

Minutes of the Houston Planning Commission

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

March 31, 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 2:32 p.m. with a quorum present.

Mark A. Kilkenny, Chair

M. Sonny Garza

Susan Alleman

Bill Baldwin

Kenneth Bohan

Fernando Brave

Antoine Bryant

Lisa Clark

Algenita Davis

Truman C. Edminster III

Paul R. Nelson

Linda Porrás-Pirtle

Shafik Rifaat

Pat Sanchez

Martha Stein

Eileen Subinsky

Shaukat Zakaria

Mark Mooney for

Honorable James Noack

Charles O. Dean for

The Honorable Robert E. Herbert

Raymond Anderson for

The Honorable Ed Emmet

Arrived at 2:37 p.m. during item I

Left at 4:30 p.m. during item IV

Arrived at 3:03 p.m. during item #93

Arrived at 2:35 p.m. during item I

Arrived at 2:34 p.m. during item I

Arrived at 2:41 p.m. during item I and left at 3:37 p.m.
during item #103

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 MARCH 17, 2016 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the March 17, 2016 Planning Commission meeting minutes.

Motion: **Rifaat**

Second: **Clark**

Vote: **Carries**

Abstaining: **Stein**

I. PRESENTATION OF THE PLANNING AND DEVELOPMENT DEPARTMENT'S 2015 ANNUAL REPORT

Presentation was given by Patrick Walsh, Director, Planning and Development Department

II. PLATTING ACTIVITY (Consent items A and B, 1- 87)

Items removed for separate consideration: **1, 5, 26, 50, 51 and 81**

Staff recommendation: Approve staff's recommendations for items **1 - 87** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 - 87** subject to the CPC 101 form conditions.

Motion: **Garza**

Second: **Rifaat**

Vote: **Unanimous**

Abstaining: **None**

Commissioners Edminster, Alleman and Porras-Pirtle recused themselves.

Staff recommendation: Approve staff's recommendation to approve items **1, 5, 26, 50, 51 and 81** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation to approve items **1, 5, 26, 50, 51 and 81** subject to the CPC 101 form conditions.

Motion: **Subinsky**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

Commissioners Edminster, Alleman and Porras-Pirtle returned.

C PUBLIC HEARINGS

88 Craig Woods partial replat no 18

C3N

Withdraw

Staff recommendation: Withdraw the plat and establish a public hearing date of April 28, 2016 for Craig Woods partial replat no 18.

Commission action: Withdrew the plat and established a public hearing date of April 28, 2016 for Craig Woods partial replat no 18.

Motion: **Zakaria**

Second: **Davis**

Vote: **Unanimous**

Abstaining: **None**

89 Estates at Summer Street 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**

90 Hollywood Gardens partial replat no 4

C3N

Defer

Staff recommendation: Defer the plat for two weeks per Chapter 42 planning standards.

Commission action: Deferred the plat for two weeks per Chapter 42 planning standards.

Motion: **Edminster**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

91 Melody Oaks **C3N** **Defer**
partial replat no 16
 Staff recommendation: Defer the plat for two weeks per Chapter 42 planning standards.
 Commission action: Deferred the plat for two weeks per Chapter 42 planning standards.
 Motion: **Garza** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

92 Southland Court **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: **Garza** Vote: **Unanimous** Abstaining: **None**

93 Spring Forest Sec 1 **C3N** **Defer**
partial replat no 1
 Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
 Commission action: Defer the plat for two weeks for further study and review.
 Motion: **Mooney** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**
 Speakers: Charles Prater and Robin Krett – opposed; Arva Howard, Legal Department

94 Tallow Wood Sec 4 **C3N** **Withdraw**
partial replat no 2

95 Werrington Park Sec 3 **C3N** **Defer**
partial replat no 1
 Staff recommendation: Defer the plat for two weeks at the request of Harris County.
 Commission action: Deferred the plat for two weeks at the request of Harris County.
 Motion: **Bohan** Second: **Sanchez** Vote: **Unanimous** Abstaining: **None**

96 Willow Creek Estates Sec 1 **C3N** **Defer**
replat partial replat no 1
 Staff recommendation: Defer the plat for two weeks at the request of Council Member Green.
 Commission action: Deferred the plat for two weeks at the request of Council Member Green.
 Motion: **Davis** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**

97 Woodland Acres **C3N** **Approve**
partial replat no 4
 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: **Porras-Pirtle** Second: **Bryant** Vote: **Carries** Abstaining: **Alleman**

D VARIANCES

Commissioner Alleman recused herself.

