Minutes of the Houston Planning Commission

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

May 26, 2016
Meeting to be held in
Council Chambers, Public Level, City Hall Annex
2:30 p.m.

Call to Order

Vice Chair, Sony Garza called the meeting to order at 2:34 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
Arrived at 2:34 p.m. during the Director's Report
Truman C. Edminster III
Paul R. Nelson
Linda Porras-Pirtle
Shafik Rifaat
Pat Sanchez
Martha Stein
Eileen Subinsky
Absent
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 Michael Kramer, Assistant Director, Planning and Development Department.

APPROVAL OF THE MAY 12, 2016 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the May 12, 2016 Planning Commission meeting minutes.
   Motion: Bryant    Second: Baldwin    Vote: Carries    Abstaining: Stein, Alleman, Clark, Zakaria and Bohan

I. PRESENTATION ON SPECIAL PARKING AREAS
Presentation was given by Jennifer Ostlind, Planning and Development Department.

II. PLATTING ACTIVITY (Consent items A and B, 1-81)
Staff recommendation for item 30 was modified from Approve to Defer.

Staff recommendation: Establish a Public Hearing date for June 23, 2016 for agenda item 54.
Commission action: Establish a Public Hearing date for June 23, 2016 for agenda item 54.
   Motion: Edminster    Second: Clark    Vote: Unanimous    Abstaining: None

Items removed for separate consideration: 1, 2, 3, 28, 29, 31, 49 and 50.

Staff recommendation: Approve staff’s recommendations for items A, 1 - 53 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items A, 1 - 53 subject to the CPC 101 form conditions.
   Motion: Zakaria    Second: Alleman    Vote: Unanimous    Abstaining: None

Commissioners Alleman and Edminster recused themselves.

Staff recommendation: Approve staff’s recommendation to approve items 1, 2, 3, 28, 29, 31, 49 and 50 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendation to approve items 1, 2, 3, 28, 29, 31, 49 and 50 subject to the CPC 101 form conditions.
   Motion: Zakaria    Second: Bryant    Vote: Unanimous    Abstaining: None

Commissioners Alleman and Edminster returned.

Staff recommendation: Approve staff’s recommendation to approve items B, 55 - 81 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendation to approve items B, 55 - 81 subject to the CPC 101 form conditions.
   Motion: Clark    Second: Edminster    Vote: Unanimous    Abstaining: None

C PUBLIC HEARINGS

82    Avondale    C3N    Defer
partial replat no 1
Staff recommendation: Defer the plat for two weeks for additional information and to allow the applicant time to submit revised information.
Commission action: Deferred the plat for two weeks for additional information and to allow the applicant time to submit revised information.
Motion: Edminster  Second: Sanchez  Vote: Unanimous  Abstaining: None
Speakers: Richard Berronez and Robin Holzer – supportive

83 Avondale Sec 1
Amending plat no 1 partial replat no 1 and extension
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: Bryant  Vote: Unanimous  Abstaining: None
Speaker: Brittney Whitley, applicant – supportive

84 Jackson Court
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: Clark  Second: Edminster  Vote: Unanimous  Abstaining: None
Speakers: Pat Jasper and Scott Ferguson – opposed

85 Minola Addition
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: Porras-Purtle  Second: Alleman  Vote: Unanimous  Abstaining: None

86 Newport Sec 1
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: Alleman  Second: Edminster  Vote: Unanimous  Abstaining: None

87 Newport Sec 1
partial replat no 2
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

88 Shadyvilla Addition no 2
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: Alleman  Second: Sanchez  Vote: Unanimous  Abstaining: None
Speakers: Kelly Ayers and John Kobe – opposed

89 Sherwood Oak Gardens
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: Clark  Vote: Unanimous  Abstaining: None
90 Shops at Spring Forest C3N 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: Alleman Vote: Unanimous Abstaining: None

D VARIANCES

Items 91 and 92 were taken together at this time.

91 Aliana GP GP Approve
92 Aliana Sec 48 C3F 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: Dean Second: Clark Vote: Unanimous Abstaining: None

93 Allens Place C2R Approve
Staff recommendation: Deny the requested variance and approve the plat subject to the removal of the portion of the carport that encroaches into the 20' building line.
Commission action: Granted the requested variance and approved the plat subject to the CPC 101 form conditions.
   Motion: Davis Second: Bohan Vote: Carries Abstaining: Sanchez
   Opposed: Clark, Edminster, Brave and Alleman
Speakers: Grace Cervin, applicant and Dwight Allen, owner – supportive

94 Bayou City Equipment 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

95 Courtland Square Sec 2 C2R Defer
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: Bohan Vote: Unanimous Abstaining: None

96 Creekside Ranch FBC MUD 142 C2 Defer
Elevated Storage Tank Site 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: Baldwin Second: Dean Vote: Unanimous Abstaining: None
97 Five Sac Self Storage Addition  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: Clark  Vote: Unanimous  Abstaining: None

98 Huffman Townsite  partial replat no 1  C2R  Withdrawn

Commissioner Alleman recused herself.

99 Humble ISD Multi School Site  C2  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: Clark  Second: Anderson  Vote: Unanimous  Abstaining: None

Commissioner Alleman returned.

100 Legacy Community Health Services  C2R  Defer
5th Ward
Staff recommendation: Defer the plat for two weeks to allow the applicant time to submit the required parking variance.
Commission action: Deferred the plat for two weeks to allow the applicant time to submit the required parking variance.
Motion: Zakaria  Second: Bohan  Vote: Unanimous  Abstaining: None

Items 101, 102, and 103 were taken together at this time.

