

Minutes of the Houston Planning Commission

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

April 28, 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	Absent
Susan Alleman	Arrived at 2:39 p.m. during the Director's Report
Bill Baldwin	
Kenneth Bohan	Arrived at 2:47 p.m. during item #90
Fernando Brave	Arrived at 2:40 p.m. during item I (A and B)
Antoine Bryant	Arrived at 2:58 p.m. during item #97
Lisa Clark	
Algenita Davis	Arrived at 2:47 p.m. during item #90
Truman C. Edminster III	Absent
Paul R. Nelson	
Linda Porrás-Pirtle	Absent
Shafik Rifaat	
Pat Sanchez	
Martha Stein	
Eileen Subinsky	Absent
Shaukat Zakaria	
Mark Mooney for Honorable James Noack	Absent
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.

Following the Director's Report, Commissioner Anderson announced that a public meeting for the Northwest study area will occur on Monday, May 2, 5:30 p.m. to 7:00 p.m. at the Harris County Precinct 3 Hockley Service Center.

APPROVAL OF THE APRIL 14, 2016 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the April 14, 2016 Planning Commission meeting minutes.

Motion: **Rifaat**

Second: **Alleman**

Vote: **Carries**

Abstaining: **Zakaria
and Clark**

I. PLATTING ACTIVITY (Consent items A and B, 1- 88)

Staff recommendation for item 73 was modified from Approve to Defer. Item removed for separate consideration: **19**

Staff recommendation: Approve staff's recommendations for items 1 - 88 subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items 1 - 88 subject to the CPC 101 form conditions.

Motion: **Clark**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Alleman recused herself.

Staff recommendation: Approve staff's recommendation to approve item 19 subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation to approve item 19 subject to the CPC 101 form conditions.

Motion: **Baldwin**

Second: **Stein**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Alleman returned.

C PUBLIC HEARINGS

89 Craig Woods C3N Approve
partial replat no 18

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: **Rifaat**

Vote: **Unanimous**

Abstaining: **None**

90 Glen Cove Addition C3N Approve
partial replat no 1 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: **Clark**

Second: **Rifaat**

Vote: **Unanimous**

Abstaining: **None**

Speakers: Suneeta Rangani – opposed, Mike Van Dusen and Linda Parrish – undecided, Richard Smith, Managing Engineer, Public Works and Engineering

Commissioner Alleman recused herself.

91 Kolbe Farms C3N Approve
partial replat no 5
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: **Rifaat** Vote: **Unanimous** Abstaining: **None**

92 Kolbe Farms C3N Approve
partial replat no 6
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: **Baldwin** Vote: **Unanimous** Abstaining: **None**

Commissioner Alleman returned.

93 Marlo Place Sec 2 C3N Defer
partial replat no 1
Staff recommendation: Defer the plat for two weeks per the applicant's request and Council Member Gallegos request.
Commission action: Deferred the plat for two weeks per the applicant's request and Council Member Gallegos request.
Motion: **Baldwin** Second: **Alleman** Vote: **Unanimous**
Abstaining: **None**

94 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: **Baldwin** Second: **Zakaria** Vote: **Unanimous** Abstaining: **None**

95 Spring Oaks C3N Approve
replat no 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: **Zakaria** Second: **Rifaat** Vote: **Unanimous** Abstaining: **None**

96 Towne Lake Sec 40 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: **Clark** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

97 Harmony RPM4M Central 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**

Commissioner Alleman recused herself.

98 Humble ISD Groves School 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: **Zakaria** Vote: **Unanimous** Abstaining: **None**

Commissioner Alleman returned.

99 Nightingale View 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: **Stein** Vote: **Unanimous** Abstaining: **None**

100 Randalls Midtown 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: **Bryant** Second: **Rifaat** Vote: **Unanimous** Abstaining: **None**

101 Stages Repertory Theatre 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: **Bohan** Second: **Brave** Vote: **Carries** Opposed: **Baldwin**
Speakers: Charles Penland, applicant – supportive; Richard Brian, George Lancaster, Mark Folkes and O’Neal Furr – supportive; Steve Rapoport – undecided; Santos Monroy – opposed

102 Star Pizza Washington C2R 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: **Clark** Second: **Rifaat** Vote: **Unanimous** Abstaining: **None**
Speaker: Steve Grossman, applicant – supportive

103 Turkey Bend Barge Facility C2 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: **Bryant** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

Commissioner Alleman recused herself.

