

Minutes of the Houston Planning Commission

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

August 18, 2016
Meeting held in
Council Chambers, Public Level, City Hall Annex
2:30 p.m.

Call to Order

Chair, Martha L. Stein called the meeting to order at 2:33 p.m. with a quorum present.

Martha L. Stein, Chair

M. Sonny Garza

Susan Alleman

Bill Baldwin

Absent

Kenneth Bohan

Left at 4:33 during item #94

Fernando Brave

Antoine Bryant

Lisa Clark

Absent

Algenita Davis

Arrived at 2:35 p.m. during Director's Report

Truman C. Edminster III

Mark A. Kilkenny

Paul R. Nelson

Linda Porrás-Pirtle

Arrived at 2:36 p.m. during Director's Report

Shafik Rifaat

Pat Sanchez

Absent

Eileen Subinsky

Shaukat Zakaria

Absent

Mark Mooney for

Left at 4:16 p.m. during item #84

Honorable James Noack

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 Patrick Walsh, Director, Planning and Development Department.

APPROVAL OF THE AUGUST 4, 2016 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the August 4, 2016 Planning Commission meeting minutes.

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

I. Public hearing and consideration of proposed amendments to Chapter 33 of the Code of Ordinances related to the Major Thoroughfare & Freeway Plan and the Bicycle Master Plan. (Brian Crimmins)

Speakers: Michael Huffmaster, Jane Cahill West, - opposed (request revision)

A motion was made to suspend the rules to hear from a special guest.

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

Mayor Turner presented Proclamation to former Chair Mark Kilkenny.

Item I. was resumed.

Additional speakers: Shelley Kennedy – supportive, Tomara Bell, Supportive/opposed, Steven Vealey – request revision, Mike Van Dusen - Undecided , Diane Merin – request revision, Dan Piette-supportive, Mary Blitzer -supportive, Neil Verma – supportive with amendment

The public hearing was closed. No staff recommendation.

II. Semi-annual Report of the Capital Improvements Advisory Committee On Water and Wastewater Impact Fees (Rudy Moreno)

Staff recommendation: Accept recommendation per staff report, and forward to City Council.

Commission action: Accepted recommendation per staff report, and forwarded to City Council.

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

III. Semi-annual Report of the Capital Improvements Advisory Committee On Drainage Impact Fees (Rudy Moreno)

Staff recommendation: Accept recommendation per staff report, and forward to City Council.

Commission action: Accepted recommendation per staff report, and forwarded to City Council Staff

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

IV. PLATTING ACTIVITY (Consent and Replat items A and B, 1- 77)

Staff recommendations for items **23 and 24** was modified from Approve to Defer. Item **27** was taken out of order, to be heard with item 104. Items removed for separate consideration: **10, and 61.**

Staff recommendation: Approve staff's recommendations for items **1 – 77** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 77** subject to the CPC 101 form conditions.

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

Commissioners Edminster and Kilkenny recused themselves.

Staff recommendation: Approve staff's recommendations for items **10, and 61**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **10, and 61**, subject to the CPC 101 form conditions.

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

Commissioners Edminster and Kilkenny returned.

C PUBLIC HEARINGS

78 Broadmoor Addition 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: **Garza** Second: **Alleman** Vote: **Carries** Abstaining: **Rifaat**

Speakers: Marco Matranga, and Karina Pal-Montano – opposed, Dave Strickland, Applicant.

79 East Village North C3N Approve

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: **Bryant** Vote: **Unanimous** Abstaining: **None**

Commissioners Alleman and Nelson recused themselves.

80 Hyde Park Heights 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: **Kilkenny** Second: **Rifaat** Vote: **Unanimous** Abstaining: **None**

Commissioners Alleman and Nelson returned.

81 Mangum Manor Sec 1 partial replat no 1 C3N Approve

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

Commission action: Approved the variance and the plat for the life of the structure, subject to the CPC 101 form conditions.

