

Minutes of the Houston Planning Commission

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

November 12, 2015
Meeting to be held in
Council Chambers, Public Level, City Hall Annex
2:30 p.m.

Call to order

Vice Chair, Sonny Garza called the meeting to order at 2:36 p.m. with a quorum present.

Mark A. Kilkenny, Chair	Absent
M. Sonny Garza	
Susan Alleman	
Fernando Brave	
Kenneth Bohan	Left at 4:22pm during item #120
Antoine Bryant	
Lisa Clark	Left at 4:04pm during item #119
Algenita Davis	Arrived at 2:37pm during director's report and Left at 4:31 during item #124
Truman C. Edminster III	
James R. Jard	
Paul R. Nelson	
Linda Porras-Pirtle	Absent
Shafik Rifaat	
Pat Sanchez	Absent
Mark Sikes	
Martha Stein	Absent
Eileen Subinsky	Absent
Shaukat Zakaria	Arrived at 2:38pm during director's report
Mark Mooney for Honorable James Noack	Left at 4:11pm during item #119
Gerald P. Wilson for The Honorable Grady Prestage	Absent
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 OCTOBER 29, 2015 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the October 29, 2015 Planning Commission meeting minutes.

Motion: **Rifaat** Second: **Clark** Vote: **Carries** Abstaining: **Brave**

I. Presentation and consideration of the 2016 Planning Commission Calendar

Commission action: Approved the Planning Commission calendar for 2016.

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

II. PLATTING ACTIVITY (Consent items A and B, 1- 95)

Items removed for separate consideration: **16, 21, 41, 57, 59, 60 and 61.**

Staff recommendation: Approve staff's recommendations for items **1 - 95** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 - 95** subject to the CPC 101 form conditions.

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

Commissioners Alleman and Jard recused themselves and left the room.

Staff recommendation: Approve staff's recommendation to approve items **16, 21, 41, 59, 60 and 61** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation to approved items **16, 21, 41, 59, 60 and 61** subject to the CPC 101 form conditions.

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

Commissioners Alleman and Jard returned.

57 Westbury Estates

C3P

Defer

Staff recommendation: Defer the requested variances for three weeks for further study and review at the request of Council Member Cohen.

Commission action: Deferred the requested variances for three weeks for further study and review at the request of Council Member Cohen.

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

Speaker: Chris Weekly, applicant - supportive

C- Public Hearings

Commissioner Edminster rescued himself and left the room.

96 Camellia Sec 1 partial replat no 1

C3N

Approve

Staff recommendation: Approve the plat subject to CPC 101 form conditions.

Commission action: Approved the plat subject to CPC 101 form conditions.

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

Commissioner Edminster returned.

97 Candlelight Estates 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: **Clark** Vote: **Unanimous** Abstaining: **None**

Speakers: Julian Chahin - supportive, Dave Eng- undecided

98 Greenway Addition Gulfgate Dodge C3N Withdrawn

99 Royal Brook at Kingwood Sec 1 C3N Approve
partial replat no 1 and extension

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: **Davis** Second: **Bohan** Vote: **Unanimous** Abstaining: **None**

100 Scoya Brittmoore Development 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: **Alleman** Second: **Sikes** Vote: **Unanimous** Abstaining: **None**

Commissioner Alleman rescued herself and left the room.

101 University Grove C3N Approve
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: **Bryant** Second: **Rifaat** Vote: **Unanimous** Abstaining: **None**

Commissioner Alleman returned.

102 Villages of Northgate Crossing Sec 8 C3N Defer
partial replat no 1

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: **Bohan** Second: **Davis** Vote: **Unanimous** Abstaining: **None**

103 West Side Villas C3N Withdrawn
partial replat no 1

Staff recommendation: Withdraw and establish a public hearing date for December 17, 2015.

Commission action: Withdrawn and established a public hearing date for December 17, 2015.

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

Commissioner Edminster recused himself and left the room.

D - Variances

104 Atascocita Trace Sec 5

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: **Anderson**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Edminster returned.

Item VII was taken out of order and taken together with item 105.

