Minutes of the Houston Planning Commission

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

April 28, 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 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 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.

Following the Director's Report, Commissioner Anderson announced that a public meeting for the Northwest study area will occur on Monday, May 2, 5:30 p.m. to 7:00 p.m. at the Harris County Precinct 3 Hockley Service Center.

APPROVAL OF THE APRIL 14, 2016 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the April 14, 2016 Planning Commission meeting minutes.
   Motion: Rifaat  Second: Alleman  Vote: Carries  Abstaining: Zakaria and Clark

I. PLATTING ACTIVITY (Consent items A and B, 1-88)

Staff recommendation for item 73 was modified from Approve to Defer. Item removed for separate consideration: 19
Staff recommendation: Approve staff's recommendations for items 1 - 88 subject to the CPC 101 form conditions.
Commission action: Approved staff's recommendations for items 1 - 88 subject to the CPC 101 form conditions.
   Motion: Clark  Second: Alleman  Vote: Unanimous  Abstaining: None

Commissioner Alleman recused herself.

Staff recommendation: Approve staff's recommendation to approve item 19 subject to the CPC 101 form conditions.
Commission action: Approved staff's recommendation to approve item 19 subject to the CPC 101 form conditions.
   Motion: Baldwin  Second: Stein  Vote: Unanimous  Abstaining: None

Commissioner Alleman returned.

C PUBLIC HEARINGS

89 Craig Woods partial replat no 18 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: Rifaat  Vote: Unanimous  Abstaining: None

90 Glen Cove Addition partial replat no 1 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: Rifaat  Vote: Unanimous  Abstaining: None
Speakers: Suneeta Rangani – opposed, Mike Van Dusen and Linda Parrish – undecided, Richard Smith, Managing Engineer, Public Works and Engineering

Commissioner Alleman recused herself.
91 Kolbe Farms  
partial replat no 5  
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: Rifaat  
Vote: Unanimous  
Abstaining: None

92 Kolbe Farms  
partial replat no 6  
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: Davis  
Second: Baldwin  
Vote: Unanimous  
Abstaining: None

Commissioner Alleman returned.

93 Marlo Place Sec 2  
partial replat no 1  
C3N  
Defer  

Staff recommendation: Defer the plat for two weeks per the applicant’s request and Council Member Gallegos request. 

Commission action: Deferred the plat for two weeks per the applicant’s request and Council Member Gallegos request. 

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

94 Shops at Spring Forest  
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: Baldwin  
Second: Zakaria  
Vote: Unanimous  
Abstaining: None

95 Spring Oaks  
replat no 1 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: Zakaria  
Second: Rifaat  
Vote: Unanimous  
Abstaining: None

96 Towne Lake Sec 40  
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: Alleman  
Vote: Unanimous  
Abstaining: None

D VARIANCES

97 Harmony RPM4M Central  
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: Baldwin  
Second: Clark  
Vote: Unanimous  
Abstaining: None

Commissioner Alleman recused herself.
98  Humble ISD Groves School  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: Zakaria  Vote: Unanimous  Abstaining: None

Commissioner Alleman returned.

99  Nightingale View  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: Stein  Vote: Unanimous  Abstaining: None

100  Randalls Midtown replat no 1  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: Bryant  Second: Rifaat  Vote: Unanimous  Abstaining: None

101  Stages Repertory Theatre  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: Bohan  Second: Brave  Vote: Carries  Opposed: Baldwin
Speakers: Charles Penland, applicant – supportive; Richard Brian, George Lancaster, Mark Folkes and O'Neal Furr – supportive; Steve Rapoport – undecided; Santos Monroy – opposed

102  Star Pizza Washington  C2R  Approve
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 plat subject to the CPC 101 form conditions.
  Motion: Clark  Second: Rifaat  Vote: Unanimous  Abstaining: None
Speaker: Steve Grossman, applicant – supportive

103  Turkey Bend Barge Facility  C2  Approve
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 plat subject to the CPC 101 form conditions.
  Motion: Bryant  Second: Alleman  Vote: Unanimous  Abstaining: None

Commissioner Alleman recused herself.
104 Woodland Hills School Site C2 Approve
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 plat subject to the CPC 101 form conditions.
Motion: Anderson Second: Nelson Vote: Unanimous Abstaining: None
Commissioner Alleman returned.

