

Minutes of the Houston Planning Commission

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

December 17, 2015
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 2:35 p.m. with a quorum present.

Mark A. Kilkenny, Chair

M. Sonny Garza

Susan Alleman

Absent

Fernando Brave

Absent

Kenneth Bohan

Absent

Antoine Bryant

Absent

Lisa Clark

Algenita Davis

Arrived at 2:56 p.m. during item #105

Truman C. Edminster III

James R. Jard

Arrived at 2:36 p.m. during the Approval of Minutes

Paul R. Nelson

Linda Porras-Pirtle

Absent

Shafik Rifaat

Pat Sanchez

Mark Sikes

Martha Stein

Arrived at 2:38 p.m. during item I.

Eileen Subinsky

Absent

Shaukat Zakaria

Mark Mooney for

Arrived at 2:46 p.m. during item #102 and left
at 4:00 p.m. during item IV.

Honorable James Noack

Gerald P. Wilson for

The Honorable Grady Prestage

Raymond Anderson for

The Honorable Ed Emmett

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 DECEMBER 3, 2015 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the December 3, 2015 Planning Commission meeting minutes.

Motion: **Rifaat**

Second: **Clark**

Vote: **Carries**

Abstaining: **Sikes**

I. PLATTING ACTIVITY (Consent items A and B, 1- 98)

Items removed for separate consideration: **3, 33, 34, 65 and 76.**

Staff recommendation: Approve staff's recommendations for items **1 - 98** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 - 98** subject to the CPC 101 form conditions.

Motion: **Sikes**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Edminster and Clark recused themselves.

Staff recommendation: Approve staff's recommendation to approve items **3, 33, 34, 65 and 76** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation to approved items **3, 33, 34, 65 and 76** subject to the CPC 101 form conditions.

Motion: **Garza**

Second: **Rifaat**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Edminster and Clark returned.

C PUBLIC HEARINGS

**99 Aliana Sec 44
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: **Garza**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

**100 Canyon Lakes at Spring Trails Sec 1
partial replat no 2 and extension**

C3N

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: **Clark**

Second: **Stein**

Vote: **Unanimous**

Abstaining: **None**

**101 Central City
partial replat no 2**

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: **Garza**

Second: **Edminster**

Vote: **Unanimous**

Abstaining: **None**

- 102 Hunters Grove** **C3N** **Approve**
Staff recommendation: Deny the requested variances and approve the plat subject to the CPC 101 form conditions.
Commission action: Denied the requested variances and approved the plat subject to the CPC 101 form conditions.
Motion: **Garza** Second: **Stein** Vote: **Unanimous** Abstaining: **None**
Speakers: Mary Lou Henry, applicant and Lauren Sorgen – supportive
- 103 Hyde Park Main Addition replat partial 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: **Clark** Second: **Rifaat** Vote: **Unanimous** Abstaining: **None**
- 104 Live Oak Landing partial 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: **Sikes** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**
- 105 Live Oak Landing partial replat no 2** **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: **Clark** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**
- 106 Lusco Terrace partial replat no 1** **C3N** **Deny**
Staff recommendation: Deny the requested variances and disapprove the plat.
Commission action: Denied the requested variances and disapproved the plat.
Motion: **Garza** Second: **Sanchez** Vote: **Unanimous** Abstaining: **None**
Speaker: Brian Cruz, applicant – supportive
- 107 Meadowbrook Sec E partial 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: **Clark** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**
- 108 Pecore Complex** **C3N** **Withdrawn**
- 109 Shadyvilla Addition no 2 partial replat no 3** **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: **Sikes** Second: **Stein** Vote: **Unanimous** Abstaining: **None**

110 South Union Sec 2 partial replat no 1 C3N Withdrawn

111 Terraces on West 28th Street replat no 1 C3N Deny

Staff recommendation: Deny the requested variances and disapprove the plat.

Commission action: Denied the requested variances and disapproved the plat.

Motion: **Edminster** Second: **Garza** Vote: **Carries** Opposed: **Davis and Rifaat**
Speakers: Mary Villareal, applicant and Natan Mishli – supportive

112 West Side Villas partial replat no 1 C3N 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: **Clark** Second: **Rifaat** Vote: **Unanimous** Abstaining: **None**

113 Westhaven Estates Sec 1 partial replat no 3 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: **Garza** Second: **Rifaat** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

Items 114 and 115 were taken together at this time.

114 Beltway Southwest Business Park GP GP Approve

115 Beltway Southwest Business Park Sec 2 C3F Approve

Staff recommendation: Grant the requested variances and approve the plats subject to the CPC 101 form conditions.

Commission action: Granted the requested variances and approved the plats subject to the CPC 101 form conditions.

