

Minutes of the Houston Planning Commission

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

May 26, 2016
Meeting to be held in
Council Chambers, Public Level, City Hall Annex
2:30 p.m.

Call to Order

Vice Chair, Sony Garza called the meeting to order at 2:34 p.m. with a quorum present.

Mark A. Kilkenny, Chair	Absent
M. Sonny Garza	
Susan Alleman	
Bill Baldwin	
Kenneth Bohan	
Fernando Brave	
Antoine Bryant	
Lisa Clark	
Algenita Davis	Arrived at 2:34 p.m. during the Director's Report
Truman C. Edminster III	
Paul R. Nelson	Absent
Linda Porrás-Pirtle	
Shafik Rifaat	
Pat Sanchez	
Martha Stein	
Eileen Subinsky	Absent
Shaukat Zakaria	
Mark Mooney for Honorable James Noack	Arrived at 3:50 p.m. during item #94
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 Michael Kramer, Assistant Director, Planning and Development Department.

APPROVAL OF THE MAY 12, 2016 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the May 12, 2016 Planning Commission meeting minutes.

Motion: **Bryant** Second: **Baldwin** Vote: **Carries** Abstaining: **Stein, Alleman, Clark, Zakaria and Bohan**

I. PRESENTATION ON SPECIAL PARKING AREAS

Presentation was given by Jennifer Ostlind, Planning and Development Department.

II. PLATTING ACTIVITY (Consent items A and B, 1- 81)

Staff recommendation for item **30** was modified from Approve to Defer.

Staff recommendation: Establish a Public Hearing date for June 23, 2016 for agenda item **54**.

Commission action: Establish a Public Hearing date for June 23, 2016 for agenda item **54**.

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

Items removed for separate consideration: **1, 2, 3, 28, 29, 31, 49 and 50**.

Staff recommendation: Approve staff's recommendations for items **A, 1 - 53** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **A, 1 - 53** subject to the CPC 101 form conditions.

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

Commissioners Alleman and Edminster recused themselves.

Staff recommendation: Approve staff's recommendation to approve items **1, 2, 3, 28, 29, 31, 49 and 50** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation to approve items **1, 2, 3, 28, 29, 31, 49 and 50** subject to the CPC 101 form conditions.

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

Commissioners Alleman and Edminster returned.

Staff recommendation: Approve staff's recommendation to approve items **B, 55 - 81** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation to approve items **B, 55 - 81** subject to the CPC 101 form conditions.

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

C PUBLIC HEARINGS

82 Avondale C3N Defer
partial replat no 1

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

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

Motion: **Edminster** Second: **Sanchez** Vote: **Unanimous** Abstaining: **None**
Speakers: Richard Berronez and Robin Holzer – supportive

83 Avondale Sec 1 C3N Approve
Amending plat no 1 partial replat no 1 and extension

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: **Bryant** Vote: **Unanimous** Abstaining: **None**
Speaker: Brittney Whitley, applicant – supportive

84 Jackson Court 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: **Clark** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**
Speakers: Pat Jasper and Scott Ferguson – opposed

85 Minola Addition 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: **Porras-Pirtle** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

86 Newport Sec 1 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: **Alleman** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**

87 Newport Sec 1 C3N Approve
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: **Clark** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

88 Shadyvilla Addition no 2 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: **Alleman** Second: **Sanchez** Vote: **Unanimous** Abstaining: **None**
Speakers: Kelly Ayers and John Kobe – opposed

89 Sherwood Oak Gardens C3N Defer
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: **Clark** Vote: **Unanimous** Abstaining: **None**

90 Shops at Spring Forest 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: **Edminster** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

Items 91 and 92 were taken together at this time.

91 Aliana GP GP Approve
92 Aliana Sec 48 C3F 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: **Dean** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

93 Allens Place C2R Approve
 Staff recommendation: Deny the requested variance and approve the plat subject to the removal of the portion of the carport that encroaches into the 20' building line.
 Commission action: Granted the requested variance and approved the plat subject to the CPC 101 form conditions.
 Motion: **Davis** Second: **Bohan** Vote: **Carries** Abstaining: **Sanchez**
 Opposed: **Clark, Edminster, Brave and Alleman**
 Speakers: Grace Cervin, applicant and Dwight Allen, owner – supportive

94 Bayou City Equipment 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**

95 Courtland Square Sec 2 C2R Defer
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: **Bohan** Vote: **Unanimous** Abstaining: **None**

96 Creekside Ranch FBC MUD 142 C2 Defer
Elevated Storage Tank Site 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: **Baldwin** Second: **Dean** Vote: **Unanimous** Abstaining: **None**

97 Five Sac Self Storage Addition 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: **Edminster** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

98 Huffman Townsite C2R Withdrawn
partial replat no 1

Commissioner Alleman recused herself.

99 Humble ISD Multi School Site C2 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: **Clark** Second: **Anderson** Vote: **Unanimous** Abstaining: **None**

Commissioner Alleman returned.

100 Legacy Community Health Services C2R Defer
5th Ward

Staff recommendation: Defer the plat for two weeks to allow the applicant time to submit the required parking variance.

Commission action: Deferred the plat for two weeks to allow the applicant time to submit the required parking variance.

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

Items 101, 102, and 103 were taken together at this time.

101 Pecan Oaks GP GP Defer
102 Pecan Oaks Sec 1 C2 Defer
103 Pecan Oaks Sec 2 C2 Defer

Staff recommendation: Defer the plat for two weeks as additional information is required.