E SPECIAL EXCEPTIONS
NONE

F RECONSIDERATION OF REQUIREMENTS
NONE

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

G EXTENSIONS OF APPROVAL

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<th>No.</th>
<th>Description</th>
<th>Owner</th>
<th>Action</th>
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<tr>
<td>105</td>
<td>Bridgeland Parkland Village Church</td>
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</tr>
<tr>
<td>106</td>
<td>City Park Central Lane Street</td>
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<tr>
<td></td>
<td>Dedication Sec 1</td>
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<tr>
<td>107</td>
<td>Enterra at Fowler</td>
<td>EOA</td>
<td>Approve</td>
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<tr>
<td>108</td>
<td>Franz Elrod Business Park</td>
<td>EOA</td>
<td>Approve</td>
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<td>109</td>
<td>Harris County MUD no 438</td>
<td>EOA</td>
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<td>Waste Water Treatment Plant no 1</td>
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<td>partial replat no 1</td>
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<td>Medical Development at FM 2920 Sec 2</td>
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<td>114</td>
<td>PHMSCM Holdings LLC</td>
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<td>115</td>
<td>Rosehill Reserve Water Plant Site</td>
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H NAME CHANGES

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<tr>
<td>116</td>
<td>Pearl Brazos Rosalie (prev. Pearl Whole Foods)</td>
<td>NC</td>
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I CERTIFICATES OF COMPLIANCE

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<td>5018 Askins Lane</td>
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<tr>
<td>118</td>
<td>26658 Spanish Oaks Drive</td>
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<td>26780 Lantern Lane</td>
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<td>5404 Gaston Street</td>
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<td>21511 Lodge Road</td>
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<td>123</td>
<td>23741 Briar Tree</td>
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<tr>
<td>124</td>
<td>16420 Mueschke Road</td>
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<tr>
<td>125</td>
<td>24307 Oak Run</td>
<td>COC</td>
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Staff recommendation: Approve staff’s recommendation for items 105–125.
Commission action: Approved staff’s recommendation for items 105–125.
Motion: Bryant Second: Rifaat Vote: Unanimous Abstaining: None

J ADMINISTRATIVE
NONE

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

126 3819 S MacGregor Way DPV Approve
Staff recommendation: Grant the requested development plat variance to allow a 17’ BL instead of the required 25’ setback along the major thoroughfare, S MacGregor Way.
Commission action: Granted the requested development plat variance to allow a 17’ BL instead of the required 25’ setback along the major thoroughfare, S MacGregor Way.
Motion: Zakaria Second: Davis Vote: Unanimous Abstaining: None

II. ESTABLISH A PUBLIC HEARING DATE OF MAY 26, 2016 FOR:
   a. Jackson Court partial replat no 1
   b. Minola Additon partial replat no 1
   c. Newport Sec 1 partial replat no 1
   d. Newport Sec 1 partial replat no 2
   e. Shadyvilla Addition no 2 partial replat no 4
   f. Sherwood Oak Gardens replat no 1
Staff recommendation: Establish a public hearing date of May 26, 2016 for items II a-f.
Commission action: Established a public hearing date of May 26, 2016 for items II a-f.
Motion: Rifaat Second: Bryant 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 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: Baldwin Vote: Unanimous Abstaining: None

IV. 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: Baldwin Second: Alleman Vote: Unanimous Abstaining: None
V. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR THE 600 BLOCK OF WALTON STREET, EAST AND WEST SIDES MLS 601

Staff recommendation: Approve the Consideration of a Special Minimum Lot Size Block Application for the 600 block of Walton Street, east and west sides MLS 601 and forward to City Council.

Commission action: Approved the Consideration of a Special Minimum Lot Size Block Application for the 600 block of Walton Street, east and west sides MLS 601 and forwarded to City Council.

   Motion: **Bryant**        Second: **Rifaat**        Vote: **Carries**        Opposed: **Bohan**

Speakers: Tim Goings and Aaron Evans – supportive

VI. PUBLIC COMMENT

NONE

VII. ADJOURNMENT

There being no further business brought before the Commission, Chair, Mark A. Kilkenny adjourned the meeting at 3:51 p.m.

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

Mark A. Kilkenny, Chair

Patrick Walsh, Secretary