Motion: **Davis** Second: **Subinsky** Vote: **Carries** Opposed: **Alleman,**

Brave, Garza, Kilkenny, Nelson, Porras-Pirtle, Abstaining: **Anderson, Bohan**

Speakers: Joyce Owens, Applicant, Anthony Salazar – supportive of request

82 Nueces Park Place Sec 1 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: **Rifaat** Vote: **Carries** Opposed: **Garza**

83 Southridge Crossing Sec 7 C3N Approve
partial replat no 1

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

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

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

84 Spring Knoll 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: **Bryant** Second: **Rifaat** Vote: **Unanimous** Abstaining: **None**

85 Townley Place 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: **Porras-Pirtle** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**

86 Windsor Place Addition partial replat no 3 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: **Bryant** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

87 Albe 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: **Rifaat** Vote: **Unanimous** Abstaining: **None**

88 Aldine Westfield Self Storage Sec 2 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: **Edminster** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**

Items 89, 90 and 91 were taken together at this time.

89 Ashley Pointe GP GP Approve
90 Ashley Pointe Sec 14 C3R Approve
91 Ashley Pointe Sec 15 C3R Approve
Staff recommendation: Grant the requested variances and approve the plats subject to the CPC 101 form conditions.
Commission action: Granted the requested variances and approved the plats subject to the CPC 101 form conditions.
Motion: **Bryant** Second: **Anderson** Vote: **Unanimous** Abstaining: **None**

92 Doctors Center Sec 2 partial replat no 1 C2R Approve
Staff recommendation: Grant the requested variances and approve the plats subject to the CPC 101 form conditions.
Commission action: Granted the requested variances and approved the plats subject to the CPC 101 form conditions.
Motion: **Kilkenny** Second: **Bohan** Vote: **Unanimous** Abstaining: **None**

93 Estates at Mansfield Street C3R Deny
Staff recommendation: Deny the variance and disapprove the plat subject to the CPC 101 form conditions.
Commission action: Denied the variance and disapproved the plat subject to the CPC 101 form conditions.
Motion: **Subinsky** Second: **Bohan** Vote: **Unanimous** Abstaining: **None**
Speaker: Uriel Figuerre, Applicant – Supportive.

94 Fairgrounds Extension partial replat no 3 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: **Kilkenny** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

95 Harris County MUD no 285 C2 Approve
Wastewater Treatment Plant no 2
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 Harvest Land 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: **Anderson** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**

97 Heights Center at Center Street 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: **Davis** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

Items 98 and 99 were taken together at this time.

98 Lakewood Court C3P Defer
99 Lakewood Court at Louetta C2 Defer
Staff recommendation: Defer the requested variance for two weeks, per Harris County's request.
Commission action: Deferred the requested variance for two weeks, per Harris County's request.
Motion: **Kilkenny** Second: **Anderson** Vote: **Unanimous** Abstaining: **None**

Items VI and 100 were taken together at this time.

VI. Consideration of an Off-Street Parking Variance for a property located at 1403 McGowen Street.

100 McGowen Project C2R Defer
Staff recommendation: Defer the variances and the plat for two weeks, to allow the applicant time to submit revised information.

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

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

Commissioner Alleman recused herself.

101 Pine Valley Development Sec 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: **Porras-Pirtle** Second: **Subinsky** Vote: **Unanimous** Abstaining: **None**

Commissioner Alleman returned.

102 Pro Vision Inc replat no 1 and extension 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: **Edminster** Vote: **Unanimous** Abstaining: **None**

Speaker: Richard Doehring – opposed, Richard Smith, Public Works and Engineering

Commissioner Edminster recused himself.

103 Sundance Cove GP GP Defer

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

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

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

Commissioner Edminster returned.

E SPECIAL EXCEPTIONS

Items 27 and 104 were taken together at this time.

27 Jasmine Heights Sec 8

104 Westfield Village GP GP Defer

Staff recommendation: Defer the requested special exceptions and plats.

Commission action: Deferred the requested special exceptions and plats.

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

F RECONSIDERATION OF REQUIREMENTS

105 East Helms Center C3F Approve

Staff recommendation: Grant the reconsideration of requirements with variances and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the reconsideration of requirements with variances and approved the plat subject to the CPC 101 form conditions.

