Minutes of the Houston Planning Commission

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

March 31, 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 2:32 p.m. with a quorum present.

Mark A. Kilkenny, Chair
M. Sonny Garza
Susan Alleman
Bill Baldwin
Kenneth Bohan
Arrived at 2:37 p.m. during item I
Fernando Brave
Left at 4:30 p.m. during item IV
Antoine Bryant
Arrived at 3:03 p.m. during item #93
Lisa Clark
Arrived at 2:35 p.m. during item I
Algenita Davis
Truman C. Edminster III
Paul R. Nelson
Linda Porras-Pirtle
Arrived at 2:34 p.m. during item I
Shafik Rifaat
Pat Sanchez
Martha Stein
Eileen Subinsky
Shaukat Zakaria
Mark Mooney for
Honorable James Noack
Arrived at 2:41 p.m. during item I and left at 3:37 p.m. during item #103
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 17, 2016 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the March 17, 2016 Planning Commission meeting minutes.
Motion: Rifaat            Second: Clark            Vote: Carries            Abstaining: Stein

I. PRESENTATION OF THE PLANNING AND DEVELOPMENT DEPARTMENT'S 2015 ANNUAL REPORT
Presentation was given by Patrick Walsh, Director, Planning and Development Department

II. PLATTING ACTIVITY (Consent items A and B, 1-87)
Items removed for separate consideration: 1, 5, 26, 50, 51 and 81
Staff recommendation: Approve staff’s recommendations for items 1 - 87 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1 - 87 subject to the CPC 101 form conditions.
      Motion: Garza            Second: Rifaat            Vote: Unanimous            Abstaining: None

Commissioners Edminster, Alleman and Porras-Pirtle recused themselves.

Staff recommendation: Approve staff’s recommendation to approve items 1, 5, 26, 50, 51 and 81 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendation to approve items 1, 5, 26, 50, 51 and 81 subject to the CPC 101 form conditions.
      Motion: Subinsky            Second: Clark            Vote: Unanimous            Abstaining: None

Commissioners Edminster, Alleman and Porras-Pirtle returned.

C PUBLIC HEARINGS

88 Craig Woods
   partial replat no 18
C3N Withdraw
Staff recommendation: Withdraw the plat and establish a public hearing date of April 28, 2016 for Craig Woods partial replat no 18.
Commission action: Withdrew the plat and established a public hearing date of April 28, 2016 for Craig Woods partial replat no 18.
      Motion: Zakaria            Second: Davis            Vote: Unanimous            Abstaining: None

89 Estates at Summer Street
   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

90 Hollywood Gardens
   partial replat no 4
C3N 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: Alleman            Vote: Unanimous            Abstaining: None
Melody Oaks partial replat no 16

Staff recommendation: Defers the plat for two weeks per Chapter 42 planning standards.
Commission action: Deferred the plat for two weeks per Chapter 42 planning standards.
   Motion: Garza  Second: Clark  Vote: Unanimous  Abstaining: None

Southland Court

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

Spring Forest Sec 1 partial replat no 1

Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Defers the plat for two weeks for further study and review.
   Motion: Mooney  Second: Edminster  Vote: Unanimous  Abstaining: None
Speakers: Charles Prater and Robin Krett – opposed; Arva Howard, Legal Department

Tallow Wood Sec 4 partial replat no 2

Commission action: Withdraw

Werrington Park Sec 3 partial replat no 1

Staff recommendation: Defers the plat for two weeks at the request of Harris County.
Commission action: Deferred the plat for two weeks at the request of Harris County.
   Motion: Bohan  Second: Sanchez  Vote: Unanimous  Abstaining: None

Willow Creek Estates Sec 1 replat partial replat no 1

Staff recommendation: Defers the plat for two weeks at the request of Council Member Green.
Commission action: Deferred the plat for two weeks at the request of Council Member Green.
   Motion: Davis  Second: Baldwin  Vote: Unanimous  Abstaining: None

Woodland Acres partial replat no 4

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: Bryant  Vote: Carries  Abstaining: Alleman

D VARIANCES

Commissioner Alleman recused herself.

Aldine ISD Anderson Academy

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: Rifaat  Vote: Unanimous  Abstaining: None
Items 99 and 100 were taken together at this time.

99 Aldine ISD Carver High School Complex GP
GP Approve
100 Aldine ISD Carver High School Complex Sec 1
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: Subinsky Second: Rifaat Vote: Unanimous Abstaining: None
Speaker: Pat Carter – opposed

Commissioner Alleman returned.

Items 101 and 102 were taken together at this time.

