

Minutes of the Houston Planning Commission

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

January 7, 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.

Mark A. Kilkenny, Chair

M. Sonny Garza

Susan Alleman

Fernando Brave

Kenneth Bohan

Arrived at 2:43 p.m. during item #89

Antoine Bryant

Arrived at 2:49 item #91

Lisa Clark

Algenita Davis

Absent

Truman C. Edminster III

James R. Jard

Paul R. Nelson

Arrived at 2:36 p.m. during consent items

Linda Porrás-Pirtle

Shafik Rifaat

Pat Sanchez

Mark Sikes

Martha Stein

Eileen Subinsky

Shaukat Zakaria

Arrived at 2:36 p.m. during consent items

Mark Mooney for

Arrived at 2:39 p.m. during item #86

Honorable James Noack

Gerald P. Wilson for

Left at 4:03 p.m. during item #VI

The Honorable Grady Prestage

Raymond Anderson for

The Honorable Ed Emmett

EXOFFICIO MEMBERS

Carol A. Lewis

Dale A. Rudick, P.E.

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: **Edminster** Vote: **Unanimous** Abstaining: **Anderson**

90 Lindale Park 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: **Porras-Pirtle** Second: **Sikes** Vote: **Unanimous** Abstaining: **Anderson**

91 Newport Sec 8 C3N Approve
partial replat no 2

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: **Sanchez** Vote: **Unanimous** Abstaining: **None**

Speaker: Perry Lopez - undecided

92 Windsor Estates Sec 1 C3N Approve
partial replat no 1 and extension

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: **Wilson** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

93 Aldine Westfield Self Storage 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: **Mooney** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**

94 Fairgrounds Addition Block 43 C2R Approve
partial replat no 1

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: **Rifaat** Vote: **Unanimous** Abstaining: **None**

95 Kansas Trails at Cottage Grove 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: **Subinsky** Vote: **Unanimous** Abstaining: **None**

96 North MacGregor Landing 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: **Subinsky** Second: **Bohan** Vote: **Unanimous** Abstaining: **None**

97 Reserve at Clear Lake City Sec 8 C3P Approve
Staff recommendation: Deny the requested variance and approve the plat subject to CPC 101 form conditions.
Commission action: Granted the requested variance and approved the plat subject to CPC 101 form conditions.
Motion: **Jard** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**
Speakers: Councilmember Dave Martin and Annette Dwyer – supportive

98 Riverside Park Reserve C2R Defer
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: **Stein** Vote: **Unanimous** Abstaining: **None**

99, 100 and 101 were taken together at this time

99 Rosehill Reserve GP GP Approve
100 Rosehill Reserve Sec 1 C3F Approve
101 Rosehill Reserve Sec 4 C3F Approve
Staff recommendation: Grant the requested variance and approve the plats subject to the CPC 101 form conditions.
Commission action: Granted the requested variance and approved the plats subject to the CPC 101 form conditions.
Motion: **Edminster** Second: **Anderson** Vote: **Unanimous** Abstaining: **None**

102 Wabash North Shepherd C2R Defer
Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Deferred the requested variance for two weeks for further study and review.
Motion: **Garza** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**
Speaker: Betty Heacker, applicant and Kathryn Van der Pol – supportive

103 Woodlands Ridge Business Park 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: **Clark** Vote: **Unanimous** Abstaining: **None**

**E SPECIAL EXCEPTIONS
NONE**

F RECONSIDERATION OF REQUIREMENTS

104 Capital Business Park 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: **Rifaat** Vote: **Unanimous** Abstaining: **None**

105 HISD Dowling Middle School C2R Approve
Staff recommendation: Grant the requested variance to exceed 1,400 intersection spacing 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: **Bohan** Second: **Garza** Vote: **Unanimous** Opposing: **None**

Commissioner Edminster recused himself.

106 McKay Intercontinental Trade Center Sec 1 C3R 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: **Alleman** Vote: **Unanimous** Abstaining: **None**

107 Trails on Nance Street C2R Withdrawn

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

G EXTENSIONS OF APPROVAL

108	Ahmed Realty	EOA	Approve
109	Commerce Court	EOA	Approve
110	Doan Property	EOA	Approve
111	Falls at Dry Creek Sec 3	EOA	Approve
112	Forestwood Enclave	EOA	Approve
113	Louetta Mini Storage	EOA	Approve
114	Mola Ventures	EOA	Approve
115	Uvalde Meadows	EOA	Approve
116	Ventana Lakes Reserves at Peek Road	EOA	Approve
117	Waller Estates	EOA	Approve
118	Willow Creek Industrial Park Sec 2	EOA	Approve

H-NAME CHANGES NONE

I CERTIFICATES OF COMPLIANCE

119	27395 Spanish Oak	COC	Approve
120	25930 Lantern Lane	COC	Approve
121	23256 Cardinal Drive	COC	Approve

Staff recommendation: Approve staff's recommendation for items 108-121.

