

Minutes of the Houston Planning Commission

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

December 3, 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 2:36 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

Left at 4:48 p.m. during item #104

Truman C. Edminster III

James R. Jard

Paul R. Nelson

Linda Porrás-Pirtle

Shafik Rifaat

Arrived at 2:34 p.m. during director's report

Pat Sanchez

Mark Sikes

Absent

Martha Stein

Eileen Subinsky

Shaukat Zakaria

Mark Mooney for

Absent

Honorable James Noack

Gerald P. Wilson for

Absent

The Honorable Grady Prestage

Raymond Anderson for

The Honorable Ed Emmett

EXOFFICIO MEMBERS

Carol A. Lewis

Dale A. Rudick, P.E.

87 Hunters Grove C3N Defer
Staff recommendation: Defer the requested variances for two weeks additional information is required.
Commission action: Deferred the requested variances for two weeks additional information is required.
Motion: **Jard** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**
Speaker: David Hall – opposed

88 Lusco Terrace partial replat no 1 C3N Defer
Staff recommendation: Defer the requested variances for two weeks additional information is required
Commission action: Deferred the requested variances for two weeks additional information is required
Motion: **Bryant** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
Speakers: Maria Ortiz, David Dunlap and Maria Vargas – opposed

89 Marshall Oaks Sec 2 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: **Jard** Second: **Rifaat** Vote: **Unanimous** Abstaining: **None**

90 Quail Glen 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: **Brave** Second: **Sanchez** Vote: **Unanimous** Abstaining: **None**
Speakers: Rhonda Jones, Annette Jackson and Darren Blakemore – opposed; Nathan Campbell – undecided; Donald Perkins, Representative Council Member Green’s office – supportive; and Jeanette Harris-Osei and Josiah Osei, applicants – supportive

91 Raintree Place Sec 3 C3N Approve
replat no 1
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: **Alleman** Vote: **Carries** Abstaining: **Clark**

92 South Union Sec 2 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: **Davis** Second: **Rifaat** Vote: **Unanimous** Abstaining: **None**
Speakers: Gnelton Land and Ruthie Graves Land – undecided

93 Terraces on West 28th Street C3N Defer
replat no 1
Staff recommendation: Defer the requested variances for two weeks additional information is required.
Commission action: Deferred the requested variances for two weeks additional information is required.
Motion: **Garza** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

94 Villages of Northgate Crossing Sec 8 C3N Approve
partial replat no 1
 Staff recommendation: Deny the requested variance(s) and disapprove the plat subject to the CPC 101 form conditions.
 Commission Action: Granted the requested variance and approved the plat with the condition that no cars block the sidewalk.
 Motion: **Zakaria** Second: **Davis** Vote: **Unanimous** Abstaining: **None**
 Speakers: Nicole Bowden, applicant, Mr. Chivers, owner and Fred Mathis, Representative from Harris County – supportive

D - Variances

95 Cardosa Estates 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: **Edminster** Second: **Anderson** Vote: **Unanimous** Abstaining: **None**

96 Crossing at Katy Fulshear 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**

97 Fairgrounds Addition Block 43 C2R Withdrawn
partial replat no 1

98 Holiday Inn Express North Main 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: **Zakaria** Second: **Subinsky** Vote: **Unanimous** Abstaining: **None**
 Speakers: Robert Salinas and Jose Trevino – opposed

99 Katy Trails Sec 2 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: **Edminster** Second: **Anderson** Vote: **Unanimous** Abstaining: **None**

100 Lakes at Creekside GP Approve
 Staff recommendation: Grant the requested variance and special exception and approve the plat subject to the CPC 101 form conditions.
 Commission action: Granted the requested variance and special exception and approved the plat subject to the CPC 101 form conditions.
 Motion: **Anderson** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

101 Lyons Redev Second Venture replat no 1 C2R Approve

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

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

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

Items 102 and 103 were taken together at this time.

102 Mainstreet Humble LLC GP GP Approve
103 Mainstreet Humble LLC Sec 1 C2 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: **Bryant** Vote: **Unanimous** Abstaining: **None**

104 Oakview Farms Sec 1 C3P Approve

Staff recommendation: Deny the request to exceed 1400' intersection spacing or to not extend Willow Wilde Drive. Approve the variance to exceed 2600' intersection spacing along Boudreaux Road.

Commission action: Approved the variance for the 1400' intersection spacing along Boudreaux Road, add a cul de sac instead of a T turnaround and not to extend Willow Wilde Drive beyond the culdesac. Approved the variance to exceed 2600' intersection spacing along Boudreaux Road. Motion carried with Commissioners Alleman and Brave opposing.

Motion: **Anderson** Second: **Subinsky** Vote: **Carries** Opposed: **Alleman and Brave**

Speakers: Mike Baldwin, applicant – opposed; Fred Mathis, Representative from Harris County - opposed

Items 105 and 106 were taken together at this time.

105 Residences at Fannin Station GP GP Approve
106 Residences at Fannin Station Sec 1 C3R

Staff recommendation: Grant the requested variances on the General Plan for item #105. Defer requested variances for item #106 for two weeks as additional information is required.

Commission action: Granted the requested variances on the General Plan for item #105. Deferred requested variances for item #106 for two weeks as additional information is required.

