Minutes of the Houston Planning Commission

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

November 10, 2016
Meeting held in
Council Chambers, Public Level, City Hall Annex
2:30 p.m.

Call to Order

Chair, Martha L. Stein called the meeting to order at 2:34 p.m. with a quorum present.

Martha L. Stein, Chair
M. Sonny Garza
Susan Alleman
Bill Baldwin
Fernando Brave
Antoine Bryant
Lisa Clark
Algenita Davis
Mark A. Kilkenny
Lydia Mares
Paul R. Nelson
Linda Porras-Pitilde
Shafik Rifaat
Megan R. Sigler
Eileen Subinsky
Meera D Victor
Shaukat Zakaria
Mark Mooney for
The 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.

APPROVAL OF THE OCTOBER 27, 2016 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the October 27, 2016 Planning Commission meeting minutes.
Motion: Clark Second: Garza Vote: Carries Abstaining: Nelson, Rifaat

I. PRESENTATION AND CONSIDERATION OF THE 2017 PLANNING COMMISSION CALENDAR
Motion: Kilkenny Second: Rifaat Vote: Unanimous Abstaining: None

II. PLATTING ACTIVITY (Consent and Replat items A and B, 1- 65)
Items removed for separate consideration: None.

Staff recommendation: Approve staff’s recommendations for items 1 – 65 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1 – 65 subject to the CPC 101 form conditions.
Motion: Garza Second: Clark Vote: Unanimous Abstaining: None

C PUBLIC HEARINGS

66 Bavaria Sec 5 replat no 1 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: Garza Second: Anderson Vote: Unanimous Abstaining: None
Commissioner Sigler recused herself.

67 Fisher Street Townhomes 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: Zakaria Second: Kilkenny Vote: Carries Abstaining: Sigler
Speakers: Shelby Laferney, Cade Wood, Keith – opposed; Dave Strickland, Applicant; Richard Smith, Public Works and Engineering.
Commissioner Sigler returned.

68 Genesee West Drew Crossing 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: Rifaat Second: Garza Vote: Unanimous Abstaining: None
69  Herzog partial replat no 1  
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: Kilkenny  
Second: Nelson  
Vote: Unanimous  
Abstaining: None

70  Hyde Park Main Addition no 4  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: Baldwin  
Second: Garza  
Vote: Unanimous  
Abstaining: None

71  Remington Creek Ranch Sec 4  
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: Zakaria  
Second: Clark  
Vote: Unanimous  
Abstaining: None

D  VARIANCES

72  Almeda Hall  
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: Kilkenny  
Second: Baldwin  
Vote: Unanimous  
Abstaining: None

Items 73 and 74 were taken together at this time.

73  Bridges on Lake Houston GP  
GP  
Approve  
74  Bridges on Lake Houston Sec 7  
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: Clark  
Second: Baldwin  
Vote: Unanimous  
Abstaining: None

75  Chevron at Washington  
C2  
Defer  
Staff recommendation: Defer the application for 3 weeks for Ch. 42 planning standards.  
Commission action: Deferred the application for 3 weeks for Ch. 42 planning standards.  
Motion: Zakaria  
Second: Davis  
Vote: Unanimous  
Abstaining: None

76  Development at Main and Webster  
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: Nelson  
Vote: Unanimous  
Abstaining: None
77 Development at West Little York  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: Porras-Pirtle  Second: Anderson  Vote: Unanimous  Abstaining: None

78 HEB Heights  C2R  Withdrawn

79 Jackson Villa  C2  Approve
Staff recommendation: Grant the requested variance and approve the GP subject to the CPC 101 form conditions.
Commission action: Granted the requested variance and approved the GP subject to the CPC 101 form conditions.
   Motion: Baldwin  Second: Bryant  Vote: Unanimous  Abstaining: None

80 Lexington Woods Business Park  C3P  Defer
Staff recommendation: Defer the application for 3 weeks at Harris County’s request.
Commission action: Deferred the application for 3 weeks at Harris County’s request.
   Motion: Bryant  Second: Anderson  Vote: Unanimous  Abstaining: None

