

Minutes of the Houston Planning Commission

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

February 18, 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

Arrived at 2:51 p.m. during item I

Lisa Clark

Absent

Algenita Davis

Arrived at 2:48 p.m. during item I

Truman C. Edminster III

Arrived at 2:49 p.m. during item I

Paul R. Nelson

Linda Porrás-Pirtle

Absent

Shafik Rifaat

Pat Sanchez

Absent

Martha Stein

Eileen Subinsky

Shaukat Zakaria

Mark Mooney for

Absent

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 FEBRUARY 4, 2016 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the February 4, 2016 Planning Commission meeting minutes.

Motion: **Brave**

Second: **Bohan**

Vote: **Carries**

Abstaining: **Alleman
and Garza**

I. HOUSTON BIKE PLAN PRESENTATION

The presentation was given by Amar Mohite, Division Manager, Planning and Development Department; Geoff Carleton, Principal, Traffic Engineers, Inc.

II. PLATTING ACTIVITY (Consent items A and B, 1-73)

Items removed for separate consideration: **27, 43 and 63**. Item **10** will be considered with variance item **80**.

Staff recommendation: Approve staff's recommendations for items **1 - 73** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 - 73** subject to the CPC 101 form conditions.

Motion: **Subinsky**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

Commissioners Edminster and Alleman recused themselves.

Staff recommendation: Approve staff's recommendation to approve items **27, 43 and 63** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation to approve items **27, 43 and 63** subject to the CPC 101 form conditions.

Motion: **Bryant**

Second: **Rifaat**

Vote: **Unanimous**

Abstaining: **None**

Commissioners Edminster and Alleman returned.

C PUBLIC HEARINGS

74 Gaut 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: **Zakaria**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

Speakers: Shari Heyen and Harvey Heller – opposed; Tim Cisneros and Mary Villareal, applicant – supportive; Arva Howard – Legal Department

75 Monarch Estates Sec 2 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: **Bryant**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

76 Reinerman Townhomes Sec 2 C3N Withdrawn
replat no 1

77 Sunshine Ranch Estates 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: **Zakaria** Vote: **Carries** Abstaining: **Dean**

Speakers: Linda Wilson – opposed; Dan O’Dowd – supportive; Arva Howard – Legal Department

D VARIANCES

78 Austin at US 59 Townhomes 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: **Davis** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

Speakers: Lynda Fuqua – opposed, if variance requested; and Lucia Martimi – no position stated

79 Briar Club C2R Approve
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: **Bohan** Vote: **Unanimous** Abstaining: **None**

Items 80 and 10 were taken together at this time.

80 Cypress Creek Park GP Approve
10 Cypress Creek Park Sec 1 C2 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: **Garza** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

Items 81, 82, 83 and 86 were taken together at this time.

81 Dowling Street Townhomes C2 Defer
82 Dowling Street Villas C2R Defer
83 Hadley Street Villas C2R Defer
86 McIlhenny Street Villas C2R Defer

Staff recommendation: Defer the plats for two weeks per the applicant’s request.

Commission action: Deferred the plats for two weeks per the applicant’s request.

Motion: **Davis** Second: **Rifaat** Vote: **Unanimous** Abstaining: **None**

84 Kurz Properties 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: **Bryant** Second: **Subinsky** Vote: **Unanimous** Abstaining: **None**

85 Long Meadow Farms GP 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: **Garza** Second: **Rifaat** Vote: **Unanimous** Abstaining: **None**

Commissioner Alleman recused herself.

