Minutes of the Houston Planning Commission

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

April 14, 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 2:35 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 Porras-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 Emmett

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 31, 2016 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the March 31, 2016 Planning Commission meeting minutes.
MOTION: Rifaat  SECOND: Alleman  VOTE: Unanimous  ABSTAINING: None

I. PLATTING ACTIVITY (Consent items A and B, 1-76)

Items removed for separate consideration: 2, 12, 33, 38, 39, 40 and 69
Staff recommendation: Approve staff’s recommendations for items 1 - 76 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1 - 76 subject to the CPC 101 form conditions.
MOTION: Garza  SECOND: Edminster  VOTE: Unanimous  ABSTAINING: None

Commissioners Porras-Pirtle, Alleman and Edminster recused themselves.

Staff recommendation: Approve staff’s recommendation to approve items 2, 12, 33, 38, 39, 40 and 69 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendation to approve items 2, 12, 33, 38, 39, 40 and 69 subject to the CPC 101 form conditions.
MOTION: Stein  SECOND: Nelson  VOTE: Unanimous  ABSTAINING: None

Commissioners Porras-Pirtle, Alleman and Edminster returned.

C PUBLIC HEARINGS

77 Alvarado Place First Ward  C3N  Withdrawn
78 Forest West Sec 2  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: Garza  SECOND: Rifaat  VOTE: Unanimous  ABSTAINING: None
  Speakers: Kirk Waldron – opposed; Andrew Allemand, applicant – supportive

79 Hollywood Gardens  C3N  Approve
  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: Garza  SECOND: Sanchez  VOTE: Unanimous  ABSTAINING: None
  Speakers: Steven Mabowitz, Karen Cook, Dwight Cook – opposed; Laura Thorpe, Community Liaison for Council Member Stadig; Rick Gutman – supportive

Commissioner Alleman recused herself.

80 Kolbe Farms  C3N  Approve
  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: Edminster  SECOND: Rifaat  VOTE: Unanimous  ABSTAINING: None
Commissioner Alleman returned.

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<tr>
<th></th>
<th>Melody Oaks</th>
<th>C3N</th>
<th>Approve</th>
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<tr>
<td></td>
<td>Staff recommendation: Approve the plat subject to the CPC 101 form conditions.</td>
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<td>81</td>
<td>Commission action: Approved the plat subject to the CPC 101 form conditions.</td>
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<td>Motion: Brave</td>
<td>Second: Rifaat</td>
<td>Vote: Unanimous</td>
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<tr>
<th></th>
<th>Plainview Addition</th>
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<td></td>
<td>Staff recommendation: Approve the plat subject to the CPC 101 form conditions.</td>
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<td>82</td>
<td>Commission action: Approved the plat subject to the CPC 101 form conditions.</td>
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<td></td>
<td>Motion: Davis</td>
<td>Second: Rifaat</td>
<td>Vote: Unanimous</td>
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<tr>
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<th>Raintree Village Sec 1</th>
<th>C3N</th>
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<td></td>
<td>Staff recommendation: Approve the plat subject to the CPC 101 form conditions.</td>
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<td>83</td>
<td>Commission action: Approved the plat subject to the CPC 101 form conditions.</td>
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<td></td>
<td>Motion: Porras-Purtle</td>
<td>Second: Alleman</td>
<td>Vote: Unanimous</td>
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<tr>
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<th>Spring Branch Acres Sec 1</th>
<th>C2R</th>
<th>Approve</th>
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<tr>
<td></td>
<td>Staff recommendation: Approve the plat as Class 2 replat subject to the CPC 101 form conditions.</td>
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<tr>
<td>84</td>
<td>Commission action: Approved the plat as Class 2 replat subject to the CPC 101 form conditions.</td>
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<td></td>
<td>Motion: Rifaat</td>
<td>Second: Alleman</td>
<td>Vote: Unanimous</td>
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<tr>
<th></th>
<th>Spring Branch Valley</th>
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<td>Staff recommendation: Approve the plat subject to the CPC 101 form conditions.</td>
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<td>85</td>
<td>Commission action: Approved the plat subject to the CPC 101 form conditions.</td>
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<td></td>
<td>Motion: Garza</td>
<td>Second: Rifaat</td>
<td>Vote: Unanimous</td>
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<th>Spring Forest Sec 1</th>
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<td>Staff recommendation: Approve the plat subject to the CPC 101 form conditions.</td>
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<td>86</td>
<td>Commission action: Approved the plat subject to the CPC 101 form conditions.</td>
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<td></td>
<td>Motion: Mooney</td>
<td>Second: Nelson</td>
<td>Vote: Unanimous</td>
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<th>Village of Kings Lake Sec 4</th>
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<td>Staff recommendation: Approve the plat subject to the CPC 101 form conditions.</td>
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<td>87</td>
<td>Commission action: Approved the plat subject to the CPC 101 form conditions.</td>
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<td>Motion: Alleman</td>
<td>Second: Rifaat</td>
<td>Vote: Unanimous</td>
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<td>Speaker: Jasette Whitaker Simmons – supportive</td>
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<th>Werrington Park Sec 3</th>
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<td>Staff recommendation: Approve the plat subject to the CPC 101 form conditions.</td>
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<td>88</td>
<td>Commission action: Approved the plat subject to the CPC 101 form conditions.</td>
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<td>Motion: Garza</td>
<td>Second: Edminster</td>
<td>Vote: Unanimous</td>
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89 Willow Creek Estates Sec 1 replat 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: Rifaat Vote: Unanimous Abstaining: None

D VARIANCES

Commissioner Alleman recused herself.

