Minutes of the Houston Planning Commission

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

October 31, 2013
Meeting to be held in
Council Chambers, Public Level, City Hall Annex
2:30 p.m.

Call to order:

Chair Mark Kilkenny called the meeting to order at 2:40 p.m. with a quorum present.

Mark A. Kilkenny, Chair
M. Sonny Garza
Susan Alleman
Keiji Asakura Absent
Fernando Brave
Kenneth Bohan
Antoine Bryant Arrived at 2:43 during agenda item I
Lisa Clark
Brandon Dudley
Truman C. Edminster III
James R. Jard
Paul R. Nelson
Linda Porras-Purtle
Algenita Davis Absent
Martha Stein Absent
Eileen Subinsky
Blake Tart III
Shaukat Zakaria
Mark Mooney for
James Noack
Richard Stolleis for
The Honorable Grady Prestage
Raymond Anderson for
The Honorable Ed Emmett

EXOFFICIO MEMBERS

Carol A. Lewis
Daniel W. Krueger, P.E.
DIRECTOR’S REPORT
The Director’s Report was given by Marlene Gafrick, Director, Planning and Development Department.

APPROVAL OF THE OCTOBER 17, 2013 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the October 17, 2013 Planning Commission meeting minutes.
   Motion: Clark    Second: Subinsky    Vote: Unanimous    Abstaining: None

I. PLATTING ACTIVITY     (Consent items A and B, 1-98)
Items removed for separate consideration: 14 and 58 to allow for speakers.
Staff recommendation: Approve staff’s recommendations for items 1 – 98 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1 – 98 subject to the CPC 101 form conditions.
   Motion: Garza    Second: Bryant    Vote: Unanimous    Abstaining: None

Item 14 was presented at this time.
Staff recommendation: Approve staff’s recommendation to approve item 14 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendation to approve item 14 subject to the CPC 101 form conditions.
   Motion: Clark    Second: Alleman    Vote: Unanimous    Abstaining: None
Speaker for item 14: Era N. Ford – opposed

Item 58 was presented at this time.
Staff recommendation: Approve staff’s recommendation to defer item 58 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendation to defer item 58 subject to the CPC 101 form conditions.
   Motion: Bryant    Second: Subinsky    Vote: Unanimous    Abstaining: None

C  PUBLIC HEARINGS

99  Benders Landing Sec 2 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: Garza    Second: Bryant    Vote: Carries    Abstaining: Mooney
Speakers for item 99: Mike McGee, Sharon McGee, Steve Austin – opposed; Debbie Allison and John Guenther - undecided

100  Bingham Estates replat no 1 and extension  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: Bohan    Vote: Unanimous    Abstaining: None
Speaker for item 100: Diego Reyes - supportive

101  Evans Estate            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: Mooney    Second: Clark    Vote: Unanimous    Abstaining: None
<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
<th>Vote</th>
<th>Motion</th>
<th>Second</th>
<th>Abstaining</th>
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</thead>
<tbody>
<tr>
<td>102</td>
<td>Hyde Park Addition partial replat no 1</td>
<td>Approve</td>
<td>Garza</td>
<td>Alleman</td>
<td>None</td>
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<td></td>
<td>Commission action: Approved the plat subject to the CPC 101 form conditions.</td>
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<td>Staff recommendation: Approve the plat subject to the CPC 101 form conditions.</td>
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<td>103</td>
<td>Idylwood partial replat no 1</td>
<td>Approve</td>
<td>Garza</td>
<td>Alleman</td>
<td>None</td>
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<td>Staff recommendation: Approve the plat subject to the CPC 101 form conditions.</td>
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<td>104</td>
<td>Melody Oaks partial replat no 5</td>
<td>Approve</td>
<td>Porras-Pirtle</td>
<td>Bryant</td>
<td>None</td>
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<td>Commission action: Approved the plat subject to the CPC 101 form conditions.</td>
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<td>105</td>
<td>Rutland Park Addition Partial Replat No. 3</td>
<td>Approve</td>
<td>Clark</td>
<td>Alleman</td>
<td>None</td>
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<td>Commission action: Approved the plat subject to the CPC 101 form conditions.</td>
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<td>106</td>
<td>Spring Branch Estates no 2 partial replat no 7</td>
<td>Withdrawn</td>
<td>Garza</td>
<td>Bryant</td>
<td>None</td>
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<td>Commission action: Withdrawed the plat and established a public hearing date of December 5, 2013.</td>
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<td>Staff recommendation: Withdraw the plat and establish a public hearing date of December 5, 2013.</td>
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<td>107</td>
<td>Whispering Pines Estates partial replat no 5</td>
<td>Approve</td>
<td>Subinsky</td>
<td>Clark</td>
<td>None</td>
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<td>Commission action: Approved the plat subject to the CPC 101 form conditions.</td>
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<td>108</td>
<td>Woodland Heights partial replat no 2</td>
<td>Approve</td>
<td>Bryant</td>
<td>Clark</td>
<td>None</td>
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<td>109</td>
<td>Woodland Oaks Section 1 partial replat no 1 and extension</td>
<td>Approve</td>
<td>Edminster</td>
<td>Alleman</td>
<td>None</td>
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<td>Commission action: Granted the requested variance and approved the plat subject to the CPC 101 form conditions.</td>
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<td>Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.</td>
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D  VARIANCES

Items 116, 118, 124, 126, 130, 131, 132, and 134 were taken together at this time with staff requesting a two week deferral on all items.