94 Villas on Polk 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: **Bryant** Second: **Alleman** Vote: **Unanimous** Opposing: **None**

95 Yale Street Plaza at Twenty First Street C2R Approve
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: **Baldwin** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

E SPECIAL EXCEPTIONS
NONE

F RECONSIDERATION OF REQUIREMENTS

96 CMT Spring Cypress 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**

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

G EXTENSIONS OF APPROVAL

97 Aldine ISD Greenspoint Complex	EOA	Approve
98 Plantation Lakes Sec 23	EOA	Approve
99 Rocking Ranch replat no 1	EOA	Approve
100 Stone Creek Ranch Sec 10	EOA	Approve
101 Towne Lake Parkway Street Dedication Sec 2	EOA	Approve

H NAME CHANGES

102 Sommerall Square GP (prev. Villas at Copperwood GP)	NC	Approve
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I CERTIFICATES OF COMPLIANCE

103 7403 Greenyard Dr.	COC	Approve
104 616 Hill Dr	COC	Approve
105 24322 Cunningham Drive	COC	Approve
106 27665 Peach Creek	COC	Approve

107 26629 Briar Lane COC Approve
108 5130 Hartwick Road COC Approve

Staff recommendation: Approve staff's recommendation for items 97-108.

Commission action: Approved staff's recommendation for items 97-108.

Motion: **Davis** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

109 1475 West Gray Street DPV Approve

Staff recommendation: Approve the requested development plat variance application to allow a reduced building line of 3' along West Gray Street, instead of the required 25' building line with a condition the applicant coordinates with Metro.

Commission action: Approved the requested development plat variance application to allow a reduced building line of 3' along West Gray Street, instead of the required 25' building line with a condition the applicant coordinates with Metro.

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

III. ESTABLISH A PUBLIC HEARING DATE OF MARCH 17, 2016 FOR:

- a. Estates at Blalock Road
- b. Neuen Manor partial replat no 1
- c. North Post Oak Terrace partial replat no 1
- d. Palmetto Oaks replat no 1
- e. Simms Woods partial replat no 1 and extension
- f. Spring Forest Sec 1 partial replat no 1
- g. Tallow Wood Sec 4 partial replat no 1

Staff recommendation: Establish a public hearing date of March 17, 2016 for items **III a-g**.

Commission action: Established a public hearing date of March 17, 2016 for items **III a-g**.

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

**IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY
LOCATED AT 3815 GULF FREEWAY**

Staff recommendation: Grant the requested consideration of an off-street parking variance to provide 144 parking spaces instead of the required 254 for a multi-family building.

Commission action: Granted the requested consideration of an off-street parking variance to provide 144 parking spaces instead of the required 254 for a multi-family building.

Motion: **Rifaat** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

**V. CONSIDERATION FOR DESIGNATION OF A SPECIAL PARKING AREA FOR THE
MONTROSE PARKING MANAGEMENT DISTRICT**

Staff recommendation: Defer the consideration for designation of a special parking area for the Montrose Parking Management District for two weeks for further study and review.

Commission action: Deferred the consideration for designation of a special parking area for the Montrose Parking Management District for two weeks for further study and review.

Motion: **Bryant** Second: **Bohan** Vote: **Unanimous** Abstaining: **Garza and
Rifaat**

Speakers: Tony Allender – supportive; Joseph Allen, Rodney Drinnon, Daphne Scarbrough and Ravi Jaisinghani – opposed; Jim Bartley – undecided

VI. EXCUSE THE ABSENCE OF COMMISSIONER PATRICIO SANCHEZ

Commission action: Excused the absence of Commissioner Patricio Sanchez

Motion: **Bryant**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

VII. PUBLIC COMMENT

NONE

VIII. ADJOURNMENT

There being no further business brought before the Commission, Chair, Mark A. Kilkenny adjourned the meeting at 5:06 p.m.

Motion: **Stein**

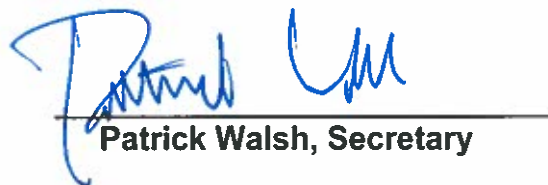
Second: **Rifaat**

Vote: **Unanimous**

Abstaining: **None**



Mark A. Kilkenny, Chair



Patrick Walsh, Secretary