

Minutes of the Houston Planning Commission

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

October 15, 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 2:34 p.m. with a quorum present.

Mark A. Kilkenny, Chair

M. Sonny Garza

Susan Alleman

Absent

Fernando Brave

Arrived at 2:35 during directors report

Kenneth Bohan

Antoine Bryant

Absent

Lisa Clark

Algenita Davis

Arrived at 2:38 during directors report

Truman C. Edminster III

Arrived at 2:36 During item I

James R. Jard

Absent

Paul R. Nelson

Absent

Linda Porrás-Pirtle

Absent

Shafik Rifaat

Pat Sanchez

Mark Sikes

Martha Stein

Eileen Subinsky

Shaukat Zakaria

Absent

Mark Mooney for

Arrived at 2:49 during item 89 Left at 3:58 pm During item #103

Honorable James Noack

Gerald P. Wilson 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 OCTOBER 1, 2015 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the October 1, 2015 Planning Commission meeting minutes.

Motion: **Rifaat**

Second: **Clark**

Vote: **Carries**

Abstaining: **Sikes**

I. PLATTING ACTIVITY (Consent items A and B, 1- 85)

Items removed for separate consideration: 39.

Staff recommendation: Approve staff's recommendations for items **1 - 85** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 - 85** subject to the CPC 101 form conditions.

Motion: **Subinsky**

Second: **Sikes**

Vote: **Unanimous**

Abstaining: **None**

Commissioners Edminster recused himself and left the room

Staff recommendation: Approve staff's recommendation to approve items **39** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation to approved items **39** subject to the CPC 101 form conditions.

Motion: **Garza**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Edminster returned.

C- Public Hearings

86 Gillespie Street Sec 2 replat no 3

C3N

Defer

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

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

Motion: **Davis**

Second: **Bohan**

Vote: **Unanimous**

Abstaining: **None**

87 Greenbriar 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: **Rifaat**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

88 Greenway Addition Gulfgate Dodge

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: **Davis**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

Speakers: Arva Howard – Legal Department, Rosa M. Cuadro and (Alicia Cuadro spoke for her mother Rosa Cuadro) – undecided; Raymond Ruiz -opposed.

96 Cambridge Village Park GP GP Approve
97 Cambridge Village Park Sec 1 C2 Approve

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

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

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

Speakers: Donald Perkins, Representative Council Member Green's office and Linda Scurlock - supportive; Nina Taylor, undecided.

98 Navigation Court C2R Approve

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

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

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

99 Park Place River Oaks replat no 1 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: **Bohan** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**

Speakers: John Arensdorf, Mike Lucas and Julie Dill – opposed.

100 Tealpointe Lake Estates C3P Defer

Staff recommendation: Defer the requested variance for two weeks per the applicant's request.

Commission action: Deferred the requested variance for two weeks per the applicant's request.

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

101 Washington Avenue Interests C3P Approve

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

Commission action: Deferred the requested variances two week per council member Gonzales' request.

Motion: **Garza** Second: **Davis** Vote: **Carries** Opposed: **Edminster**

Speakers: Tyler Flood, applicant - supportive; Jane West – opposed; and Laura Thorp, Council Member Gonzales' office.

The Landscape variance item V was taken out of order at this time.

V. CONSIDERATION OF A LANDSCAPE PLAN VARIANCE FOR A PROPERTY LOCATED AT 2019 WASHINGTON AVENUE

Staff recommendation: Defer for two weeks per council member Gonzales' request.

Commission action: Deferred for two weeks per council member Gonzales' request.

Motion: **Garza** Second: **Bohan** Vote: **Carries** Abstaining: **Edminster**

102 Woodlands Village of Indian Springs Sec 30 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: **Mooney** Second: **Clark** Vote: **Unanimous** Opposed: **None**

**E – Special Exceptions
NONE**

F – Reconsideration of Requirements

Commissioner Edminster recused himself and left the room.

103 Camellia Reserves 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: **Wilson** Second: **Clark** Vote: **Unanimous** Opposed: **None**

Commissioner Edminster returned.

104 Dietz Acres C2 Defer

Staff recommendation: Defer the variance for two weeks per the applicant's request.

Commission action: Deferred the variance for two weeks per the applicant's request.

