Minutes of the Houston Planning Commission

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

May 12, 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 2:33 p.m. with a quorum present.

<table>
<thead>
<tr>
<th>Member</th>
<th>Status</th>
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<tbody>
<tr>
<td>Mark A. Kilkenny, Chair</td>
<td>Absent</td>
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<tr>
<td>M. Sonny Garza</td>
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<tr>
<td>Susan Alleman</td>
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<td>Bill Baldwin</td>
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<td>Kenneth Bohan</td>
<td>Absent</td>
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<tr>
<td>Fernando Brave</td>
<td>Arrived at 2:45 p.m. during agenda item 89</td>
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<tr>
<td>Antoine Bryant</td>
<td>Arrived at 2:45 p.m. during agenda item 89</td>
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<tr>
<td>Lisa Clark</td>
<td>Absent</td>
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<tr>
<td>Algenita Davis</td>
<td>Arrived at 2:34 p.m. during the Director's Report</td>
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<tr>
<td>Truman C. Edminster III</td>
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<td>Paul R. Nelson</td>
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<tr>
<td>Linda Porras-Pirtle</td>
<td>Arrived at 2:45 p.m. during agenda item 89</td>
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<td>Shafik Rifaat</td>
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<td>Pat Sanchez</td>
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<td>Martha Stein</td>
<td>Absent</td>
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<tr>
<td>Eileen Subinsky</td>
<td>Absent</td>
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<td>Shaukat Zakaria</td>
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<td>Mark Mooney for</td>
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<td>Honorable James Noack</td>
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<td>Charles O. Dean for</td>
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<td>The Honorable Robert E. Herbert</td>
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<td>Raymond Anderson for</td>
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<td>The Honorable Ed Emmet</td>
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EXOFFICIO MEMBERS

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<th>Member</th>
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<tr>
<td>Carol A. Lewis</td>
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<td>Dale A. Rudick, P.E.</td>
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DIRECTOR'S REPORT
The Director's Report was given by Patrick Walsh, Director, Planning and Development Department.

APPROVAL OF THE APRIL 28, 2016 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the April 28, 2016 Planning Commission meeting minutes.
Motion: Rifaat Second: Baldwin Vote: Carries Abstaining: Edminster and Garza

I. PLATTING ACTIVITY (Consent items A and B, 1-84)
Staff recommendation for item 74 was modified from Approve to Defer. Items removed for separate consideration: 8 and 54
Staff recommendation: Approve staff's recommendations for items 1-84 subject to the CPC 101 form conditions.
Commission action: Approved staff's recommendations for items 1-84 subject to the CPC 101 form conditions.
Motion: Garza Second: Rifaat Vote: Unanimous Abstaining: None
Commissioner Edminster recused himself.
Staff recommendation: Approve staff's recommendation to approve items 8 and 54 subject to the CPC 101 form conditions.
Commission action: Approved staff's recommendation to approve items 8 and 54 subject to the CPC 101 form conditions.
Motion: Davis Second: Nelson Vote: Unanimous Abstaining: None
Commissioner Edminster returned.

C PUBLIC HEARINGS
85 Avondale C3N Defer
partial replat no 1
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: Edminster Second: Baldwin Vote: Unanimous Abstaining: None

86 Avondale Sec 1 C3N Defer
Amending plat no 1 partial replat no 1 and extension
Staff recommendation: Defer the plat for two weeks for additional information and to allow the applicant time to coordinate with the HOA.
Commission action: Deferred the plat for two weeks for additional information and to allow the applicant time to coordinate with the HOA.
Motion: Baldwin Second: Edminster Vote: Unanimous Abstaining: None

87 Marlo Place 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: Edminster Second: Garza Vote: Unanimous Abstaining: None

88 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: Mooney Second: Nelson Vote: Unanimous Abstaining: None

D VARIANCES

89 Lazarus House C2R Approve
Staff recommendation: Grant the requested variance for a reserve restricted to clinic and related uses, and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance for a reserve restricted to clinic and related uses, and approved the plat subject to the CPC 101 form conditions.
Motion: Edminster Second: Davis Vote: Unanimous Abstaining: None
Speakers: Nicole Bowden, applicant – supportive

90 Springmont Sec 2 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: Mooney Vote: Unanimous Abstaining: None

91 Springwood at Aliana 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: Edminster Vote: Unanimous Abstaining: None

92 Western Academy Three 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: Porras-Pirtle Second: Davis Vote: Unanimous Abstaining: None

