Minutes of the Houston Planning Commission

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

March 17, 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 2:36 p.m. with a quorum present.

Mark A. Kilkenny, Chair
M. Sonny Garza
Susan Alleman
Bill Baldwin
Kenneth Bohan Absent
Fernando Brave Arrived at 2:45 p.m. during item 84
Antoine Bryant
Lisa Clark
Algenita Davis
Truman C. Edminster III
Paul R. Nelson
Linda Porras-Pirtle
Shafik Rifaat Left at 4:00 p.m. during item 101
Pat Sanchez
Martha Stein Absent
Eileen Subinsky
Shaukat Zakaria
Mark Mooney for Absent
   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 MARCH 3, 2016 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the March 3, 2016 Planning Commission meeting minutes with the correction of Commissioner Zakaria absence.

Motion: Porras-Pirte Second: Clark Vote: Carries Abstaining: Subinsky, Bryant and Zakaria

I. PLATTING ACTIVITY (Consent items A and B, 1-83)

Items removed for separate consideration: 12, 25, 26, 27, 28 and 77

Staff recommendation: Approve staff’s recommendations for items 1 - 83 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1 - 83 subject to the CPC 101 form conditions.

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

Commissioner Alleman recused herself.

Staff recommendation: Approve staff’s recommendation to approve items 12, 25, 26, 27, 28 and 77 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendation to approve items 12, 25, 26, 27, 28 and 77 subject to the CPC 101 form conditions.

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

Commissioner Alleman returned.

C PUBLIC HEARINGS

84 Neuen Manor 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: Garza Second: Rifaaat Vote: Unanimous Abstaining: None

Speakers: Gail McGuire – opposed; Mary Villareal, applicant – supportive

85 Neuen Manor 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: Bryant Second: Alleman Vote: Unanimous Abstaining: None

Speaker: William Anderson - undecided

86 North Post Oak Terrace 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: Garza Vote: Unanimous Abstaining: None
87  Palmetto Oaks 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: Bryant  Vote: Unanimous  Abstaining: None
Speaker: Hellen Eguia

88  Simms Woods partial replat no 1 and extension  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: Zakaria  Vote: Unanimous  Abstaining: None

89  Spring Forest Sec 1 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: Rifaat  Vote: Unanimous  Abstaining: None

90  Tallow Wood Sec 4 partial replat no 2  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: Zakaria  Second: Edminster  Vote: Unanimous  Abstaining: None

91  Wonderland Educational Estate Association  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: Bryant  Vote: Unanimous  Abstaining: None

D  VARIANCES

92  Dowling Street Townhomes  C2  Approve
Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Denied the requested variance and approved the plat subject to the CPC 101 form conditions.
Motion: Davis  Second: Bryant  Vote: Unanimous  Abstaining: None
Speakers: Eureka Gilkey and Assata Richards – opposed; Paul Coyne, applicant – supportive

93  Dowling Street Villas  C2R  Approve
Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Denied the variance and approved the plat subject to the CPC 101 form conditions.
Motion: Davis  Second: Baldwin  Vote: Carries  Abstaining: Alleman, Clark, Garza, Porras-Purtle, and Rifaat
Speakers: Speakers: Eureka Gilkey and Assata Richards – opposed

Items 94 and 95 were taken together at this time.
94  Fairgrounds Extension partial replat no 1  C2R  Defer
95  Fairgrounds Extension partial replat no 2  C2R  Defer

Staff recommendation: Defer the plat for two weeks to allow applicant time to submit revised information.
Commission action: Deferred the plat for two weeks to allow applicant time to submit revised information.

Motion: Baldwin    Second: Davis  Vote: Unanimous  Abstaining: None
Speakers: Paul Wilhelms, applicant – supportive

96  Fall Creek North 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: Clark  Vote: Unanimous  Abstaining: None

97  Hadley Street Villas  C2R  Withdrawn

Items 98 and 99 were taken together at this time.

98  Katy Lakes GP GP Approve
99  Katy Lakes Sec 1 C3P Approve

Staff recommendation: Grant the requested variances 1, 2 and 3; deny variances 4, 5 and 6, and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variances 1, 2 and 3; denied variances 4, 5 and 6, and approve the plat subject to the CPC 101 form conditions.

Motion: Alleman    Second: Edminster  Vote: Unanimous  Abstaining: None
Speakers: Teresa Rodriguez Nelson and Glen Schulz – opposed; Mikalla Hodges, applicant – supportive; Fred Mathis, Harris County

100  McKllhenny Street Villas  C2R  Withdrawn

101  Pinto Business Park Detention Pond 10  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: Nelson    Second: Clark  Vote: Unanimous  Abstaining: None

102  Streamside  C2R  Defer

Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Deferred for two weeks at the request of Council Member Stardig.