Commission action: Approved staff's recommendation for items 108-121.

Motion: **Sikes**

Second: **Rifaat**

Vote: **Unanimous**

Abstaining: **None**

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

122 2301 Arabelle Street DPV Withdrawn

123 4020 Meadow Lake Lane DPV Approve

Staff recommendation: Approve the requested development plat variance application to allow a 5' rear building line along San Felipe Street instead of a 25' setback and to allow a 10' fence to be located along the rear property line.

Commission action: Approved the requested development plat variance application to allow a 5' rear building line along San Felipe Street instead of a 25' setback and to allow a 10' fence to be located along the rear property line.

Motion: **Garza**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Edminster returned.

124 5941 South Loop East DPV Approve

Staff recommendation: Approve the requested development plat variance application to allow an unrestricted reserve to take access from a Type II Permanent Access Easement instead of a public street.

Commission action: Approved the requested development plat variance application to allow an unrestricted reserve to take access from a Type II Permanent Access Easement instead of a public street.

Motion: **Jard**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

II. ESTABLISH A PUBLIC HEARING DATE OF FEBRUARY 4, 2016 FOR:

a. Bradford Place partial replat no 3

b. Monarch Estates Sec 2 partial replat no 1

c. Northborough Sec 2 partial replat no 1

d. Reinerman Townhomes Sec 2 replat no 1

e. Terraces On West 28th Street replat no 1

Staff recommendation: Establish a public hearing date of February 4, 2016 for items II a-e.

Commission action: Established a public hearing date of February 4, 2016 for items II a-e.

Motion: **Subinsky**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

**III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY
LOCATED AT 9400 IRVINGTON BOULEVARD**

Staff recommendation: Grant the requested consideration of an off-street parking variance to allow a new high school to provide 570 off-street parking spaces, instead of the required 1,070 spaces.

Commission action: Granted the requested consideration of an off-street parking variance to allow a new high school to provide 570 off-street parking spaces, instead of the required 1,070 spaces.

Motion: **Clark**

Second: **Zakaria**

Vote: **Unanimous**

Abstaining: **None**

**IV. CONSIDERATION OF A HOTEL MOTEL VARIANCE LOCATED AT 12855 S. POST OAK
ROAD - Withdrawn**

V. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR THE 4000-4100 BLOCK OF CLARBLAK LANE (east and west sides)

Staff recommendation: Approve the consideration of a Special Minimum Lot Size Block application for the 4000-4100 block of Clarblak Lane, east and west sides and forward to City Council.

Commission action: Approved the consideration of a Special Minimum Lot Size Block application for the 4000-4100 block of Clarblak Lane, east and west sides and forwarded to City Council.

Motion: **Edminster** Second: **Jard** Vote: **Unanimous** Abstaining: **None**

Speakers: Amy Peck, Chief of Staff for Councilmember Brenda Stardig and Katherine Barchfield – supportive

VI and VII were taken together at this time.

VI. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR THE 2600-2700 BLOCK OF DALVIEW STREET (north and south sides)

VII. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR THE 2600-2700 BLOCK OF DRUID STREET (north and south sides)

Staff recommendation: Approve the consideration of a Special Minimum Lot Size Block application for the 2600-2700 block of Dalview Street (north and south sides) and for the 2600-2700 block of Druid Street (north and south sides), and forward to City Council.

Commission action: Approved the consideration of a Special Minimum Lot Size Block application for the 2600-2700 block of Dalview Street (north and south sides) and for the 2600-2700 block of Druid Street (north and south sides), and forwarded to City Council.

Motion: **Brave** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

Speaker: Cora Dawson, applicant and Maxine Titus – supportive

VIII. EXCUSE THE ABSENCES OF COMMISSIONER BOHAN

Commissioner Bohan was present; therefore, no Commission action required.

**IX. PUBLIC COMMENT
NONE**

X. ADJOURNMENT

There being no further business brought before the Commission, Chair, Mark A. Kilkeny adjourned the meeting at 4:07 p.m.

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


Mark A. Kilkeny, Chair


Patrick Walsh, Secretary