90 Aldine ISD Homestead 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: Edminster Second: Davis Vote: Unanimous Abstaining: None

Commissioner Alleman returned.

Items 91 and 92 were taken together at this time.

91 Bethel Bible Fellowship C2 Approve
92 Bethel Bible Fellowship Sec 1 C2 Withdrawn
Staff recommendation: Deny 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: Davis Vote: Carries Opposed: Alleman and Baldwin
Speaker: Tracy Youngblood, applicant – supportive

Commissioner Porras-Pirtle recused herself.

93 Birnham Woods Marketplace 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: Mooney Second: Dean Vote: Unanimous Abstaining: None

Commissioner Porras-Pirtle returned.

94 Homestead Industrial Park 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: Bryant Second: Anderson Vote: Unanimous Abstaining: None

Commissioner Alleman recused herself.

95 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: Baldwin    Second: Garza    Vote: Unanimous    Abstaining: None

Commissioner Alleman returned.

96  Streamside       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: Alleman    Second: Garza    Vote: Unanimous    Abstaining: None
Speaker: Eileen Egan – opposed

Commissioner Alleman recused herself.

97  Westside Ag Barn  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: Baldwin    Second: Dean    Vote: Unanimous    Abstaining: None

Commissioner Alleman returned.

E    SPECIAL EXCEPTIONS
NONE

F    RECONSIDERATION OF REQUIREMENTS

98  Redeemed Christian Church of God Mercy Hall  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: Bryant    Second: Dean    Vote: Unanimous    Abstaining: None

99  Silver Ranch Sec 14  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: Dean    Second: Mooney    Vote: Unanimous    Abstaining: None

Items 100 and 101 were taken together at this time.

100  Sunset Ridge East GP  GP   Approve
101  Sunset Ridge Sec 7  C3P   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: Anderson    Second: Baldwin    Vote: Unanimous    Abstaining: None
Items G, H and I were taken together at this time.

G  EXTENSIONS OF APPROVAL

102  Bridgeland Parkland Village Church  EOA  Approve
103  East End on the Bayou Sec 2  EOA  Approve
104  Emerald Mist Parkway Street  EOA  Approve
   Dedication and Reserve Sec 1
105  Grand Vista Sec 18  EOA  Approve
106  Harris County Improvement District  EOA  Approve
   No 15 Lift Station No 1
107  Kings Mill Sec 10  EOA  Approve
108  Lakes at Mason Park Sec 5  EOA  Approve
109  Menil Drawing Institute  EOA  Approve
110  Valley Ranch Sec 7  EOA  Approve
111  West Pierce Home  EOA  Approve
112  Wildwood at Oakcrest North Sec 20  EOA  Approve
113  Wildwood at Oakcrest North Sec 21  EOA  Approve
114  Wildwood at Oakcrest North Sec 22  EOA  Approve

H  NAME CHANGES

115  Grove at Gleannloch Farms GP  NC  Approve
   (prev. Groves at Gleannloch Farms GP)

I  CERTIFICATES OF COMPLIANCE

116  27505 Peach Creek Drive  COC  Approve
117  19758 Dogwood Lane  COC  Approve
118  26179 Briar Lane  COC  Approve

Staff recommendation: Approve staff’s recommendation for items 102–118.
Commission action: Approved staff’s recommendation for items 102–118.
   Motion: Brave  Second: Rifaat  Vote: Unanimous  Abstaining: None

J  ADMINISTRATIVE
NONE

K  DEVELOPMENT PLATS WITH VARIANCE REQUESTS
NONE

II.  ESTABLISH A PUBLIC HEARING DATE OF MAY 12, 2016 FOR:
   a. Avondale Addition partial replat no 1
   b. Avondale Sec 1 Amending plat no 1 partial replat no 1 and extension
Staff recommendation: Establish a public hearing date of May 12, 2016 for items II a-b.
Commission action: Established a public hearing date of May 12, 2016 for items II a-b.
   Motion: Bryant  Second: Garza  Vote: Unanimous  Abstaining: None

III.  CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY
      LOCATED AT 611 HYDE PARK BOULEVARD
Staff recommendation: Defer the plat for two weeks to allow the applicant time to submit revised information.
Commission action: Deferred the plat for two weeks to allow applicant time to submit revised information.

Motion: Porras-Pirtle  Second: Edminster  Vote: Unanimous  Abstaining: None

IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 3201 LOUISIANA STREET

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

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

V. PUBLIC COMMENT

NONE

VI. ADJOURNMENT

There being no further business brought before the Commission, Chair, Mark A. Kilkenny adjourned the meeting at 3:39 p.m.

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

Mark A. Kilkenny, Chair

Patrick Walsh, Secretary