

Minutes of the Houston Planning Commission

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

March 3, 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

Bill Baldwin

Kenneth Bohan

Fernando Brave

Absent

Antoine Bryant

Absent

Lisa Clark

Algenita Davis

Arrived at 2:45 p.m. during item 73

Truman C. Edminster III

Paul R. Nelson

Absent

Linda Porrás-Pirtle

Shafik Rifaat

Absent

Pat Sanchez

Martha Stein

Absent

Eileen Subinsky

Absent

Shaukat Zakaria

Absent

Mark Mooney for

Arrived at 2:40 p.m. during item I. Platting Activity,

Honorable James Noack

Left at 3:53 p.m. during item 97

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 Michael Kramer, Assistant Director, Planning and Development Department.

APPROVAL OF THE FEBRUARY 18, 2016 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the February 18, 2016 Planning Commission meeting minutes.

Motion: **Alleman** Second: **Baldwin** Vote: **Carries** Abstaining: **Porras-Pirtle and Clark**

I. PLATTING ACTIVITY (Consent items A and B, 1-71)

Items removed for separate consideration: **35, 53 and 70**. Item **14** was taken separately to allow for speakers.

Staff recommendation: Approve staff's recommendations for items **1 - 71** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 - 71** subject to the CPC 101 form conditions.

Motion: **Clark** Second: **Garza** Vote: **Unanimous** Opposing: **None**

Commissioners Alleman and Bohan recused themselves.

Staff recommendation: Approve staff's recommendation to approve items **35, 53 and 70** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation to approve items **35, 53 and 70** subject to the CPC 101 form conditions.

Motion: **Garza** Second: **Porras-Pirtle** Vote: **Unanimous** Opposing: **None**

Commissioners Alleman and Bohan returned.

C PUBLIC HEARINGS

Chairman Kilkenny recused himself.

72 Cypress Creek Lakes Commercial Reserves 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: **Porras-Pirtle** Vote: **Unanimous** Opposing: **None**

Chairman Kilkenny returned.

73 Hidden Meadow Sec 15 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: **Clark** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**

74 Knoll Park Sec 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: **Alleman** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

Commissioner Alleman recused herself.

75 Kolbe Farms 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: **Porras-Pirtle** Second: **Edminster** Vote: **Unanimous** Opposing: **None**

76 Kolbe Farms C3N Approve
partial replat no 2

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: **Garza** Vote: **Unanimous** Opposing: **None**

77 Kolbe Farms C3N Approve
partial replat no 3

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: **Davis** Vote: **Unanimous** Opposing: **None**

Commissioner Alleman returned.

78 Langwood Sec 3 C3N Approve
partial replat no 3

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: **Bohan** Vote: **Unanimous** Abstaining: **None**

79 Monarch Estates 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: **Garza** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

Speakers: Christopher Flores, Samantha Rodriguez, Jesus Garcia and Rachal Garcia – opposed.

80 North Kingwood Forest 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: **Edminster** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

81 Wonderland Educational C3N Defer
Estate Association

Staff recommendation: Defer the plat for two weeks for utilities review.

Commission action: Deferred the plat for two weeks for utilities review.

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

82 Woodland Acres partial replat no 4 C3N Withdrawn
Staff recommendation: Establish a public hearing date of March 31, 2016.
Commission action: Established a public hearing date of March 31, 2016.
Motion: **Davis** Second: **Bohan** Vote: **Unanimous** Abstaining: **None**

Commissioner Alleman recused herself.

Item 14 was taken at this time.

14 Enclave at Kolbe Farms C2 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: **Edminster** Vote: **Unanimous** Abstaining: **None**
Speakers: Richard Smith, Managing Engineer, Public Works and Engineering; Laura Thorp, Community Liaison for Council Member Stardig, Catherine Barchfeld-Alexander – opposed; Josh Kester, applicant – supportive

Commissioner Alleman returned.

D VARIANCES

Commissioner Edminster recused himself.

83 Atascocita Trace Sec 6 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: **Bohan** Vote: **Unanimous** Opposing: **None**

Commissioner Edminster returned.

Items 84, 85, 87 and 91 were taken together at this time.

84 Dowling Street Townhomes C2 Defer
85 Dowling Street Villas C2R Defer
87 Hadley Street Villas C2R Defer
91 McIlhenny Street Villas 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: **Baldwin** Vote: **Unanimous** Abstaining: **None**

Commissioners Alleman and Anderson recused themselves.

86 East Aldine Town Center GP GP 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: **Dean** Vote: **Unanimous** Opposing: **None**

Commissioners Alleman and Anderson returned.

88 HHA Independence Heights Apartments 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: **Edminster** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**
Speakers: Jill Rafferty – opposed; Marty Page – supportive

Items 89 and 90 were taken together at this time.

89 Katy Lakes GP GP Defer
partial replat no 1
90 Katy Lakes Sec 1 C3P 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: **Anderson** Vote: **Unanimous** Abstaining: **None**
Speaker: Mark Stevenson – undecided

92 Sanchez Addition on Becker Road C2R Withdrawn
partial replat no 2

Items 93 and 94 were taken together at this time.

93 Uvalde Meadows GP Defer
94 Uvalde Meadows Sec 1 C2 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: **Anderson** Second: **Edminster** Vote: **Unanimous** Opposing: **None**

95 Woodlands Village of Grogans Mill C3R Defer
Lake Woodlands East Shore Sec 19
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: **Mooney** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

96 Yale Street Plaza at Twenty First Street C2R Defer
Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Deferred the plat for two weeks to allow applicant time to submit additional information and/or alternative plans to staff.
Motion: **Garza** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**
Speakers: Kent Marsh – opposed, Nicole Bowden, applicant and Kevin Shumbera – supportive

E SPECIAL EXCEPTIONS
NONE

F RECONSIDERATION OF REQUIREMENTS

97 Bhagyashree Farms 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: **Clark** Vote: **Unanimous** Abstaining: **None**

98 Evolve Office Complex 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: **Alleman** Vote: **Unanimous** Abstaining: **None**

99 Northwest Park Colony Sec 2 C3P Approve
 Staff recommendation: Grant the special exception and approve the plat subject to the CPC 101 form conditions.
 Commission action: Granted the special exception and approved the plat subject to the CPC 101 form conditions.