116  Bauer Trails replat no 1  C3P  Defer
118  Cinco Ranch Northwest GP  GP  Defer
124  Irish Pub Kenneallys  C2R  Defer
126  Menil Drawing Institute  C3R  Defer
130  Resurrection Catholic Church  C3R  Defer
131  Silver Ranch GP  GP  Defer
132  South Acres Ranch GP  GP  Defer
134  Teran Estate  C2  Defer

Staff recommendation: Defer the plats for two weeks for the reasons stated.
Commission action: Deferred the plats for two weeks for the reasons stated.
Motion: Bohan  Second: Subinsky  Vote: Unanimous  Abstaining: None

110  Above and Beyond Fellowship  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 approve the plat subject to the CPC 101 form conditions.
Motion: Porras-Pirtle  Second: Edminster  Vote: Unanimous  Abstaining: None

Items 111, 112, and 113 were taken together at this time.

111  Aliana GP  GP  Approve
112  Aliana Sec 28  C3P  Approve
113  Aliana Sec 36  C3P  Approve

Staff recommendation: Grant the requested variances and approve the general plan and the plats subject to the CPC 101 form conditions.
Commission action: Granted the requested variance and approved the general plan and the plats subject to the CPC 101 form conditions.
Motion: Stolleis  Second: Mooney  Vote: Unanimous  Abstaining: None

Commissioner Edminster abstained and left the room.

114  Atascocita Trace GP  GP  Approve

Staff recommendation: Grant the requested variances and approve the general plan subject to the CPC 101 form conditions.
Commission action: Granted the requested variances and approved the general plan subject to the CPC 101 form conditions.
Motion: Clark  Second: Alleman  Vote: Unanimous  Abstaining: None

115  Atascocita Trace 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 plat subject to the CPC 101 form conditions.
Motion: Garza  Second: Alleman  Vote: Unanimous  Abstaining: None
Commissioner Edminster returned.

117  Bridgeview Louetta                C3P               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: Garza        Second: Clark       Vote: Unanimous     Abstaining: None

Commissioner Edminster abstained and left the room.

119  City View                        C2               Defer
Staff recommendation: Defer the plat for two weeks for Chapter 42 planning standards.
Commission action:  Deferred the plat for two weeks for Chapter 42 planning standards.
    Motion: Bryant      Second: Nelson       Vote: Unanimous     Abstaining: None

Commissioner Edminster returned.

120  Cottages at Spring Branch Creek  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: Jard        Second: Porras-Pirtle Vote: Unanimous     Abstaining: None

121  Cumberland Creek GP             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: Subinsky    Second: Bohan        Vote: Unanimous     Abstaining: None

122  Durham Complex                  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: Garza       Second: Bryant       Vote: Unanimous     Abstaining: None

123  Fisher Place at Rutland Park    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: Garza       Second: Clark        Vote: Unanimous     Abstaining: None
125  Meldrum Commercial Reserve  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 17’ of ROW dedication for Judwin Street must be dedicated along the northern property boundary and subject to the CPC 101 form conditions. This dedication will become public ROW upon the dedication of the remaining ROW for Judwin by the abutting property owner. The ultimate ROW width of Judwin Street will be 50’.
Motion: Edminster  Second: Zakaria  Vote: Unanimous  Abstaining: None
Speakers for item 125: Rob Lawson and Sue Lawson – opposed; Robert Ness, applicant – supportive; Richard Smith, City of Houston Public Works and Engineering Department

127  Northgate Town Plaza  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: Jard  Second: Edminster  Vote: Unanimous  Abstaining: None

128  Parkside Kuykendahl  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: Edminster  Vote: Unanimous  Abstaining: None

129  Physicians Center PPC Specialty Clinic  C2  Approve
Staff recommendation: Grant the requested variance for a dual building line for the life of the structure and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance for a dual building line for the life of the structure and approved the plat subject to the CPC 101 form conditions.
Motion: Garza  Second: Clark  Vote: Unanimous  Abstaining: None

133  Splash Detail replat no 1  C2R  Defer
Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Deferred for further study.
Motion: Garza  Second: Jard  Vote: Unanimous  Abstaining: None
Speakers for item 133: Mary Lou Henry, applicant- supportive; Stephen Kennedy – opposed

135  Villas at Yale Square  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: Garza  Second: Bohan  Vote: Unanimous  Abstaining: None

E  SPECIAL EXCEPTIONS
NONE
F RECONSIDERATION OF REQUIREMENTS

136 Brunswick Meadows Sec 14 C3P Approve
Staff recommendation: Grant the requested special exception and approve the plat subject to the CPC 101 form condition.
Commission action: Granted the requested special exception and approve the plat subject to the CPC 101 form conditions.
Motion: Porras-Pirtle Second: Bryant Vote: Unanimous Abstaining: None