Commission action: Deferred the plat for two weeks as additional information is required.

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

104 Poinciana C2R 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: **Alleman** Second: **Stein** Vote: **Unanimous** Abstaining: **None**

105 Sunrise Orchards C2
127 5300 Sunrise Road DPV

IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 5300 SUNRISE ROAD

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

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

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

**E SPECIAL EXCEPTIONS
NONE**

F RECONSIDERATION OF REQUIREMENTS

Commissioner Alleman recused herself.

**106 Lamar Consolidated ISD C2 Approve
Agricultural Facility**

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: **Dean** Vote: **Unanimous** Abstaining: **None**

107 Shadowdale Terrace C3R 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**

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

G EXTENSIONS OF APPROVAL

108	Domain New Forest	EOA	Approve
109	Harris County Improvement District no 15 Detention Pond no 1	EOA	Approve
110	Harris County Improvement District No 15 Detention Pond no 2	EOA	Approve
111	Kenroc Sec 3	EOA	Approve
112	Moonshine Green Plaza	EOA	Approve
113	Park Spring Store Reserve	EOA	Approve
114	Reserve at Hargrave	EOA	Approve
115	Reserve at Kuykendahl	EOA	Approve
116	Rosehill Reserve Drive and Recreation Center	EOA	Approve
117	Sunset Ridge West Sec 7	EOA	Approve
118	Sunset Ridge West Sec 6	EOA	Approve
119	Terra Del Sol Sec 9	EOA	Approve
120	VanTrust Clear Lake Addition	EOA	Approve
121	West at Grand Parkway Reserve	EOA	Approve

H NAME CHANGES

**122 HISD Northside High School NC Approve
(prev. HISD Jefferson Davis High School)**

I CERTIFICATES OF COMPLIANCE

123 25914 Oak Ridge Dr COC Approve

124 22597 Cuttler Rd **COC** **Approve**
125 6618, 6846, 6662 Antoine Dr **COC** **Approve**
Staff recommendation: Approve staff's recommendation for items 108–125.
Commission action: Approved staff's recommendation for items 108–125.
Motion: **Davis** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

J ADMINISTRATIVE
NONE

Commissioner Alleman returned.

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

126 3103 Adelia Street **DPV** **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: **Clark** Vote: **Unanimous** Abstaining: **None**
Speaker: D. Walker – opposed

Item 127 was taken earlier in the meeting.

128 2019 Wichita Street **DPV** **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: **Davis** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

III. ESTABLISH A PUBLIC HEARING DATE OF JUNE 23, 2016 FOR:

- a. Brundage Woods replat no 1**
- b. Crown Park Estates**
- c. Hernandez Plaza**
- d. Melody Oaks partial replat no 17**
- e. Oak Estates Sec 1 partial replat no 1**
- f. Oak Forest Sec 1 partial replat no 1**
- g. Spring Branch Valley partial replat no 7**
- h. Westheimer Estates partial replat no 6**
- i. Wheeler Avenue Baptist Church Central**
- j. Wheeler Avenue Baptist Church South**

Staff recommendation: Establish a public hearing date of June 23, 2016 for items **III a-j**.
Commission action: Established a public hearing date of June 23, 2016 for items **III a-j**.
Motion: **Clark** Second: **Bohan** Vote: **Unanimous** Abstaining: **None**

Item VI was taken earlier in the meeting.

V. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR THE 800-900 BLOCK OF BOMAR STREET (NORTH AND SOUTH SIDES)

Staff recommendation: Approve the Consideration of a Special Minimum Lot Size Block Application for the 800-900 Block of Bomar Street, north and south sides with a modified boundary and forward to City Council.
Commission action: Approved the Consideration of a Special Minimum Lot Size Block Application for the 800-900 Block of Bomar Street, north and south sides, with a modified boundary and forwarded to City Council.

Motion: **Baldwin** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**
Speakers: Laura Caille, Matt Nicol, Laura Jewette, Thomas Lyttle – supportive; Vicky Warren – opposed

VI. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR 2500-2600 BLOCK OF RIVERSIDE DRIVE (NORTH AND SOUTH SIDES)

Staff recommendation: Approve the Consideration of a Special Minimum Lot Size Block Application for the 2500-2600 Block of Riverside Drive, north and south sides, with a modified boundary and forward to City Council.

Commission action: Approved the Consideration of a Special Minimum Lot Size Block Application for the 2500-2600 Block of Riverside Drive, north and south sides, with a modified boundary and forwarded to City Council.

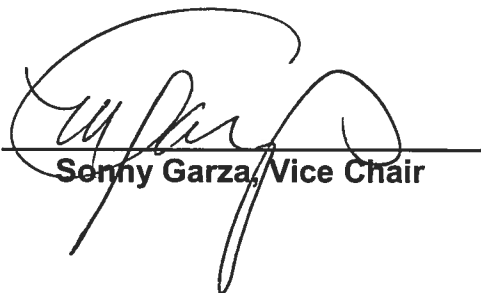
Motion: **Davis** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**
Speakers: Larry Kirkwood and Rachel Paxton – supportive

**VII. PUBLIC COMMENT
NONE**

VIII. ADJOURNMENT

There being no further business brought before the Commission, Vice Chair, Sonny Garza adjourned the meeting at 4:44 p.m.

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



Sonny Garza, Vice Chair



Michael Kramer, Secretary