

## Minutes of the Houston Planning Commission

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

January 21, 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 2:37 p.m. with a quorum present.**

Mark A. Kilkenny, Chair

M. Sonny Garza

Susan Alleman

Fernando Brave

Kenneth Bohan

Absent

Antoine Bryant

Lisa Clark

Algenita Davis

Truman C. Edminster III

James R. Jard

Absent

Paul R. Nelson

Linda Porras-Pirtle

Absent

Shafik Rifaat

Pat Sanchez

Absent

Mark Sikes

Absent

Martha Stein

Eileen Subinsky

Shaukat Zakaria

Arrived at 2:48 p.m. during item #83

Mark Mooney for

Absent

Honorable James Noack

Charles O. Dean 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 JANUARY 7, 2016 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the January 7, 2016 Planning Commission meeting minutes.

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

### I. PLATTING ACTIVITY (Consent items A and B, 1-78)

Items removed for separate consideration: **4, 12, 29 and 43.**

Staff recommendation: Approve staff's recommendations for items **1 - 78** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 - 78** subject to the CPC 101 form conditions.

Motion: **Bryant**                      Second: **Subinsky**                      Vote: **Unanimous**                      Opposing: **None**

**Commissioners Alleman and Edminster recused themselves.**

Staff recommendation: Approve staff's recommendation to approve items **4, 12, 29 and 43** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation to approved items **4, 12, 29 and 43** subject to the CPC 101 form conditions.

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

**Commissioners Alleman and Edminster returned.**

### C PUBLIC HEARINGS

**79 Ayrshire Addition Sec 1                      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: **Edminster**                      Second: **Rifaat**                      Vote: **Unanimous**                      Abstaining: **None**

**80 Briggs Estates                      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: **Stein**                      Second: **Clark**                      Vote: **Unanimous**                      Abstaining: **None**

**81 Evlyn Court                      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: **Edminster**                      Second: **Clark**                      Vote: **Unanimous**                      Abstaining: **None**

**82 Falls at Dry Creek 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: **Bryant**                      Second: **Alleman**                      Vote: **Unanimous**                      Abstaining: **None**

**83 Gaut partial replat no 1** **C3N** **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: **Edminster** Vote: **Unanimous** Abstaining: **None**  
 Speaker: Rick Plaeger – opposed

**84 Hyde Park Main Addition no 3 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: **Alleman** Vote: **Unanimous** Abstaining: **None**

**85 Knoll Park 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: **Edminster** Second: **Rifaat** Vote: **Unanimous** Abstaining: **None**

**86 Shadyvilla Addition no 1 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: **Davis** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

**87 Southmont Addition Annex no 4 partial replat no 1** **C3N** **Defer**  
 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: **Bryant** Vote: **Unanimous** Abstaining: **None**

**88 Viet Hoa Estates 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: **Clark** Vote: **Unanimous** Abstaining: **None**

**89 Willowick Forest Sec 1 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: **Davis** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

**D VARIANCES**

**90 Aldine Fire Station GP** **GP** **Defer**  
 Staff recommendation: Defer the plat for two weeks for further study and review.  
 Commission action: Deferred the plat for two weeks for further study and review.  
 Motion: **Edminster** Second: **Rifaat** Vote: **Unanimous** Abstaining: **None**

**91 Harlien Acres** **C2** **Defer**  
 Staff recommendation: Defer the plat for two weeks per Chapter 42 planning standards.

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

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

**92 Hidden Meadow East GP**      **GP**      **Defer**

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

Commission action: Deferred the plat for two weeks for further study and review.

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

**93 Pearl Whole Foods**      **C2R**      **Defer**

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

Commission action: Deferred the plat for two weeks for further study and review.

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

**94 Riverside Park Reserve**      **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: **Alleman**      Second: **Stein**      Vote: **Unanimous**      Abstaining: **None**

**95 Tran Residence**      **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: **Clark**      Second: **Alleman**      Vote: **Unanimous**      Abstaining: **None**

**96 Wabash North Shepherd**      **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: **Clark**      Second: **Garza**      Vote: **Unanimous**      Abstaining: **None**

Speakers: Betty Heacker, applicant and Carol Kleiber – supportive; Council Member Kubosh – no position stated

## **E SPECIAL EXCEPTIONS**

**97 Wrights Landing at Legends Trace Sec 3**      **C3P**      **Approve**

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

Commission action: Grant the requested special exceptions and approve the plat subject to the CPC 101 form conditions.

