

Minutes of the Houston Planning Commission

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

May 12, 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	Absent
Bill Baldwin	
Kenneth Bohan	Absent
Fernando Brave	Arrived at 2:45 p.m. during agenda item 89
Antoine Bryant	Arrived at 2:45 p.m. during agenda item 89
Lisa Clark	Absent
Algenita Davis	Arrived at 2:34 p.m. during the Director's Report
Truman C. Edminster III	
Paul R. Nelson	
Linda Porrás-Pirtle	Arrived at 2:45 p.m. during agenda item 89
Shafik Rifaat	
Pat Sanchez	
Martha Stein	Absent
Eileen Subinsky	Absent
Shaukat Zakaria	Absent
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 Patrick Walsh, Director, Planning and Development Department.

APPROVAL OF THE APRIL 28, 2016 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the April 28, 2016 Planning Commission meeting minutes.

Motion: **Rifaat**

Second: **Baldwin**

Vote: **Carries**

Abstaining: **Edminster
and Garza**

I. PLATTING ACTIVITY (Consent items A and B, 1- 84)

Staff recommendation for item **74** was modified from Approve to Defer. Items removed for separate consideration: **8 and 54**

Staff recommendation: Approve staff's recommendations for items **1 - 84** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 - 84** subject to the CPC 101 form conditions.

Motion: **Garza**

Second: **Rifaat**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Edminster recused himself.

Staff recommendation: Approve staff's recommendation to approve items **8 and 54** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation to approve items **8 and 54** subject to the CPC 101 form conditions.

Motion: **Davis**

Second: **Nelson**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Edminster returned.

C PUBLIC HEARINGS

85 Avondale 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: **Edminster**

Second: **Baldwin**

Vote: **Unanimous**

Abstaining: **None**

86 Avondale Sec 1 C3N Defer
Amending plat no 1 partial replat no 1 and extension

Staff recommendation: Defer the plat for two weeks for additional information and to allow the applicant time to coordinate with the HOA.

Commission action: Deferred the plat for two weeks for additional information and to allow the applicant time to coordinate with the HOA.

Motion: **Baldwin**

Second: **Edminster**

Vote: **Unanimous**

Abstaining: **None**

87 Marlo Place 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: **Edminster**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

88 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: **Mooney** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

89 Lazarus House C2R Approve

Staff recommendation: Grant the requested variance for a reserve restricted to clinic and related uses, and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the requested variance for a reserve restricted to clinic and related uses, and approved the plat subject to the CPC 101 form conditions.

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

Speakers: Nicole Bowden, applicant – supportive

90 Springmont Sec 2 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: **Mooney** Vote: **Unanimous** Abstaining: **None**

91 Springwood at Aliana 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: **Baldwin** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**

92 Western Academy Three 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: **Porras-Pirtle** Second: **Davis** Vote: **Unanimous** Abstaining: **None**

E SPECIAL EXCEPTIONS

93 Westgreen Blvd in Westfield Village C3P Approve **Street Dedication Sec 1**

Staff recommendation: Grant the special exception and approve the street dedication subject to the CPC 101 form conditions.

Commission action: Granted the special exception and approved the street dedication subject to the CPC 101 form conditions.

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

F RECONSIDERATION OF REQUIREMENTS

94 Harmony 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: **Garza** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

95 Klein ISD Otis Davis C2 Approve

Transportation Center

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: **Baldwin** Vote: **Unanimous** Abstaining: **None**

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

G EXTENSIONS OF APPROVAL

96	Cook Cowan Crossley	EOA	Approve
97	Enclave at Northpointe Sec 6	EOA	Approve
98	Kings Mill Sec 11	EOA	Approve
99	Reserve at FM 1960 Sec 1	EOA	Approve
100	Reserve at Greenhouse	EOA	Approve
101	Rosehill Reserve Sec 2	EOA	Approve
102	Rosehill Reserve Sec 3	EOA	Approve
103	Thrustmaster Sec 2	EOA	Approve
104	Village of Indian Trails Commercial Reserve replat no 1	EOA	Approve
105	Woodlands Creekside Park West Sec 26	EOA	Approve

H NAME CHANGES NONE

I CERTIFICATES OF COMPLIANCE

106	14116 Luthe Rd	COC	Approve
107	24470 W Terrace Dr	COC	Approve
108	2603 Frick Rd	COC	Approve
109	20963 Dunn Street	COC	Approve
110	24779 FM 1485 Road E	COC	Approve
111	24540 FM 1314	COC	Approve

Staff recommendation: Approve staff's recommendation for items 96–111.

Commission action: Approved staff's recommendation for items 96–111.

Motion: **Porras-Pirtle** Second: **Davis** Vote: **Carries** Abstaining: **Edminster;**
item 98

J ADMINISTRATIVE NONE

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

112	2118 Lamar Street	DPV	Approve
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Staff recommendation: Grant the requested development plat variance to allow a wall and canopy to encroach into the required 10' BL and the visibility triangle at the intersection of St. Emmanuel and Lamar Street.

Commission action: Granted the requested development plat variance to allow a wall and canopy to encroach into the required 10' BL and the visibility triangle at the intersection of St. Emmanuel and Lamar Street.

Motion: **Bryant** Second: **Baldwin** Vote: **Carries** Abstaining: **Edminster**

113 3807 S MacGregor Way

DPV

Approve

Staff recommendation: Grant the requested development plat variance to allow a 15' BL instead of the required 25' setback on a major thoroughfare, S. MacGregor Way.

Commission action: Granted the requested development plat variance to allow a 15' BL instead of the required 25' setback on a major thoroughfare, S. MacGregor Way.

Motion: **Davis**

Second: **Baldwin**

Vote: **Unanimous**

Abstaining: **None**

114 2019 Wichita Street

DPV

Defer

Staff recommendation: Defer the application for two weeks per the applicant's request.

Commission action: Deferred the application for two weeks per the applicant's request.

Motion: **Davis**

Second: **Rifaat**

Vote: **Unanimous**

Abstaining: **None**

II. ESTABLISH A PUBLIC HEARING DATE OF JUNE 9, 2016 FOR:

a. Blossom Hotel and Suites replat no 1 and extension

b. East End on the Bayou Sec 4

c. Grove on Cline Street

d. Park Place partial replat no 2

Staff recommendation: Establish a public hearing date of June 9, 2016 for items **II a-d**.

Commission action: Established a public hearing date of June 9, 2016 for items **II a-d**.

Motion: **Bryant**

Second: **Davis**

Vote: **Unanimous**

Abstaining: **None**

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

Withdrawn

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

Withdrawn

**V. PUBLIC COMMENT
NONE**

VI. EXCUSE THE ABSENCE OF COMMISSIONER SUBINSKY

Commissioner Subinsky absences were excused.

Motion: **Bryant**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

VII. ADJOURNMENT

There being no further business brought before the Commission, Chair, Mark A. Kilkeny adjourned the meeting at 3:07 p.m.

Motion: **Edminster**

Second: **Rifaat**

Vote: **Unanimous**

Abstaining: **None**


Mark A. Kilkeny, Chair


Patrick Walsh, Secretary