98 Aldine ISD Anderson Academy **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: **Davis** Second: **Rifaat** Vote: **Unanimous** Abstaining: **None**

Items 99 and 100 were taken together at this time.

99	Aldine ISD Carver High School Complex GP	GP	Approve
100	Aldine ISD Carver High School Complex Sec 1	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: **Subinsky** Second: **Rifaat** Vote: **Unanimous** Abstaining: **None**

Speaker: Pat Carter – opposed

Commissioner Alleman returned.

Items 101 and 102 were taken together at this time.

101	Bethel Bible Fellowship GP	GP	Defer
102	Bethel Bible Fellowship Sec 1	C2	Defer

Staff recommendation: Defer the plat for two weeks at the request of Fort Bend County.

Commission action: Deferred the plat for two weeks at the request of Fort Bend County.

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

103	Commons at Ella Forest	C2	Approve
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Staff recommendation: Defer the plat for two weeks at the request of the applicant, Council Member Davis and Council Member Robinson.

Commission action: Granted the requested variance and approved the plat subject to the CPC 101 form conditions.

Motion was made by Davis, seconded by Zakaria to consider item 103 today as oppose to a two week deferral. Motion carried unanimously.

Motion: **Davis** Second: **Brave** Vote: **Carries** Opposed: **Alleman**

Speakers: Councilmember Davis, Councilmember Robinson, Daphne Brown Pradia, Gail Adams, Raj Kurvsamy, Jarvis Johnson and Karen Rose, applicant – supportive; Tim Lincoln, City Engineer, Public Works and Engineering

Items 104 and 105 were taken together at this time.

104	Fairgrounds Extension partial replat no 1	C2R	Approve
105	Fairgrounds Extension partial replat no 2	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: **Clark** Second: **Bohan** Vote: **Unanimous** Abstaining: **None**

Speakers: Robin Holzer – supportive

Commissioner Alleman recused herself.

106	Humble ISD Groves School	C2R	Defer
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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: **Anderson** Vote: **Unanimous** Abstaining: **None**

Commissioner Alleman returned.

107 Precision Pro **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: **Garza** Second: **Rifaat** Vote: **Unanimous** Abstaining: **None**

108 Spencer Road Commercial replat no 1 **C3R** **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: **Clark** Vote: **Unanimous** Abstaining: **None**

109 Strack Acres **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: **Garza** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

110 Streamside **C2R** **Defer**
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Deferred the plat for two weeks at the request of Council Member Stardig.
Motion: **Baldwin** Second: **Bohan** Vote: **Unanimous** Abstaining: **None**
Speakers: Sarah Stanley, Steven Stanley, Todd Davis, Carmen Serpas and Wayne Norton – opposed

E SPECIAL EXCEPTIONS

111 Bridges on Lake Houston Commercial Reserves Sec 1 **C3P** **Approve**
Staff recommendation: Grant the special exception and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the special exception and approved the plat subject to the CPC 101 form conditions.
Motion: **Bryant** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

F RECONSIDERATION OF REQUIREMENTS

112 Silver Ranch Sec 14 **C3P** **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: **Garza** Second: **Rifaat** Vote: **Unanimous** Abstaining: **None**

Items 113 and 114 were taken together at this time.

113	Sunset Ridge East GP	GP	Defer
114	Sunset Ridge Sec 7	C3P	Defer

Staff recommendation: Defer the plat for two weeks per Chapter 42 planning standards.
Commission action: Deferred the plat for two weeks per Chapter 42 planning standards.
Motion: **Alleman** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

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

G EXTENSIONS OF APPROVAL

115	Bridgeland Cypress Fairbanks ISD Mason Road Multi School Site	EOA	Approve
116	Bruno Commercial Park	EOA	Approve
117	Country Lake Estates Village Sec 2	EOA	Approve
118	Grand Mission Sec 1 partial replat no 1	EOA	Approve
119	Kings Mill Sec 12	EOA	Approve
120	Oak Village	EOA	Approve
121	Old River Terrace Third Section Extension partial replat no 1	EOA	Approve
122	Orem Health	EOA	Approve
123	Ridgemont Sec 1 partial replat no 1	EOA	Approve
124	Rosslyn Addition partial replat no 2	EOA	Approve
125	Tavola Sec 13	EOA	Approve
126	Titan Crews	EOA	Approve

H NAME CHANGES

127	The Icon (prev. UH Student Housing and Retail Center)	NC	Approve
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I CERTIFICATES OF COMPLIANCE

128	27576 Saddle Rock Lane	COC	Approve
129	11739 Gloger Street	COC	Approve
130	25297 Virginia Lane	COC	Approve

Staff recommendation: Approve staff's recommendation for items 115–130.