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

## **F RECONSIDERATION OF REQUIREMENTS**

**98 Elyson Sec 8**      **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: **Alleman**      Second: **Garza**      Vote: **Unanimous**      Abstaining: **None**

**99 U Pull and Pay Houston C2R Defer**  
 Staff recommendation: Defer the requested variance for two weeks per Chapter 42 planning standards.  
 Commission action: Deferred the requested variance for two weeks per Chapter 42 planning standards.

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

**100 Union Park GP GP 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**

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

**G EXTENSIONS OF APPROVAL**

<b>101 Alder Trails Sec 5</b>	<b>EOA</b>	<b>Approve</b>
<b>102 Alder Trails Sec 6</b>	<b>EOA</b>	<b>Approve</b>
<b>103 Azalea District Sec 3</b>	<b>EOA</b>	<b>Approve</b>
<b>104 Beckner Place</b>	<b>EOA</b>	<b>Approve</b>
<b>105 Castle Rock Reserve Southwest</b>	<b>EOA</b>	<b>Approve</b>
<b>106 Northpointe Reach Drive</b>	<b>EOA</b>	<b>Approve</b>
<b>Street Dedication Sec 1</b>		
<b>107 Pillot Gully Stormwater Detention Facility</b>	<b>EOA</b>	<b>Approve</b>
<b>108 Pinafore Reserves</b>	<b>EOA</b>	<b>Approve</b>
<b>partial replat no 1</b>		
<b>109 Spring Green Corners</b>	<b>EOA</b>	<b>Approve</b>
<b>110 Spring Stuebner Apartments</b>	<b>EOA</b>	<b>Approve</b>
<b>111 Sunrise Montrose</b>	<b>EOA</b>	<b>Approve</b>

**H-NAME CHANGES**  
**NONE**

**I CERTIFICATES OF COMPLIANCE**

<b>112 0 Donegal Way</b>	<b>COC</b>	<b>Approve</b>
<b>113 4055 Marisco Place</b>	<b>COC</b>	<b>Approve</b>
<b>114 18226 Sentry Pine Ct</b>	<b>COC</b>	<b>Approve</b>

Staff recommendation: Approve staff's recommendation for items 101-114.  
 Commission action: Approved staff's recommendation for items 101-114.

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

**J ADMINISTRATIVE**  
**NONE**

**K DEVELOPMENT PLATS WITH VARIANCE REQUESTS**  
**NONE**

**II. ESTABLISH A PUBLIC HEARING DATE OF FEBRUARY 18, 2016 FOR:**

a. Sunshine Ranch Estates partial replat no 1

Staff recommendation: Establish a public hearing date of February 18, 2016 for items II a.

Commission action: Established a public hearing date of February 18, 2016 for items II a.

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

**Items III and IV were taken together at this time**

**III. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR BRIAR VILLAGE SUBDIVISION, SECTIONS 1 AND 4**

**IV. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR BRIAR VILLAGE SUBDIVISION, SECTIONS 1, 2 AND 3**

Staff Recommendation: Approve the consideration of a Special Minimum Lot Size Area application for Briar Village Subdivision, Sections 1 and 4 with a modified boundary and forward to City Council.

Approve the consideration of a Special Minimum Lot Size Area application for Briar Village Subdivision, Sections 1, 2 and 3, and forward to City Council.

Commission action: Approved the consideration of a Special Minimum Lot Size Area application for Briar Village Subdivision, Sections 1 and 4 with a modified boundary and forwarded to City Council.

Approved the consideration of a Special Minimum Lot Size Area application for Briar Village Subdivision, Sections 1, 2 and 3, and forwarded to City Council

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


**V. PUBLIC COMMENT  
NONE**

**VI. ADJOURNMENT**

There being no further business brought before the Commission, Chair, Mark A. Kilkenny adjourned the meeting at 3:37 p.m.

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

  
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Mark A. Kilkenny, Chair

  
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Patrick Walsh, Secretary