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

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

G EXTENSIONS OF APPROVAL

| | | | |
|-----|--|-----|---------|
| 100 | Bammel North Houston Industrial Park | EOA | Approve |
| 101 | Elyson Sec 3 | EOA | Approve |
| 102 | Keya Control | EOA | Approve |
| 103 | Newer Heights Village | EOA | Approve |
| 104 | Singh Mart | EOA | Approve |
| 105 | Studemont Junction Sec 1 | EOA | Approve |
| 106 | Tavola Sec 10 | EOA | Approve |
| 107 | Tavola Sec 17 | EOA | Approve |
| 108 | Tavola Sec 18 | EOA | Approve |
| 109 | Tavola Sec 19 | EOA | Approve |
| 110 | Trinity Woods Church | EOA | Approve |
| 111 | Vistas of Klein Lake Sec 1 | EOA | Approve |
| 112 | Willowcreek Ranch Sec 1 partial replat no 1 | EOA | Approve |

**H NAME CHANGES
NONE**

I CERTIFICATES OF COMPLIANCE

| | | | |
|-----|-------------------------|-----|---------|
| 113 | 1160 Aldine Bender Road | COC | Approve |
| 114 | 25299 Blue Jay Lane | COC | Approve |
| 115 | 27530 Saddle Rock Lane | COC | Approve |
| 116 | 19835 Forest Drive | COC | Approve |

Staff recommendation: Approve staff's recommendation for items 100-116.
 Commission action: Approved staff's recommendation for items 100-116.

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

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

117 2301 Arabelle Street

DPV

Approve

Staff recommendation: Grant the requested variance subject to providing 6 foot sidewalks and 3 inch caliber trees.

Commission action: Granted the requested variance subject to providing 6 foot sidewalks and 3 inch caliber trees.

Motion: **Davis**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

II. ESTABLISH A PUBLIC HEARING DATE OF MARCH 31, 2016 FOR:

a. Craig Woods partial replat no 18

b. Estates at Summer Street replat no 1

c. Hollywood Gardens partial replat no 4

d. Melody Oaks partial replat no 16

e. Southland Court

f. Werrington Park Sec 3 partial replat no 1

g. Willow Creek Estates Sec 1 replat partial replat no 1

Staff recommendation: Establish a public hearing date of March 31, 2016 for items **II a-g**.

Commission action: Established a public hearing date of March 31, 2016 for items **II a-g**.

Motion: **Davis**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

III. PUBLIC HEARING AND CONSIDERATION FOR DESIGNATION OF A SPECIAL PARKING AREA FOR THE MONTROSE PARKING MANAGEMENT

Staff recommendation: Defer for four weeks to allow the Planning and Development Department to host a public meeting on March 22nd in order to obtain property and business owner's feedback on the proposed plan. Establish a public hearing date of March 31, 2016.

Commission action: Deferred for four weeks to allow the Planning and Development Department to host a public meeting on March 22nd in order to obtain property and business owner's feedback on the proposed plan. Establish a public hearing date of March 31, 2016.

Motion: **Bohan**

Second: **Edminster**

Vote: **Unanimous**

Abstaining: **None**

IV. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR THE 1600 BLOCK OF WEST MAIN STREET, NORTH AND SOUTH SIDES

Staff recommendation: Approve the Consideration of a Special Minimum Lot Size Block Application for the 1600 block of West Main Street, north and south sides and forward to City Council.

Commission action: Approved the Consideration of a Special Minimum Lot Size Block Application for the 1600 block of West Main Street, north and south sides and forward to City Council.

Motion: **Garza**

Second: **Davis**

Vote: **Carries**

Opposing: **Anderson,**

Baldwin, Porras- Pirtle and Clark

Abstaining: **Bohan**

Speakers: Markella Hoffman, Diane Maurice, Joanna Spires and Paul Terry – supportive; Sanford Steinberg – opposed

V. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR THE 9300 BLOCK OF SADDLE LANE, NORTH AND SOUTH SIDES

Staff recommendation: Approve the Consideration of a Special Minimum Lot Size Block Application for the 9300 block of Saddle Lane, north and south sides and forward to City Council.

Commission action: Approved the Consideration of a Special Minimum Lot Size Block Application for the 9300 block of Saddle Lane, north and south sides and forwarded to City Council.

Motion: **Garza**

Second: **Edminster**

Vote: **Carries**

Opposing: **Baldwin,**

Porras-Pirtle and Anderson

Speakers: Wanda Anglin, Linda Cover and Barry Laves – supportive; Stacy Ayotte – opposed

VI. PUBLIC COMMENT

Kent Marsh commented on the increase in development and traffic in the Galleria area.

VII. ADJOURNMENT

There being no further business brought before the Commission, Chair, Mark A. Kilkenney adjourned the meeting at 4:35 p.m.

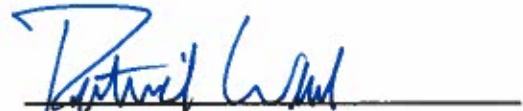
Motion: Clark

Second: Alleman

Vote: Unanimous

Abstaining: None


Mark A. Kilkenney, Chair


Patrick Walsh, Secretary