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

**105 Richmond Road Farms C2R Approve
partial replat no 1**

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

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

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

106 Trails at Dowling Street 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: **Davis** Second: **Brave** Vote: **Unanimous** Opposed: **None**

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

G EXTENSIONS OF APPROVAL

**107 Braeburn Gardens EOA Approve
partial replat no 1**

108	City Plaza Drive Street Dedication Sec 1	EOA	Approve
109	Klein ISD Willow Lake Village Elementary School	EOA	Approve
110	Mcdonalds Eastex Freeway and Little York	EOA	Approve
111	Plantation Lakes Sec 24	EOA	Approve
112	Rayford Road Crossing replat no 1	EOA	Approve
113	Spring Pine Forest Drive Street Dedication Sec 1	EOA	Approve
114	Springwoods Plaza Drive Street Dedication	EOA	Approve
115	Summer Creek Baptist Church Campus of Woodridge Baptist Church	EOA	Approve
116	Verizon Summerbrook	EOA	Approve
117	Woodridge Forest Sec 9	EOA	Approve
118	Woodridge Forest Sec 11	EOA	Approve

H NAME CHANGES

119	Klein ISD Mahaffey Elementary School (prev. Klein ISD Willow Lake Village Elementary School)	NC	Approve
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**I CERTIFICATES OF COMPLIANCE
NONE**

Staff recommendation: Approve staff's recommendation for items 107-119.

Commission action: Approved staff's recommendation for items 107-119.

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

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

120	3419 Dowling Street	DPV	Approve
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Staff recommendation: Approve the requested variance for a 0' building line on Holman and Dowling street subject to the applicant providing 6' foot sidewalks and 3" caliber trees.

Commission action: Approved the requested variance for a 0' building line Holman and Dowling street subject to the applicant providing 6' foot sidewalks and 3" caliber trees.

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

121	3850 Grennoch Lane	DPV	Approve
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Staff recommendation: Approve the requested variance to allow 15 foot building line for a single-family home, instead of the requested 10 foot building line, and allow an 18 foot garage building line along Stella Link Road.

Commission action: Approved the requested variance to allow 15 foot building line for a single-family home, instead of the requested 10 foot building line, and allow an 18 foot garage building line along Stella Link Road.

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

II. ESTABLISH A PUBLIC HEARING DATE OF NOVEMBER 12, 2015 FOR:

- a. **Camellia Sec 1 partial replat no 1**
- b. **Candlelight Estates Sec 1 partial replat no 1**
- c. **Royal Brook at Kingwood Sec 1 partial replat no 1 and extension**
- d. **Villages of Northgate Crossing Sec 8 partial replat no 1**

Staff recommendation: Establish a public hearing date of November 12, 2015 for items II a-d.

Commission action: Established a public hearing date of November 12, 2015 for items II a-d.

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

III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 3419 DOWLING STREET (Doshi House)

Staff recommendation: Grant the requested variance to provide 17 instead of the required 35 off-street parking spaces for a proposed neighborhood restaurant.

Commission action: Granted the requested variance to provide 17 instead of the required 35 off-street parking spaces for a proposed neighborhood restaurant.

Motion: **Davis** Second: **Clark** Vote: **Carries** Opposed: **Bohan**

IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 514 WESTHEIMER STREET (Indika Restaurant)

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

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

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

Item V. was taken at an earlier time.

VI. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR THE 1000 BLOCK OF BINGHAM STREET (North and South MLS 573)

Staff recommendation: Approve the consideration of a Special Minimum Lot Size Block application for the 1000 block of Bingham Street with modified boundaries to only include the north side of the street and forward to City Council.

Commission action: Approved the consideration of a Special Minimum Lot Size Block application for the 1000 block of Bingham Street with modified boundaries to only include the north side of the street and forward to City Council.

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

Speaker: Bijan Saddughi, builder – opposed.

VII. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR THE 1100 BLOCK OF BINGHAM STREET (North and South MLS 572)

Staff recommendation: Approve the consideration of a Special Minimum Lot Size Block application for the 1100 block of Bingham Street north and south side and forward to City Council.

Commission action: Approved the consideration of a Special Minimum Lot Size Block application for the 1100 block of Bingham Street north and south side and forward to City Council.

Motion: **Garza** Second: **Rifaat** Vote: **Carries** Opposing: **Bohan and Sanchez**

**VIII. PUBLIC COMMENT
NONE**

IX. ADJOURNMENT

There being no further business brought before the Commission, Chair, Mark A. Kilkenny adjourned the meeting at 4:29 pm.

Motion: **Edminster**

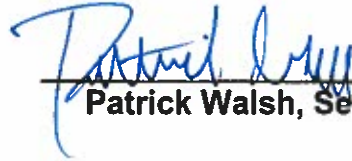
Second: **Davis**

Vote: **Unanimous**

Abstaining: **None**



Mark A. Kilkenny, Chair



Patrick Walsh, Secretary