G ADMINISTRATIVE
NONE

H DEVELOPMENT PLAT VARIANCE

137 1134 Bayland Ave DPV Approve
Staff recommendation: Grant the requested variance.
Commission action: Granted the requested variance.
Motion: Edminster Second: Brave Vote: Unanimous Abstaining: None

138 1611 Colquit DPV Approve
Staff recommendation: Grant the requested variances and the development plat.
Commission action: Granted the requested variances and the development plat.
Motion: Jard Second: Edminster Vote: Unanimous Abstaining: None
Speakers for item 138: Mary Lou Henry – applicant; Elizabeth Hamilton - opposed, GarthWhittington- supportive; Joanna Spires – opposed

139 9235 Kingsville Street DPV Approve
Staff recommendation: Grant the requested variance subject to requiring two 3" caliper trees.
Commission action: Granted the requested variance subject to requiring two 3" caliper trees.
Motion: Porras-Pirtle Second: Clark Vote: Unanimous Abstaining: None

I Certificates of Compliance and J Extensions of Approval and Name Changes were taken together at this time.

I CERTIFICATES OF COMPLIANCE

140 18607 Clover Path COC Approve
141 21074 Briar Chase Drive COC Approve
142 21000 McGarger Drive COC Approve
143 22864 Chaparral Circle COC Approve
144 25454 Needham Road COC Approve
J EXTENSIONS OF APPROVAL AND NAME CHANGES

145 Towne Lake Sec 17 EOA Approve
146 Van Jones Sec 1 EOA Approve
147 Waterstone Drainage Reserve and EOA Approve
and Waterstone Crest Drive extension no 2 EOA Approve

Staff recommendation: Approve staff’s recommendation for items 130-136.
Commission action: Approved staff’s recommendation for items 130-136.
Motion: Bryant Second: Clark Vote: Unanimous Abstaining: None

III. ESTABLISH A PUBLIC HEARING DATE OF DECEMBER 5, 2013
a. Amended Plat of Almeda Place partial replat no 3
b. Autumn Run Sec 1 partial replat no 1
c. Eado Place
d. Eldridge View Sec 3 partial replat no 1

Staff recommendation: Establish a public hearing date of December 5, 2013 for items Il a-d.
Commission action: Established a public hearing date of December 5, 2013 for items Il a-d.
Motion: Bryant Second: Subinsky Vote: Unanimous Abstaining: None

IV. CONSIDERATION OF A LANDSCAPE VARIANCE FOR A PROPERTY LOCATED AT 4103 COOK ROAD
The application was withdrawn by the applicant.

V. CONSIDERATION OF AN APPEAL OF THE DECISION OF THE HOUSTON ARCHAEOLOGICAL AND HISTORICAL COMMISSION ON OCTOBER 10, 2013 FOR A CERTIFICATE OF APPROPRIATENESS FOR:
a. 523 Harvard Street- Houston Heights Historic District South
Commission action: Overturned the decision of the Houston Archaeological and Historical Commission to deny a Certificate of Appropriateness for 523 Harvard Street-Houston Heights Historic District South
Motion: Jard Second: Nelson Vote: Carries Abstaining: Tartt
Speakers for item Va: Bill Riley, Sue Lovell, Fred Kitziger – support appeal

b. 1213 Harvard Street- Houston Heights Historic District East
Commission action: Upheld the decision of the Houston Archaeological and Historical Commission to deny a Certificate of Appropriateness for 1213 Harvard Street-Houston Heights Historic District East
Motion: Garza Second: Brave Vote: Carries Abstaining: Pirtle Opposed: Nelson, Tartt, Jard

c. 415 W 12th Street – Houston Heights Historic District West
Commission action: Overturn the decision of the Houston Archaeological and Historical Commission to deny a Certificate of Appropriateness for 415 W 12th Street – Houston Heights Historic District West.
Motion: Jard Second: Tartt Vote: Carries Abstaining: Clark Opposed: Brave, Anderson, Garza and Alleman
Speakers for item Vc: Michael Bastian and Sue Lovell- support appeal
d. 1232 Arlington Street-Houston Heights Historic District East
Upheld the decision of the Houston Archaeological and Historical Commission to deny a Certificate of Appropriateness for 1213 Harvard Street-Houston Heights Historic District East
Motion: Garza Second: Subinsky Vote: Carries Abstaining: Alleman
Opposed: Nelson, Tattt, Jard and Edminster
Speakers for item Vd: Jeff Smith and Gilbert Perez- support appeal; Kent Marsh – oppose appeal

VI. PUBLIC COMMENT
Sue Lovell

VII. ADJOURNMENT
There being no further business brought before the Commission Chair, Mark Kilkenny adjourned the meeting at 7p.m.
Motion: Alleman Second: Subinsky Vote: Unanimous Abstaining: None

Mark Kilkenny, Chair

Marlene Gafrick, Secretary