Motion: **Rifaat** Second: **Porras-Pirtle** Vote: **Unanimous** Abstaining: **None**

107 Yale Corner C2 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: **Brave** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

E – Special Exceptions
NONE

F – Reconsideration of Requirements

108 South Acres Estates **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: **Bryant** Second: **Subinsky** Vote: **Unanimous** Abstaining: **None**

G EXTENSIONS OF APPROVAL

109	Addicks Dam partial replat no 1	EOA	Approve
110	Clear Lake Marketplace Sec 2	EOA	Approve
111	Community Reach Boulevard Street Dedication Sec 1	EOA	Approve
112	Community Reach Boulevard Street Dedication Sec 2	EOA	Approve
113	Fairfield Towne Center Small Shops	EOA	Approve
114	FM 1960 Medical Village Reserve	EOA	Approve
115	Grand Morton North	EOA	Approve
116	Grand Morton South	EOA	Approve
117	Greenhouse Road Street Dedication Sec 4	EOA	Approve
118	Hidden Meadow Sec 13	EOA	Approve
119	Hidden Meadow Sec 15	EOA	Approve
120	Houston Community College System Drennan Campus extension no 2	EOA	Approve
121	Houston Heights partial replat no 11	EOA	Approve
122	MDS and Laney Tract	EOA	Approve
123	Stone Creek Ranch Sec 7	EOA	Approve
124	Stone Creek Ranch Sec 8	EOA	Approve
125	Stone Creek Ranch Sec 9	EOA	Approve
126	Westfield Ranch Sec 1	EOA	Approve

H NAME CHANGES

127	Cottage Grove Lake (prev. Cottage Grove Green Sec 1)	NC	Approve
128	Legacy at Long Meadow Farms (prev. Legacy at Long Meadow Farm)	NC	Approve

I CERTIFICATES OF COMPLIANCE

129	21001 Highway 59	COC	Approve
130	20085 Red Oaks S.	COC	Approve
131	19801 Forest Drive W.	COC	Approve

Staff recommendation: Approve staff's recommendation for items 109-131.

Commission action: Approved staff's recommendation for items 109-131.

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

J ADMINISTRATIVE NONE

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

132 3826 Meadow Lake Lane DPV Approve
Staff recommendation: Grant the requested variance to allow a 10' BL on San Felipe Road. The applicant must close the existing curb cut as a condition of approval.
Commission action: Granted the requested variance to allow a 10' BL on San Felipe Road. The applicant must close the existing curb cut as a condition of approval.
Motion: **Alleman** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

133 3830 Meadow Lake Lane DPV Approve
Staff recommendation: Grant the two requested variances: 1) To allow a rear building line of 10' for a single family residence instead of the required 25' along the major thoroughfare San Felipe Street 2) To allow the fence height along San Felipe to be 10'.
Commission action: Granted the two requested variances: 1) To allow a rear building line of 10' for a single family residence instead of the required 25' along the major thoroughfare San Felipe Street 2) To allow the fence height along San Felipe to be 10'.
Motion: **Clark** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

III. ESTABLISH A PUBLIC HEARING DATE OF January 7, 2016 FOR:

- a. **Amended plat of Almeda Place partial replat no 7**
- b. **Ayrshire Addition Sec 1 partial replat no 1**
- c. **Clay Estate partial replat no 3**
- d. **Greenway Addition Gulfgate Dodge**
- e. **Lindale Park Sec 2 partial replat no 1**
- f. **Newport Sec 8 partial replat no 2**
- g. **Windsor Estates Sec 1 partial replat no 1 and extension**

Staff recommendation: Establish a public hearing date of January 7, 2016 for items III a-g.
Commission action: Established a public hearing date of January 7, 2016 for items III a-g.
Motion: **Bryant** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

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

Staff recommendation: Grant the requested variance to allow 33 on-site parking spaces and 5 bicycle racks, instead of the required 45 spaces on the site.
Commission action: Granted the requested variance to allow 33 on-site parking spaces and 5 bicycle racks, instead of the required 45 spaces on the site.
Motion: **Garza** Second: **Rifaat** Vote: **Unanimous** Abstaining: **None**

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

Staff recommendation: Grant the requested variance to allow a small restaurant to have 17 on-site parking spaces instead of the required 27 spaces.
Commission action: Granted the requested variance to allow a small restaurant to have 17 on-site parking spaces instead of the required 27 spaces.
Motion: **Rifaat** Second: **Brave** Vote: **Unanimous** Abstaining: **None**

VI. CONSIDERATION OF A HOTEL MOTEL VARIANCE LOCATED AT 3717 ANTOINE DRIVE

Staff recommendation: Approve the requested Hotel variance.
Commission action: Approved the requested Hotel variance.
Motion: **Porras-Pirtle** Second: **Zakaria** Vote: **Unanimous** Abstaining: **None**

VII. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR THE 3000 BLOCK OF COAL STREET, NORTH SIDE (MLS 581)

Staff recommendation: Approve the consideration of a Special Minimum Lot Size Block application for the 3000 Block of Coal Street, north side and forward to City Council.

Commission action: Approved the consideration of a Special Minimum Lot Size Block application for the 3000 Block of Coal Street, north side and forward to City Council.

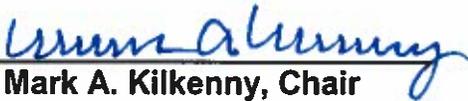
Motion: **Subinsky** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**
Speakers: Pauline Justice – supportive

VIII. Excuse the absences of Commissioners Sanchez and Subinsky. Commissioner Sanchez and Commissioner Subinsky present no Commission action required.

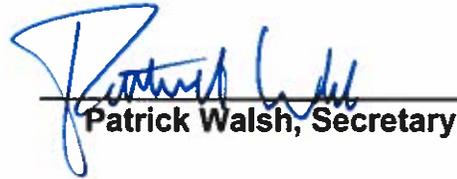
**IX. Public Comment
NONE**

X. Adjournment
There being no further business brought before the Commission, Chair, Mark A. Kilkenny adjourned the meeting at 5:16 p.m.

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



Mark A. Kilkenny, Chair



Patrick Walsh, Secretary