

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

Arrived at 3:26 during Item 76.

Lisa Clark

Algenita Davis

Left at 4:10 during Item III.

Mark A. Kilkenny

Lydia Mares

Paul R. Nelson

Linda Porrás-Pirtle

Arrived at 2:39 during Director's Report.

Shafik Rifaat

Megan R. Sigler

Eileen Subinsky

Absent

Meera D Victor

Shaukat Zakaria

Mark Mooney for

Absent

The Honorable James Noack

Charles O. Dean for

Left at 3:46 during item 94.

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

Commission action: Approved the Planning Commission calendar for 2017.

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 Laferny, Cade Wood, Keith – opposed; Dave Strickland, Applicant; Richard Smith, Public Works and Engineering.

Commissioner Sigler returned.

68 Genesse 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 **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: **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**
 Speakers: Frances Scarberry, Annette Whitehead – opposed.
- 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 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 Fire Station no 3 | EOA | Approve |
| 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