105 Canal Street Reserve

C2

Approve

VII CONSIDERATION OF A LANDSCAPE PLAN VARIANCE FOR A PROPERTY LOCATED 3302 Canal Street

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: **Jard**

Second: **Davis**

Vote: **Unanimous**

Abstaining: **None**

106 Damon Court Estate

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: **Zakaria**

Second: **Brave**

Vote: **Unanimous**

Abstaining: **None**

Speaker: **Laura Jewett – no position**

**107 Fairgrounds Addition Block 43
partial replat no 1**

C2R

Defer

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

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

Motion: **Alleman**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

Items 108, 109, 110 and 111 were taken together at this time.

108 Harmony GP

GP

Approve

109 Harmony Village Sec 2

C3P

Approve

110 Harmony Village Sec 3

C3P

Approve

111 Harmony Village Sec 5

C3P

Approve

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

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

Motion: **Mooney**

Second: **Nelson**

Vote: **Unanimous**

Abstaining: **None**

Speaker: **Mikalla Hodges, applicant - supportive**

112 Holiday Inn Express North Main C2 Defer
Staff recommendation: Grant the requested variance to not provide ROW widening to East Norma Street and approve the plat subject to the CPC 101 form conditions.
Commission action: Deferred the requested variance and plat for three weeks for more information.
Motion: **Jard** Second: **Davis** Vote: **Unanimous** Abstaining: **None**

113 Kay Trails Sec 2 C3P Defer
Staff recommendation: Defer the plat for three weeks per Chapter 42 planning standards.
Commission action: Deferred the plat for three weeks per Chapter 42 planning standards.
Motion: **Davis** Second: **Brave** Vote: **Unanimous** Opposed: **None**

114 Kirby Mansion 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: **Jard** Second: **Edminster** Vote: **Unanimous** Opposed: **None**
Speaker: Julie Shockley - opposed

115 Lyons Redev Second Venture replat no 1 C2R Defer
Staff recommendation: Defer the requested variances for three weeks for further study and review.
Commission action: Deferred the requested variances for three weeks for further study and review.
Motion: **Rifaat** Second: **Davis** Vote: **Unanimous** Opposed: **None**
Speaker: Franklin Hart - opposed

Items 116 and 117 were taken together at this time.

116 Mainstreet Humble LLC GP GP Defer
117 Main Street Humble LLC C2 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: **Clark** Second: **Rifaat** Vote: **Unanimous** Opposed: **None**

118 Oakview Farms Sec 1 C3P Defer
Staff recommendation: Defer the requested variances for three weeks to give the applicant time to submit revised information.
Commission action: Deferred the requested variances for three weeks to give the applicant time to submit revised information.
Motion: **Zakaria** Second: **Bryant** Vote: **Unanimous** Opposed: **Rifaat and Anderson**

119 Park Place River Oaks replat no 1 C2R Approve

Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.

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

Motion: **Zakaria** Second: **Alleman** Vote: **Carries** Opposed: **Bohan, Jard and Sikes**

Speakers: Peggy Brenner, Joseph Williams, Trent Campbell and David Brenner – opposed

120 Tealpointe Lake Estates C3P Approve

Staff recommendation: Deny the requested variance and approve the plat subject to the CPC 101 form conditions.

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

Motion: **Anderson** Second: **Sikes** Vote: **Unanimous** Opposed: **None**

Commissioners Alleman and Edminster recused themselves and left the room.

121 Towne Lake Greene Sec 5 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: **Bryant** Second: **Zakaria** Vote: **Unanimous** Opposed: **None**

Commissioners Alleman and Edminster returned.

E – Special Exceptions

122 Lakes at Creekside GP GP Defer

Staff recommendation: Defer the requested plat for three weeks for further study and review.

Commission action: Deferred the requested plat s for three weeks for further study and review.

Motion: **Anderson** Second: **Rifaat** Vote: **Unanimous** Opposed: **none**

F – Reconsideration of Requirements

123 Preserve Gym C2R Approve

Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.

Commission action: Denied the reconsideration of requirement and approved the plat subject to the CPC 101 form conditions.

