback on the proposed plan. Establish a public hearing date of March 31, 2016.
Commission action: Deferred for four weeks to allow the Planning and Development Department to host a public meeting on March 22nd in order to obtain property and business owner’s feedback on the proposed plan. Establish a public hearing date of March 31, 2016.

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

IV. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR THE 1600 BLOCK OF WEST MAIN STREET, NORTH AND SOUTH SIDES

Staff recommendation: Approve the Consideration of a Special Minimum Lot Size Block Application for the 1600 block of West Main 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 1600 block of West Main Street, north and south sides and forward to City Council.

Motion: Garza  Second: Davis  Vote: Carries  Opposing: Anderson,

Baldwin, Porras-Pirtle and Clark  Abstaining: Bohan

Speakers: Markella Hoffman, Diane Maurice, Joanna Spires and Paul Terry – supportive; Sanford Steinberg – opposed

V. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR THE 9300 BLOCK OF SADDLE LANE, NORTH AND SOUTH SIDES

Staff recommendation: Approve the Consideration of a Special Minimum Lot Size Block Application for the 9300 block of Saddle Lane, north and south sides and forward to City Council.
Commission action: Approved the Consideration of a Special Minimum Lot Size Block Application for the 9300 block of Saddle Lane, north and south sides and forwarded to City Council.

Motion: Garza  Second: Edminster  Vote: Carries  Opposing: Baldwin,

Porras-Pirtle and Anderson

Speakers: Wanda Anglin, Linda Cover and Barry Layes – supportive; Stacy Ayotte – opposed
VI. PUBLIC COMMENT
Kent Marsh commented on the increase in development and traffic in the Galleria area.

VII. ADJOURNMENT
There being no further business brought before the Commission, Chair, Mark A. Kilkenny adjourned the meeting at 4:35 p.m.
Motion: Clark  Second: Alleman  Vote: Unanimous  Abstaining: None

Mark A. Kilkenny, Chair

Patrick Walsh, Secretary