101 Pecan Oaks GP  GP  Defer
102 Pecan Oaks Sec 1  C2  Defer
103 Pecan Oaks Sec 2  C2  Defer
Staff recommendation: Defer the plat for two weeks as additional information is required.
Commission action: Deferred the plat for two weeks as additional information is required.
Motion: Clark  Second: Edminster  Vote: Unanimous  Abstaining: None

104 Poinciana  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: Alleman  Second: Stein  Vote: Unanimous  Abstaining: None

105 Sunrise Orchards  C2
127 5300 Sunrise Road  DPV

IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 5300 SUNRISE ROAD
Staff recommendation: Defer the plats for two weeks to allow the applicant time to submit revised information.
Commission action: Deferred the plats for two weeks to allow the applicant time to submit revised information.
Motion: Baldwin  Second: Bryant  Vote: Unanimous  Abstaining: None
F  RECONSIDERATION OF REQUIREMENTS

Commissioner Alleman recused herself.

106  Lamar Consolidated ISD  C2  Approve
    Agricultural Facility
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: Dean  Vote: Unanimous  Abstaining: None

107  Shadowdale Terrace  C3R  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

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

G  EXTENSIONS OF APPROVAL

108  Domain New Forest  EOA  Approve
109  Harris County Improvement District  EOA  Approve
    no 15 Detention Pond no 1
110  Harris County Improvement District  EOA  Approve
    No 15 Detention Pond no 2
111  Kenroc Sec 3  EOA  Approve
112  Moonshine Green Plaza  EOA  Approve
113  Park Spring Store Reserve  EOA  Approve
114  Reserve at Hargrave  EOA  Approve
115  Reserve at Kuykendahl  EOA  Approve
116  Rosehill Reserve Drive  EOA  Approve
    and Recreation Center
117  Sunset Ridge West Sec 7  EOA  Approve
118  Sunset Ridge West Sec 6  EOA  Approve
119  Terra Del Sol Sec 9  EOA  Approve
120  VanTrust Clear Lake Addition  EOA  Approve
121  West at Grand Parkway Reserve  EOA  Approve

H  NAME CHANGES

122  HISD Northside High School  NC  Approve
    (prev. HISD Jefferson Davis High School)

I  CERTIFICATES OF COMPLIANCE

123  25914 Oak Ridge Dr  COC  Approve
124  22597 Cuttler Rd  COC  Approve
125  6618, 6846, 6662 Antoine Dr  COC  Approve

Staff recommendation: Approve staff’s recommendation for items 108–125.
Commission action: Approved staff’s recommendation for items 108–125.
   Motion: Davis  Second: Bryant  Vote: Unanimous  Abstaining: None

J  ADMINISTRATIVE
NONE

Commissioner Alleman returned.

K  DEVELOPMENT PLATS WITH VARIANCE REQUESTS

126  3103 Adelia Street  DPV  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: Clark  Vote: Unanimous  Abstaining: None
Speaker: D. Walker – opposed

Item 127 was taken earlier in the meeting.

128  2019 Wichita Street  DPV  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: Davis  Second: Bryant  Vote: Unanimous  Abstaining: None

III.  ESTABLISH A PUBLIC HEARING DATE OF JUNE 23, 2016 FOR:
   a. Brundage Woods replat no 1
   b. Crown Park Estates
   c. Hernandez Plaza
   d. Melody Oaks partial replat no 17
   e. Oak Estates Sec 1 partial replat no 1
   f. Oak Forest Sec 1 partial replat no 1
   g. Spring Branch Valley partial replat no 7
   h. Westheimer Estates partial replat no 6
   i. Wheeler Avenue Baptist Church Central
   j. Wheeler Avenue Baptist Church South

   Staff recommendation: Establish a public hearing date of June 23, 2016 for items III a-j.
   Commission action: Established a public hearing date of June 23, 2016 for items III a-j.
   Motion: Clark  Second: Bohan  Vote: Unanimous  Abstaining: None

Item VI was taken earlier in the meeting.

V.  PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR THE 800-900 BLOCK OF BOMAR STREET (NORTH AND SOUTH SIDES)

   Staff recommendation: Approve the Consideration of a Special Minimum Lot Size Block Application for the 800-900 Block of Bomar Street, north and south sides with a modified boundary and forward to City Council.
   Commission action: Approved the Consideration of a Special Minimum Lot Size Block Application for the 800-900 Block of Bomar Street, north and south sides, with a modified boundary and forwarded to City Council.
VI. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR 2500-2600 BLOCK OF RIVERSIDE DRIVE (NORTH AND SOUTH SIDES)

Staff recommendation: Approve the Consideration of a Special Minimum Lot Size Block Application for the 2500-2600 Block of Riverside Drive, north and south sides, with a modified boundary and forwarded to City Council.

Commission action: Approved the Consideration of a Special Minimum Lot Size Block Application for the 2500-2600 Block of Riverside Drive, north and south sides, with a modified boundary and forwarded to City Council.

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

Speakers: Larry Kirkwood and Rachel Paxton – supportive

VII. PUBLIC COMMENT

NONE

VIII. ADJOURNMENT

There being no further business brought before the Commission, Vice Chair, Sonny Garza adjourned the meeting at 4:44 p.m.

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

Sonny Garza, Vice Chair

Michael Kramer, Secretary