81 Mallard Crossing Emergency Service  C2  Defer
Staff recommendation: Defer the application for 3 weeks for Ch. 42 planning standards.
Commission action: Deferred the application for 3 weeks for Ch. 42 planning standards.
   Motion: Kilkenny  Second: Anderson  Vote: Unanimous  Abstaining: None

82 Villas on West 20th  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

E SPECIAL EXCEPTIONS

83 Grand Vista Lakes GP  GP  Defer
Staff recommendation: Defer the application for 3 weeks for additional information.
Commission action: Deferred the application for 3 weeks for additional information.
   Motion: Bryant  Second: Rifaat  Vote: Unanimous  Abstaining: None

F RECONSIDERATION OF REQUIREMENTS

84 Villas at Foxbrick Lane  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: Kilkenny  Second: Anderson  Vote: Unanimous  Abstaining: None
G, H and I were taken together at this time.

G  EXTENSIONS OF APPROVAL

85  Colina Court on Petty Street  EOA  Approve
86  Fort Bend County ESD no 2  EOA  Approve
     Fire Station no 3
87  Kirby Mansion  EOA  Approve
88  Manors on Illinois Street  EOA  Approve
89  Villas on Illinois Street  EOA  Approve

H  NAME CHANGES
NONE

I  CERTIFICATES OF COMPLIANCE

90  12101 Central Drive  COC  Approve
91  238 Delldale Street  COC  Approve
92  27235 Spanish Oaks Drive  COC  Approve
93  3411 Frick Road  COC  Approve

Staff recommendation: Approve staff's recommendation for items 85 to 93.
Commission action: Approved staff's recommendation for items 85 to 93.

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

J  ADMINISTRATIVE
NONE

K  DEVELOPMENT PLATS WITH VARIANCE REQUESTS

94  3250 Huntingdon Place  DPV  Approve

Staff recommendation: Grant and approve the development plat variance subject to the conditions listed.
Commission action: Granted and approved the development plat variance subject to the conditions listed.

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

95  5419 John Dreaper Drive  DPV  Defer

Staff recommendation: Grant and approve the development plat variance subject to the conditions listed.
Commission action: Defer the application for 3 weeks for further study and review.

Motion: Davis  Second: Bryant  Vote: Unanimous  Abstaining: None
Speakers: Kevin Kernohan, Undecided. David Anderson, Lennox Reed, Opposed. Arva Howard, Legal Department.

96  2241 Stanmore Drive  DPV  Approve

Staff recommendation: Grant and approve the development plat variance subject to the conditions listed.
Commission action: Granted and approved the development plat variance subject to the conditions listed.

Motion: Davis  Second: Rifaat  Vote: Unanimous  Abstaining: None
III. ESTABLISH A PUBLIC HEARING DATE OF DECEMBER 1, 2016 FOR:
   a. Aliana Sec 43 replat no 1
   b. Bayou Fifth Sec 2
   c. Brookwood Forest Sec 3 partial replat no 1 and extension
   d. Canyon Village at Westheimer Lakes Partial replat no 2
   e. Colina Homes on Crockett Street replat no 1
   f. Rhode at the Vineyards replat no 1
   g. Tealbrook Sec 1 partial replat no 3
   h. Vistas of Klein Lake Sec 2 partial replat no 1

Staff recommendation: Establish a public hearing date of December 15, 2016 for items III a-h.
Commission action: Established a public hearing date of December 15, 2016 for items III a-h.
Motion: Bryant    Second: Rifaat    Vote: Unanimous    Abstaining: None

IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 3225 GRAYSON OAKS LANE (ROYAL BROOK RECREATION CENTER)
Staff recommendation: Defer the application at Applicant’s request.
Commission action: Deferred the application at Applicant’s request.
Motion: Baldwin    Second: Zakaria    Vote: Unanimous    Abstaining: None

V. EXCUSE THE ABSENCE OF COMMISSIONER NELSON
Commissioner Nelson was present; therefore, no Commission action was required.

VI. Public Comment
Speakers: Commissioners Baldwin, Brave, Garza, Kilkenny, Mares, and Nelson voiced questions about a legal definition of one story..

VII. ADJOURNMENT
There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 4:19 p.m.
Motion: Clark    Second: Rifaat    Vote: Unanimous    Abstaining: None

Martha L. Stein, Chair

Patrick Walsh, Secretary