101 Bethel Bible Fellowship GP
GP Defer
102 Bethel Bible Fellowship Sec 1
C2 Defer
Staff recommendation: Defer the plat for two weeks at the request of Fort Bend County.
Commission action: Deferred the plat for two weeks at the request of Fort Bend County.
Motion: Clark Second: Baldwin Vote: Unanimous Abstaining: None

103 Commons at Ella Forest
C2 Approve
Staff recommendation: Defer the plat for two weeks at the request of the applicant, Council Member Davis and Council Member Robinson.
Commission action: Granted the requested variance and approved the plat subject to the CPC 101 form conditions.

Motion was made by Davis, seconded by Zakaria to consider item 103 today as oppose to a two week deferral. Motion carried unanimously.

Motion: Davis Second: Brave Vote: Carries Opposed: Alleman
Speakers: Councilmember Davis, Councilmember Robinson, Daphne Brown Pradia, Gail Adams, Raj Kurvsamy, Jarvis Johnson and Karen Rose, applicant – supportive; Tim Lincoln, City Engineer, Public Works and Engineering

Items 104 and 105 were taken together at this time.

104 Fairgrounds Extension partial replat no 1
C2R Approve
105 Fairgrounds Extension partial replat no 2
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: Clark Second: Bohan Vote: Unanimous Abstaining: None
Speakers: Robin Holzer – supportive

Commissioner Alleman recused herself.

106 Humble ISD Groves School
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: Bryant  Second: Anderson  Vote: Unanimous  Abstaining: None

Commissioner Alleman returned.

107  Precision Pro  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: Rifaat  Vote: Unanimous  Abstaining: None

108  Spencer Road Commercial replat no 1  C3R  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: Clark  Vote: Unanimous  Abstaining: None

109  Strack Acres  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: Garza  Second: Bryant  Vote: Unanimous  Abstaining: None

110  Streamside  C2R  Defer
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Deferred the plat for two weeks at the request of Council Member Stardig.
   Motion: Baldwin  Second: Bohan  Vote: Unanimous  Abstaining: None
Speakers: Sarah Stanley, Steven Stanley, Todd Davis, Carmen Serpas and Wayne Norton – opposed

E  SPECIAL EXCEPTIONS

111  Bridges on Lake Houston Commercial Reserves Sec 1  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: Bryant  Second: Clark  Vote: Unanimous  Abstaining: None

F  RECONSIDERATION OF REQUIREMENTS

112  Silver Ranch Sec 14  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: Garza  Second: Rifaat  Vote: Unanimous  Abstaining: None

Items 113 and 114 were taken together at this time.
113  Sunset Ridge East GP      GP      Defer
114  Sunset Ridge Sec 7      C3P      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: Alleman    Second: Garza    Vote: Unanimous    Abstaining: None

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

G  EXTENSIONS OF APPROVAL

115  Bridgeland Cypress Fairbanks      EOA      Approve
     ISD Mason Road Multi School Site
116  Bruno Commercial Park      EOA      Approve
117  Country Lake Estates Village Sec 2      EOA      Approve
118  Grand Mission Sec 1 partial replat no 1      EOA      Approve
119  Kings Mill Sec 12      EOA      Approve
120  Oak Village      EOA      Approve
121  Old River Terrace Third Section      EOA      Approve
     Extension partial replat no 1
122  Orem Health      EOA      Approve
123  Ridgemont Sec 1 partial replat no 1      EOA      Approve
124  Rosslyn Addition partial replat no 2      EOA      Approve
125  Tavola Sec 13      EOA      Approve
126  Titan Crews      EOA      Approve

H  NAME CHANGES

127  The Icon      NC      Approve
     (prev. UH Student Housing and Retail Center)

I  CERTIFICATES OF COMPLIANCE

128  27576 Saddle Rock Lane      COC      Approve
129  11739 Gloger Street      COC      Approve
130  25297 Virginia Lane      COC      Approve

Staff recommendation: Approve staff’s recommendation for items 115–130.
Commission action: Approved staff’s recommendation for items 115–130.
  Motion: Rifaat    Second: Davis    Vote: Unanimous    Abstaining: None

J  ADMINISTRATIVE
NONE

K  DEVELOPMENT PLATS WITH VARIANCE REQUESTS

131  3643 Olympia Drive      DPV      Approve
     Staff recommendation: Grant the requested development plat variance to allow a reduced building line of 10’ along San Felipe Road instead of the required 25’.
     Commission action: Granted the requested development plat variance to allow a reduced building line of 10’ along San Felipe Road instead of the required 25’.
  Motion: Bohan    Second: Baldwin    Vote: Unanimous    Abstaining: None
III. ESTABLISH A PUBLIC HEARING DATE OF APRIL 28, 2016 FOR:
   a. Glen Cove Addition partial replat no 1 replat no 1
   b. Kolbe Farms partial replat no 5
   c. Kolbe Farms partial replat no 6
   d. Marlo Place Sec 2 partial replat no 1
   e. Shops at Spring Forest
   f. Spring Oaks replat no 1 partial replat no 2
   g. Towne Lake Sec 40 partial replat no 1
Staff recommendation: Establish a public hearing date of April 28, 2016 for items III a-g.
Commission action: Established a public hearing date of April 28, 2016 for items III a-g.
   Motion: Alleman  Second: Subinsky  Vote: Unanimous  Abstaining: None

IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY
    LOCATED AT 3704 FANNIN STREET
Staff recommendation: Grant the requested consideration of two off-street parking variances: 1) to allow a valet parking site to be located at 1084', instead of the required maximum 1000', from the site.
2) to allow 44 instead of the required 45 off-site parking spaces located within 250' from the site.
Commission action: Granted the requested consideration of two off-street parking variances: 1) to allow a valet parking site to be located at 1084', instead of the required maximum 1000', from the site.
2) to allow 44 instead of the required 45 off-site parking spaces located within 250' from the site.
   Motion: Rifaat  Second: Subinsky  Vote: Carries  Abstaining: None
   Opposing: Porras-Pirtle and Anderson

V. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY
    LOCATED AT 611 HYDE PARK BOULEVARD
Staff recommendation: Defer the application for two weeks to allow the applicant time to submit revised information.
Commission action: Deferred the application for two weeks to allow the applicant time to submit revised information.
   Motion: Bryant  Second: Bohan  Vote: Unanimous  Abstaining: None
Speakers: Michael Grover, Charles Armstrong and Raymond Valdez – opposed

VI. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY
    LOCATED AT 3201 LOUISIANA STREET
Staff recommendation: Defer the application for two weeks to allow the applicant time to submit revised information.
Commission action: Deferred the application for two weeks to allow the applicant time to submit revised information.
   Motion: Garza  Second: Rifaat  Vote: Unanimous  Abstaining: None

VII. CONSIDERATION OF A HOTEL MOTEL VARIANCE LOCATED AT 24450 EASTEX
     FREeway (Hilton Home 2)
Staff recommendation: Grant the requested variance for a hotel to take indirect access from the northbound feeder of U.S. 59.
Commission action: Granted the requested variance for a hotel to take indirect access from the northbound feeder of U.S. 59.
   Motion: Zakaria  Second: Nelson  Vote: Unanimous  Abstaining: None

VIII. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA
      APPLICATION FOR THE EASTWOOD SUBDIVISION
Staff recommendation: Approve the consideration of a Special Minimum Lot Size Area application for the Eastwood Subdivision and forward to City Council.
Commission action: Approved the consideration of a Special Minimum Lot Size Area application for the Eastwood Subdivision and forwarded to City Council.

Motion: **Subinsky**  Second: **Edminster**  Vote: **Carries**  Abstaining: **Garza and Rifaat**  Opposed: **Bohan and Clark**

Speakers: Paul O'Sullivan, Michael Nagy and Jeffery Ann Scoggins – supportive; Tony Patronella – opposed

IX. **PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR THE NORTH MAIN STREET SUBDIVISION**

Staff recommendation: Approve the consideration of a Special Minimum Lot Size Area application for the North Main Street Subdivision with the exclusion of Booth Street (east and west side) and forward to City Council.

Commission action: Approved the consideration of a Special Minimum Lot Size Area application for the North Main Street Subdivision with the exclusion of Booth Street (east and west side) and forwarded to City Council.

Motion was made by Edminster, seconded by Subinsky to remove Booth Street (east and west side) from the application area. Motion carried with Dean, Sanchez, Davis, Baldwin, Alleman, Stein and Anderson opposing; and Garza and Rifaat abstaining

Motion: **Edminster**  Second: **Subinsky**  Vote: **Carries**  Abstaining: **Rifaat**  Opposing: **Bohan, Clark, Porras-Pirtle and Anderson**

Speakers: Yolanda Wells, Jose Trevino, Gwen Guidy – supportive; Ruben Santillan, Kenneth McDonald, Dean Pierce and Ben Vasquez Jr. – opposed

X. **EXCUSE THE ABSENCE OF COMMISSIONER STEIN**

Commissioner Stein was present; therefore, no Commission action was required.

XI. **PUBLIC COMMENT**

NONE

XII. **ADJOURNMENT**

There being no further business brought before the Commission, Chair, Mark A. Kilkenny adjourned the meeting at 5:47 p.m.

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

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Mark A. Kilkenny, Chair

Patrick Walsh, Secretary