Motion: **Edminster** Second: **Nelson** Vote: **Carries** Opposed: **Alleman and Sikes**

G EXTENSIONS OF APPROVAL

124	Aliana Sec 34	EOA	Approve
125	Anchor Fellowship Crosby	EOA	Approve
126	Apache Multipurpose Campus Sec 2	EOA	Approve
127	Fallbrook Church North Addition	EOA	Approve
128	Fallbrook Church Northwest Addition	EOA	Approve
129	Gateway 290 Business Park	EOA	Approve
130	Grand Crossing replat no 1 partial replat no 1	EOA	Approve
131	Houmont Park Addition partial replat no 1	EOA	Approve
132	Little White Oak Park	EOA	Approve
133	Morton Center	EOA	Approve
134	Reserve at Aldine Westfield	EOA	Approve

H NAME CHANGES

135	Long Point Woods Sec 1 partial replat no 1 NC (prev. Long Point Woods partial replat no 1)		Approve
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I CERTIFICATES OF COMPLIANCE

136	21355 FM 529 Rd.	COC	Approve
137	11738 Possum Hollow	COC	Approve
138	7636 Ave L.	COC	Approve
139	27550 Peach Creek Dr.	COC	Approve

Staff recommendation: Approve staff's recommendation for items 124-139.

Commission action: Approved staff's recommendation for items 124-139.

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

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

140	2304 Goldsmith Street	DPV	Approve
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Staff recommendation: Grant the requested variance to allow 15' building line on Greenbriar Drive.

Commission action: Granted the requested variance to allow 15' building line on Greenbriar Drive.

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

Item III was skipped and Item IV was taken at this time.

**IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY
LOCATED AT 3505 COYLE ST. (LAW & JUSTICE HIGH SCHOOL)**

Staff recommendation: Grant the requested parking variance to allow 171 off street parking spaces with 20 bicycle parking on the proposed campus.

Commission action: Granted the requested parking variance to allow 171 off street parking spaces with 20 bicycle parking on the proposed campus.

Motion: **Brave** Second: **Zakaria** Vote: **Carries** Abstaining: **Edminster**

V. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 4401 HARRISBURG BLVD.

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

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

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

VI. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 516 WESTHEIMER ST. (INDIKA RESTAURANT)

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

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

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

Item VII was taken at an earlier time.

III. ESTABLISH A PUBLIC HEARING DATE OF DECEMBER 17, 2015 FOR:

- a. **Aliana Sec 44 replat no 1**
- b. **Canyon Lakes at Spring Trails sec 1 partial replat no 2 and extension**
- c. **Central City partial replat no 2**
- d. **Hyde Park Main Addition replat partial replat no 1**
- e. **Live Oak Landing partial replat no 1**
- f. **Live Oak Landing partial replat no 2**
- g. **Meadowbrook E partial replat no 1**
- h. **Pecore Complex**
- i. **Shadyvilla Addition no 2 partial replat no 3**
- j. **Westhaven Estates Sec 1 partial replat no 3**

Staff recommendation: Establish a public hearing date of December 17, 2015 for items III a-j.

Commission action: Established a public hearing date of December 17, 2015 for items III a-j.

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

VIII. PUBLIC HEARING AND CONSIDERATION OF SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR PORTIONS OF THE RIVERSIDE TERRACE AND SOUTHLAND TERRACE SUBDIVISIONS (MLSA 402)

Staff recommendation: : Approve the consideration of a Special Minimum Lot Size Area application for portions of the Riverside Terrace and Southland Terrace Subdivisions and forward to City Council.

Commission action: Approved the consideration of a Special Minimum Lot Size Area application for portions of the Riverside Terrace and Southland Terrace Subdivisions and forwarded to City Council.

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

Speakers: Tomaro Bell, Elizabeth Brey, Alan Nash and Joseph Middleton – supportive

IX. Public Comment

Lonnie Sikes voiced his concerns about the parking spaces for item #123.

Commissioner Anderson announced the passing of Verna Reese.

X. Adjournment

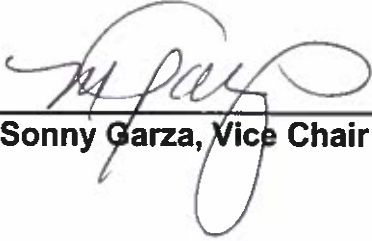
There being no further business brought before the Commission, Vice Chair, Sonny Garza adjourned the meeting at 4:54pm.

Motion: **Rifaat**

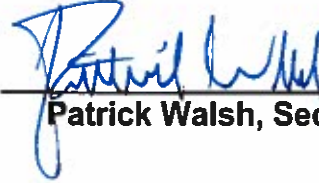
Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**



Sonny Garza, Vice Chair



Patrick Walsh, Secretary