104 Woodland Hills School Site **C2** **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: **Anderson** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**

Commissioner Alleman returned.

E SPECIAL EXCEPTIONS
NONE

F RECONSIDERATION OF REQUIREMENTS
NONE

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

G EXTENSIONS OF APPROVAL

105	Bridgeland Parkland Village Church	EOA	Approve
106	City Park Central Lane Street Dedication Sec 1	EOA	Approve
107	Enterra at Fowler	EOA	Approve
108	Franz Elrod Business Park	EOA	Approve
109	Harris County MUD no 438 Waste Water Treatment Plant no 1	EOA	Approve
110	Harris County MUD no 438 Water Plant No 1	EOA	Approve
111	Harris County MUD No 71 Water Plant No 3	EOA	Approve
112	Manors at Woodland Heights partial replat no 1	EOA	Approve
113	Medical Development at FM 2920 Sec 2	EOA	Approve
114	PHMSCM Holdings LLC	EOA	Approve
115	Rosehill Reserve Water Plant Site	EOA	Approve

H NAME CHANGES

116	Pearl Brazos Rosalie (prev. Pearl Whole Foods)	NC	Approve
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I CERTIFICATES OF COMPLIANCE

117	5018 Askins Lane	COC	Approve
118	26658 Spanish Oaks Drive	COC	Approve
119	26780 Lantern Lane	COC	Approve
120	22353 White Oak Drive	COC	Approve
121	5404 Gaston Street	COC	Approve
122	21511 Lodge Road	COC	Approve
123	23741 Briar Tree	COC	Approve
124	16420 Mueschke Road	COC	Approve
125	24307 Oak Run	COC	Approve

Staff recommendation: Approve staff's recommendation for items 105–125.

Commission action: Approved staff's recommendation for items 105–125.

Motion: **Bryant**

Second: **Rifaat**

Vote: **Unanimous**

Abstaining: **None**

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

126 3819 S MacGregor Way

DPV

Approve

Staff recommendation: Grant the requested development plat variance to allow a 17' BL instead of the required 25' setback along the major thoroughfare, S MacGregor Way.

Commission action: Granted the requested development plat variance to allow a 17' BL instead of the required 25' setback along the major thoroughfare, S MacGregor Way.

Motion: **Zakaria**

Second: **Davis**

Vote: **Unanimous**

Abstaining: **None**

II. ESTABLISH A PUBLIC HEARING DATE OF MAY 26, 2016 FOR:

a. Jackson Court partial replat no 1

b. Minola Additon partial replat no 1

c. Newport Sec 1 partial replat no 1

d. Newport Sec 1 partial replat no 2

e. Shadyvilla Addition no 2 partial replat no 4

f. Sherwood Oak Gardens replat no 1

Staff recommendation: Establish a public hearing date of May 26, 2016 for items II a-f.

Commission action: Established a public hearing date of May 26, 2016 for items II a-f.

Motion: **Rifaat**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

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

Staff recommendation: Defer the application for two weeks to allow the applicant time to submit revised information.

Commission action: Deferred the application for two weeks to allow the applicant time to submit revised information.

Motion: **Bryant**

Second: **Baldwin**

Vote: **Unanimous**

Abstaining: **None**

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

Staff recommendation: Defer the application for two weeks to allow the applicant time to submit revised information.

Commission action: Deferred the application for two weeks to allow the applicant time to submit revised information.

Motion: **Baldwin**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

V. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR THE 600 BLOCK OF WALTON STREET, EAST AND WEST SIDES MLS 601

Staff recommendation: Approve the Consideration of a Special Minimum Lot Size Block Application for the 600 block of Walton Street, east and west sides MLS 601 and forward to City Council.

Commission action: Approved the Consideration of a Special Minimum Lot Size Block Application for the 600 block of Walton Street, east and west sides MLS 601 and forwarded to City Council.

Motion: **Bryant**

Second: **Rifaat**

Vote: **Carries**

Opposed: **Bohan**

Speakers: Tim Goings and Aaron Evans – supportive

**VI. PUBLIC COMMENT
NONE**

VII. ADJOURNMENT

There being no further business brought before the Commission, Chair, Mark A. Kilkenney adjourned the meeting at 3:51 p.m.

Motion: **Zakaria**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**



Mark A. Kilkenney, Chair



Patrick Walsh, Secretary