E SPECIAL EXCEPTIONS

93 Westgreen Blvd in Westfield Village Street Dedication Sec 1 C3P Approve
Staff recommendation: Grant the special exception and approve the street dedication subject to the CPC 101 form conditions.
Commission action: Granted the special exception and approved the street dedication subject to the CPC 101 form conditions.
Motion: Anderson Second: Rifaat Vote: Unanimous Abstaining: None

F RECONSIDERATION OF REQUIREMENTS

94 Harmony 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: Bryant Vote: Unanimous Abstaining: None

95 Klein ISD Otis Davis C2 Approve
Transportation Center
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: Baldwin  Vote: Unanimous  Abstaining: None

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

G  EXTENSIONS OF APPROVAL

96  Cook Cowan Crossley  EOA  Approve
97  Enclave at Northpointe Sec 6  EOA  Approve
98  Kings Mill Sec 11  EOA  Approve
99  Reserve at FM 1960 Sec 1  EOA  Approve
100 Reserve at Greenhouse  EOA  Approve
101 Rosehill Reserve Sec 2  EOA  Approve
102 Rosehill Reserve Sec 3  EOA  Approve
103 Thrustmaster Sec 2  EOA  Approve
104 Village of Indian Trails  EOA  Approve
Commercial Reserve replat no 1
105 Woodlands Creekside Park West Sec 26  EOA  Approve

H  NAME CHANGES
NONE

I  CERTIFICATES OF COMPLIANCE

106 14116 Luthe Rd  COC  Approve
107 24470 W Terrace Dr  COC  Approve
108 2603 Frick Rd  COC  Approve
109 20963 Dunn Street  COC  Approve
110 24779 FM 1485 Road E  COC  Approve
111 24540 FM 1314  COC  Approve

Staff recommendation: Approve staff’s recommendation for items 96–111.
Commission action: Approved staff’s recommendation for items 96–111.
Motion: Porras-Pirtle  Second: Davis  Vote: Carries  Abstaining: Edminster; item 98

J  ADMINISTRATIVE
NONE

K  DEVELOPMENT PLATS WITH VARIANCE REQUESTS

112 2118 Lamar Street  DPV  Approve
Staff recommendation: Grant the requested development plat variance to allow a wall and canopy to encroach into the required 10’ BL and the visibility triangle at the intersection of St. Emmanuel and Lamar Street.
Commission action: Granted the requested development plat variance to allow a wall and canopy to encroach into the required 10’ BL and the visibility triangle at the intersection of St. Emmanuel and Lamar Street.
Motion: Bryant  Second: Baldwin  Vote: Carries  Abstaining: Edminster
113  3807 S MacGregor Way  
DPV  
Approve 
Staff recommendation: Grant the requested development plat variance to allow a 15’ BL instead of the required 25’ setback on a major thoroughfare, S. MacGregor Way. 
Commission action: Granted the requested development plat variance to allow a 15’ BL instead of the required 25’ setback on a major thoroughfare, S. MacGregor Way. 
Motion: Davis  
Second: Baldwin  
Vote: Unanimous  
Abstaining: None

114  2019 Wichita Street  
DPV  
Defer 
Staff recommendation: Defer the application for two weeks per the applicant’s request. 
Commission action: Deferred the application for two weeks per the applicant’s request. 
Motion: Davis  
Second: Rifaat  
Vote: Unanimous  
Abstaining: None

II.  ESTABLISH A PUBLIC HEARING DATE OF JUNE 9, 2016 FOR:
    a. Blossom Hotel and Suites replat no 1 and extension  
    b. East End on the Bayou Sec 4  
    c. Grove on Cline Street  
    d. Park Place partial replat no 2  
Staff recommendation: Establish a public hearing date of June 9, 2016 for items II a-d. 
Commission action: Established a public hearing date of June 9, 2016 for items II a-d. 
Motion: Bryant  
Second: Davis  
Vote: Unanimous  
Abstaining: None

III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 611 HYDE PARK BOULEVARD  
Withdrawn

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

V. PUBLIC COMMENT  
NONE

VI. EXCUSE THE ABSENCE OF COMMISSIONER SUBINSKY  
Commissioner Subinsky absences were excused.  
Motion: Bryant  
Second: Garza  
Vote: Unanimous  
Abstaining: None

VII. ADJOURNMENT  
There being no further business brought before the Commission, Chair, Mark A. Kilkenny adjourned the meeting at 3:07 p.m.  
Motion: Edminster  
Second: Rifaat  
Vote: Unanimous  
Abstaining: None

Mark A. Kilkenny, Chair  
Patrick Walsh, Secretary