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

116 Dow School Block partial replat no 1 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: **Garza** Second: **Clark** Vote: **Carries** Abstaining: **Edminster**

117 Holland Strack Venture C2 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: **Jard** Second: **Anderson** Vote: **Unanimous** Abstaining: **None**

118 Kansas Trails at Cottage Grove C2R Defer
Staff recommendation: Defer the plat for three weeks per the applicant's request.
Commission action: Deferred the plat for three weeks per the applicant's request.
Motion: **Davis** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

Items 119, 120 and 121 were taken together at this time.

119 Lehigh Hanson Crosby Rail Terminal GP GP Approve
120 Lehigh Hanson Crosby Rail Terminal Sec 1 C2 Approve
121 Hare Cook Road Street Dedication Sec 1 SP Approve

Staff recommendation: Approve the plats subject to the CPC 101 form conditions.
Commission action: Approved the plats subject to the CPC 101 form conditions.
Motion: **Anderson** Second: **Davis** Vote: **Unanimous** Abstaining: **None**

122 North MacGregor Landing C2R Defer
Staff recommendation: Defer the plat for three weeks per the applicant's request.
Commission action: Deferred the plat for three weeks per the applicant's request.
Motion: **Davis** Second: **Rifaat** Vote: **Unanimous** Abstaining: **None**

123 Ransom Corner NW 5700 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: **Rifaat** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

124 Reserve at Clear Lake City Sec 28 C3P Defer
Staff recommendation: Defer the requested plat for three weeks for further study and review.
Commission action: Deferred the requested plat for three weeks for further study and review.
Motion: **Garza** Second: **Rifaat** Vote: **Unanimous** Abstaining: **None**

125 Woodlands Ridge Business Park C2 Defer
Staff recommendation: Defer the requested plat for three weeks for further study and review.
Commission action: Deferred the requested plat for three weeks for further study and review.
Motion: **Mooney** Second: **Rifaat** Vote: **Unanimous** Abstaining: **None**

E SPECIAL EXCEPTIONS
NONE

F RECONSIDERATION OF REQUIREMENTS

Commissioner Edminster recused himself.

126 McKay Intercontinental Trade Center Sec 1 C3R Defer
Staff recommendation: Defer the requested variances for three weeks additional information is required.
Commission action: Deferred the requested variances for three weeks additional information is required.
Motion: **Zakaria** Second: **Rifaat** Vote: **Carries** Abstaining: **Clark**

Commissioner Edminster returned.

127 South Acres Estates **C2R** **Approve**
Staff recommendation: Deny the requested variances and approve the plat subject to the CPC 101 form conditions.
Commission action: Denied the requested variances and approved the plat subject to the CPC 101 form conditions.
Motion: **Clark** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**

128 Trails on Nance Street **C2R** **Defer**
Staff recommendation: Defer the requested variances for three weeks additional information is required.
Commission action: Deferred the requested variances for three weeks additional information is required.
Motion: **Davis** Second: **Anderson** Vote: **Unanimous** Abstaining: **None**

Items 129 and 130 were taken together at this time.

129 Valley Ranch Academy **C3P** **Approve**
130 Valley Ranch Kroger **C2** **Approve**
Staff recommendation: Grant the requested variances and approve the plats subject to the CPC 101 form conditions.
Commission action: Granted the requested variances and approved the plats subject to the CPC 101 form conditions.
Motion: **Garza** Second: **Nelson** Vote: **Carries** Abstaining: **Sikes**

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

G EXTENSIONS OF APPROVAL

131 Alder Trails Sec 8	EOA	Approve
132 Breckenridge Forest Sec 12	EOA	Approve
133 Claytons Park East Sec 1	EOA	Approve
134 Cypress North Houston Road Street Dedication Sec 3	EOA	Approve
135 Dynamic Glass replat no 2 and extension	EOA	Approve
136 Foley Plaza	EOA	Approve
137 Maknojia Plaza	EOA	Approve
138 Nabors Parkway Street Dedication Sec 1	EOA	Approve
139 RCI Holdings Corporate Offices	EOA	Approve
140 Sidhpur Shopping Center	EOA	Approve
141 Spring Ridge Office Condominiums	EOA	Approve

H-NAME CHANGES
NONE

I CERTIFICATES OF COMPLIANCE

142 26585 Spanish Oak Drive	COC	Approve
143 26630 Royal Coach Lane	COC	Approve

144	19838 Hickory Lane	COC	Approve
145	19844 Hickory Lane	COC	Approve
146	11931 Ticonderoga Road.	COC	Approve
147	15412 S. Brentwood Street	COC	Approve
148	27636 Coach Light Lane	COC	Approve
149	14245 Brownsville Street	COC	Approve
150	11945 Gloger Street	COC	Approve
151	22225 Mccleskey Rd	COC	Approve

Staff recommendation: Approve staff's recommendation for items 131-151.