Motion: Edminster    Second: Baldwin  Vote: Unanimous  Abstaining: None
Speakers: Reyes Semana, applicant – supportive; Laura Thorpe, Community Liaison for Council Member Stardig; Rachel Herrick, Ben Wilson and Angela Hall – opposed

Items 103 and 104 were taken together at this time.
103  Uvalde Meadows GP  GP  Approve
104  Uvalde Meadows Sec 1  C2  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: Davis  Vote: Unanimous  Abstaining: None

105  Woodlands Village of Grogans Mill Lake  C3R  Approve
Woodlands East Shore Sec 19

Staff recommendation: Grant the requested variance and approve the plat 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: Nelson  Second: Clark  Vote: Unanimous  Abstaining: None

106  Yale Street Plaza at Twenty First Street  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: Garza  Second: Subinsky  Vote: Unanimous  Abstaining: None
Speakers: Richard Smith, Public Works and Engineering

E  SPECIAL EXCEPTIONS

107  Enclave at Northpointe GP  GP  Approve

Staff recommendation: Grant the requested special exception and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested special exception and approved the plat subject to the CPC 101 form conditions.
Motion: Bryant  Second: Davis  Vote: Unanimous  Abstaining: None

Commissioner Alleman recused herself.

F  RECONSIDERATION OF REQUIREMENTS

108  Katy ISD Central Maintenance Annex  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: Brave  Second: Porras-Pirtle  Vote: Unanimous  Abstaining: None

Commissioner Alleman returned.

109  Sunset Ridge East GP  GP  Defer

Staff recommendation: Defer the plat for two weeks to allow applicant time to submit revised information.
Commission action: Deferred the plat for two weeks to allow applicant time to submit revised information.
Items G, H and I were taken together at this time.

G  EXTENSIONS OF APPROVAL

110  Cottage Grove Lake  EOA  Approve
111  CQ Gosling  EOA  Approve
112  Enclave at Northpointe Sec 5  EOA  Approve
113  GBP Business Park  EOA  Approve
114  Hugh Road Crossing  EOA  Approve
115  Katy Independent School District  EOA  Approve
   Elementary School no 39
116  Katy Independent School District no 8  EOA  Approve
117  Miramesa Commercial Reserve Sec 1  EOA  Approve
118  Newport Sec 8 partial replat no 1  EOA  Approve
119  Remington Ranch Sec 27  EOA  Approve
120  Shamsher Plaza  EOA  Approve
121  Stripes at Peek Road partial replat no 1  EOA  Approve
122  Stripes on Sheldon replat and  EOA  Approve
   extension no 1

H  NAME CHANGES

123  Alder Trails Cypress North Houston  NC  Approve
   Road Street Dedication Sec 1
   (prev. Alder Trails Cypress North Houston Road Sec 1)
124  Alder Trails Saddle Springs Lane  NC  Approve
   Street Dedication Sec 1
   (prev. Alder Trails Saddle Springs Lane Sec 1)
125  First Ward Victorian (prev. Shearn Villas)  NC  Approve
126  Katy Independent School District High  NC  Approve
   School No 8 and Junior High School No 15
   (prev. Katy Independent School District no 8)
127  Paseo Nuevo (prev. Buena Vista)  NC  Approve
128  Sylwood Pines  NC  Approve
   (prev. Sylvanwood Pines)

I  CERTIFICATES OF COMPLIANCE

129  25956 Lantern Lane  COC  Approve
130  22629 Briar Lane  COC  Approve
131  20762 Old Sorters Road  COC  Approve
132  22880 Jade Street  COC  Approve
133  1713 Brewster Street  COC  Approve
134  14718 Waldine Street  COC  Approve
135  23368 Albert Drive  COC  Approve
Staff recommendation: Approve staff’s recommendation for items 110–135.
Commission action: Approved staff’s recommendation for items 110–135.

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

J. ADMINISTRATIVE
NONE

K. DEVELOPMENT PLATS WITH VARIANCE REQUESTS

136 14003 Woodthorpe Lane DPV Approve
Staff recommendation: Grant the development plat variance to allow a SFR to be built at a 20’ BL rather than the required 25’ BL along Kirkwood.
Commission action: Granted the development plat variance to allow a SFR to be built at a 20’ BL rather than the required 25’ BL along Kirkwood.
Motion: Clark Second: Davis Vote: Unanimous Abstaining: None

II. ESTABLISH A PUBLIC HEARING DATE OF April 14, 2016 FOR:
a. Alvarado Place First Ward
b. Forest West Sec 2 partial replat no 1
c. Kolbe Farms partial replat no 4
d. Plainview Addition partial replat no 3
e. Raintree Village Sec 1 partial replat no 2
f. Spring Branch Acres Sec 1 partial replat no 1
g. Spring Branch Valley partial replat no 6
h. Village of Kings Lake Sec 4
Staff recommendation: Establish a public hearing date of April 14, 2016 for items II a-h.
Commission action: Established a public hearing date of April 14, 2016 for items II a-h.
Motion: Garza Second: Bryant Vote: Unanimous Abstaining: None

III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 3704 FANNIN STREET
Staff recommendation: Defeer the off street parking variance for two weeks to allow the applicant time to submit revised information.
Commission action: Deferred the off street parking variance for two weeks to allow the applicant time to submit revised information.
Motion: Alleman Second: Subinsky Vote: Unanimous Abstaining: None

IV. PUBLIC COMMENT
NONE

V. 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: Bryant Vote: Unanimous Abstaining: None

Mark A. Kilkenny, Chair
Patrick Walsh, Secretary