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

106 Reserve at Clear Lake City Sec 10 **C3P** **Defer**
 Staff recommendation: Defer the reconsideration of requirement at the Applicant's request.
 Commission action: Deferred the reconsideration of requirement at the Applicant's request.
 Motion: **Garza** Second: **Rifaat** Vote: **Unanimous** Abstaining: **None**

Commissioner Alleman recused herself.

107 Sheldon Ridge Sec 8 **C3P** **Defer**
 Staff recommendation: Defer the reconsideration of requirements with variances and plat, for additional information.
 Commission action: Deferred the reconsideration of requirements with variances and plat, for additional information.
 Motion: **Bryant** Second: **Anderson** Vote: **Unanimous** Abstaining: **None**

Commissioner Alleman returned.

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

G EXTENSIONS OF APPROVAL

108	Colina Homes on Darling Street	EOA	Approve
109	South Meadow Place Sec 1	EOA	Approve
110	Towne Lake Sec 43	EOA	Approve

H NAME CHANGES
NONE

I CERTIFICATES OF COMPLIANCE

111	19803 Holly Glen	COC	Approve
112	23332 Gains Lane	COC	Approve
113	22730 Oakley Drive	COC	Approve
114	19715 Candlelight Street	COC	Approve
115	24175 Bell Avenue	COC	Approve
116	1010 Aldine Mail Road	COC	Approve
117	27645 Peach Creek Drive	COC	Approve
118	126790 Coach Light	COC	Approve

Staff recommendation: Approve staff's recommendation for items 111 -118

Commission action: Approved staff's recommendation for items 111-118.

Motion: **Rifaat** Second: **Bryant** Vote: **Carries** Abstaining: **Edminster from 110**

J ADMINISTRATIVE
NONE

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

119 401 E. 32nd Street **DPV** **Approve**

Staff recommendation: Grant and approve the development plat variances, and approve the development plat subject to the conditions listed.

Commission action: Granted and approved the development plat variances, and approve the development plat subject to the conditions listed.

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

120 711 Little John Lane

DPV

Approve

Staff recommendation: Grant and approve the development plat variances, and approve the development plat subject to the conditions listed.

Commission action: Granted and approved the development plat variances, and approve the development plat subject to the conditions listed.

Motion: **Kilkenny**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

V. ESTABLISH A PUBLIC HEARING DATE OF SEPTEMBER 15, 2016 FOR:

- a. Fairway Farms Sec 1 replat no 1
- b. Melody Oaks partial replat no 18
- c. Sandalwood Sec 2 partial replat no 1
- d. Wimbledon Creek Villas replat no 2

Staff recommendation: Establish a public hearing date of September 15, 2016 for items **V a - d.**

Commission action: Established a public hearing date of September 15, 2016 for items **V a - d.**

Motion: **Bryant**

Second: **Subinsky**

Vote: **Unanimous**

Abstaining: **None**

VI. Consideration of an Off-Street Parking Variance for a property located at 1403 McGowen Street. This item was considered previously, with item 100.

VII. Consideration of a hotel motel variance for a two-story motel @ Hollister Rd. located at 7255 W. Little York Rd.

Staff recommendation: Defer the requested hotel motel variance and development plat.

Commission action: Deferred the requested hotel motel variance and development plat.

Motion: **Brave**

Second: **Rifaat**

Vote: **Unanimous**

Abstaining: **None**

Speakers: Amy Peck for Councilmember Stardig; Jackson Oldham, Jonathan Emmanuel, Eileen Egan –opposed.

VIII. PUBLIC COMMENT

NONE

IX. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 5:07 p.m.

Motion: **Bryant**

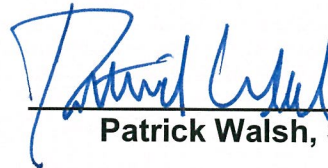
Second: **Rifaat**

Vote: **Unanimous**

Abstaining: **None**



Martha L. Stein, Chair



Patrick Walsh, Secretary