Commission action: Approved staff's recommendation for items 131-151.

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

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

152 2250 Albans Road DPV Approve

Staff recommendation: Approve the requested development plat variance application to allow a 10' building line for a single family residence along Greenbriar Drive, a designated major thoroughfare, instead of the required 25' building line.

Commission action: Approved the requested development plat variance application to allow a 10' building line for a single family residence along Greenbriar Drive, a designated major thoroughfare, instead of the required 25' building line.

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

153 2301 Arabelle Street DPV Defer

Staff recommendation: Defer the requested development plat variance application for three weeks to allow the applicant to provide revised information.

Commission action: Deferred the requested development plat variance application for three weeks to allow the applicant to provide revised information.

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

154 101 E. Little York DPV Deny

Staff recommendation: Deny the development plat variance as the applicant has not presented a hardship and the ATM would be located within future widening for Little York.

Commission action: Denied the development plat variance as the applicant has not presented a hardship and the ATM would be located within future widening for Little York.

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

155 5941 South Loop East DPV Defer

Staff recommendation: Defer the requested development plat variance application for three weeks to allow the applicant time to submit revised information.

Commission action: Deferred the requested development plat variance application for three weeks to allow the applicant time to submit revised information.

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

II. ESTABLISH A PUBLIC HEARING DATE OF JANUARY 21, 2016 FOR:

- a. Briggs Estates
- b. Evelyn Court replat no 1
- c. Falls at Dry Creek Sec 1 partial replat no 1
- d. Gaut partial replat no 1
- e. Hyde Park Main Addition no 3 partial replat no 1
- f. Knoll Park replat no 1
- g. Shadyvilla Addition no 1 partial replat no 2
- h. Southmont Addition Annex no 4 partial replat no 1
- i. Viet Hoa Estates replat no 1
- j. Willowick Forest Sec 1 partial replat no 1

Staff recommendation: Establish a public hearing date of January 21, 2016 for items II a-j.

Commission action: Established a public hearing date of January 21, 2016 for items II a-j.

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

Agenda items 19, 20 and 32 were reconsidered at this time at the request of Commissioner Wilson.

Reconsider items and removed for separate consideration: **19, 20 and 32.**

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

Commission Recommendation: Defer items **19, 20 and 32** for three weeks.

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

III. Consideration of an Off-Street Parking Variance for a property located at 1315 Dumble St.

Staff recommendation: Grant the requested variance to allow 130 on-site parking spaces with 36 bicycles spaces, instead of the required 247 off-street parking spaces on the subject school site per Chapter 26.

Commission action: Granted the requested variance to allow 130 on-site parking spaces with 36 bicycles spaces, instead of the required 247 off-street parking spaces per Chapter 26.

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

IV. Consideration of a Hotel Motel Variance located at 12855 S. Post Oak Road

Staff recommendation: Establish a public hearing date for January 7, 2016.

Commission action: Established a public hearing date for January 7, 2016.

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

V. Public Hearing and Consideration of a Special Minimum Lot Size Block Application for 4000-4100 Block of Clarblak Lane, east and west sides

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

Commission action: Deferred the consideration of a Special Minimum Lot Size Block application for 4000-4100 Block of Clarblak Lane, east and west sides for three weeks to allow time for further study and review.

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

Speakers: Marjorie Forster, Leroy Forester, Thomas Spencer, Mary Ann Spencer, Joe Smith, Tammy Schmalenberger and Danny Middleton – supportive; Martha Dickey and Henry Kubena – opposed

VI. Public Hearing and Consideration of a Special Minimum Lot Size Block Application for Yorkdale Subdivision

Staff recommendation: Approve the consideration of a Special Minimum Lot Size Block application for Yorkdale Subdivision and forward to City Council.

Commission action: Approved the consideration of a Special Minimum Lot Size Block application for Yorkdale Subdivision and forwarded to City Council.

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

Speakers: Chester Gibson and Anita Jones – supportive

VII. Public Hearing and Consideration of a Special Minimum Lot Size Block Application for Brooke Smith Subdivision

Staff recommendation: Approve the consideration of a Special Minimum Lot Size Block application for Brooke Smith Subdivision and forward to City Council.

Commission action: Approved the consideration of a Special Minimum Lot Size Block application for Brooke Smith Subdivision and forwarded to City Council.

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

Speakers: Sarah Maller, Rose Houseman, Gwyn Guldy, Christina Absher, Robert Koehl and Tim Goings – supportive; Darryl Heine – opposed

VIII. EXCUSE THE ABSENCES OF COMMISSIONER WILSON

Commissioner Wilson 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. Kilkenny adjourned the meeting at 4:51 p.m.

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



Mark A. Kilkenny, Chair



Patrick Walsh, Secretary