Commission action: Approved staff's recommendation for items 115–130.

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

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

131	3643 Olympia Drive	DPV	Approve
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Staff recommendation: Grant the requested development plat variance to allow a reduced building line of 10' along San Felipe Road instead of the required 25'.
Commission action: Granted the requested development plat variance to allow a reduced building line of 10' along San Felipe Road instead of the required 25'.
Motion: **Bohan** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**

III. ESTABLISH A PUBLIC HEARING DATE OF APRIL 28, 2016 FOR:

- a. Glen Cove Addition partial replat no 1 replat no 1
- b. Kolbe Farms partial replat no 5
- c. Kolbe Farms partial replat no 6
- d. Marlo Place Sec 2 partial replat no 1
- e. Shops at Spring Forest
- f. Spring Oaks replat no 1 partial replat no 2
- g. Towne Lake Sec 40 partial replat no 1

Staff recommendation: Establish a public hearing date of April 28, 2016 for items **III a-g**.

Commission action: Established a public hearing date of April 28, 2016 for items **III a-g**.

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

IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 3704 FANNIN STREET

Staff recommendation: Grant the requested consideration of two off-street parking variances: 1) to allow a valet parking site to be located at 1084', instead of the required maximum 1000', from the site. 2) to allow 44 instead of the required 45 off-site parking spaces located within 250' from the site.

Commission action: Granted the requested consideration of two off-street parking variances: 1) to allow a valet parking site to be located at 1084', instead of the required maximum 1000', from the site. 2) to allow 44 instead of the required 45 off-site parking spaces located within 250' from the site.

Motion: **Rifaat** Second: **Subinsky** Vote: **Carries** Abstaining: **None**
Opposing: **Porras-Pirtle and Anderson**

V. 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: **Bohan** Vote: **Unanimous** Abstaining: **None**

Speakers: Michael Grover, Charles Armstrong and Raymond Valdez – opposed

VI. 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: **Garza** Second: **Rifaat** Vote: **Unanimous** Abstaining: **None**

VII. CONSIDERATION OF A HOTEL MOTEL VARIANCE LOCATED AT 24450 EASTEX FREEWAY (HILTON HOME 2)

Staff recommendation: Grant the requested variance for a hotel to take indirect access from the northbound feeder of U.S. 59.

Commission action: Granted the requested variance for a hotel to take indirect access from the northbound feeder of U.S. 59.

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

VIII. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR THE EASTWOOD SUBDIVISION

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

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

Motion: **Subinsky** Second: **Edminster** Vote: **Carries** Abstaining: **Garza and Rifaat**
Opposed: **Bohan and Clark**

Speakers: Paul O'Sullivan, Michael Nagy and Jeffery Ann Scoggins – supportive; Tony Patronella – opposed

IX. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR THE NORTH MAIN STREET SUBDIVISION

Staff recommendation: Approve the consideration of a Special Minimum Lot Size Area application for the North Main Street Subdivision with the exclusion of Booth Street (east and west side) and forward to City Council.

Commission action: Approved the consideration of a Special Minimum Lot Size Area application for the North Main Street Subdivision with the exclusion of Booth Street (east and west side) and forwarded to City Council.

Motion was made by Edminster, seconded by Subinsky to remove Booth Street (east and west side) from the application area. Motion carried with Dean, Sanchez, Davis, Baldwin, Alleman, Stein and Anderson opposing; and Garza and Rifaat abstaining

Motion: **Edminster** Second: **Subinsky** Vote: **Carries** Abstaining: **Rifaat**
Opposing: **Bohan, Clark, Porras-Pirtle and Anderson**

Speakers: Yolanda Wells, Jose Trevino, Gwen Guidy – supportive; Ruben Santillan, Kenneth McDonald, Dean Pierce and Ben Vasquez Jr. – opposed

X. EXCUSE THE ABSENCE OF COMMISSIONER STEIN

Commissioner Stein was present; therefore, no Commission action was required.

**XI. PUBLIC COMMENT
NONE**

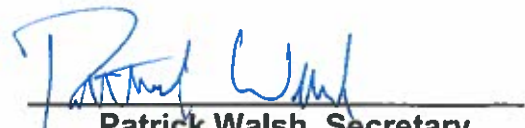
XII. ADJOURNMENT

There being no further business brought before the Commission, Chair, Mark A. Kilkeny adjourned the meeting at 5:47 p.m.

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



Mark A. Kilkeny, Chair



Patrick Walsh, Secretary