Minutes of the Houston Planning Commission

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

December 19, 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 2:36 p.m. with a quorum present.

Mark A. Kilkenny, Chair
M. Sonny Garza
Susan Alleman Absent
Keiji Asakura
Fernando Brave Arrived at 3:08 p.m. during item 106
Kenneth Bohan
Antoine Bryant
Lisa Clark
Brandon Dudley Absent
Truman C. Edminster III
James R. Jard
Paul R. Nelson
Linda Porras-Prtle Absent
Algenita Davis
Martha Stein
Eileen Subinsky Absent
Blake Tart III
Shaukat Zakaria
Mark Mooney for Absent
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 Patrick Walsh, Interim Director, Planning and Development Department.

APPROVAL OF THE DECEMBER 5, 2013 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the December 5, 2013 Planning Commission meeting minutes.
   Motion: Asakura    Second: Tartt    Vote: Unanimous    Abstaining: None

I.  CONSIDERATION AND APPROVAL OF THE JANUARY 2014 SEMI ANNUAL REPORT ON IMPACT FEES
The report was presented by Jessica Dennis
   Motion: Zakaria    Second: Alleman    Vote: Unanimous    Abstaining: None

II. PLATTING ACTIVITY (Consent items A and B, 1-96)
Item 84 was changed from defer to approve to defer. Items removed for separate consideration: 18, 34, 41, 42, 43, and 46.
Staff recommendation: Approve staff’s recommendations for items 1–96 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1–96 subject to the CPC 101 form conditions.
   Motion: Clark    Second: Garza    Vote: Unanimous    Abstaining: None

Commissioners Anderson and Edminster abstained and left the room.

Staff recommendation: Approve staff’s recommendation to approve items 18, 34, 41, 42, 43, and 46 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendation to approve items 18, 34, 41, 42, 43, and 46 subject to the CPC 101 form conditions.
   Motion: Clark    Second: Davis    Vote: Unanimous    Abstaining: None

Commissioners Anderson and Edminster returned.

C PUBLIC HEARINGS

97   Eado Place          C3N          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: Tattt    Second: Davis    Vote: Unanimous    Abstaining: None

Commissioner Asakura abstained and left the room.

98   East End on the Bayou Sec 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: Davis    Second: Tattt    Vote: Unanimous    Abstaining: None
Speakers for item 98: Oliver Spence (Doris)- opposed; Margaret Robinson, applicant - supportive
Commissioner Asakura returned.

99 Hyde Park 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: Edminster  Second: Bohan  Vote: Unanimous  Abstaining: None
 Speakers for item 99: Divya (Byrne) Chandrasekhar- undecided; Mary Lou Henry, applicant – supportive

100 Lamar Terrace 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: Bryant  Second: Clark  Vote: Unanimous  Abstaining: None

Commissioner Edminster abstained and left the room.

101 Towne Lake Sec 27 partial 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: Garza  Second: Asakura  Vote: Unanimous  Abstaining: None

Commissioner Edminster returned.

D VARIANCES

Items 103, 108 and 109 were taken together at this time with staff requesting a three week deferral on all items.

103 Azalea District Sec 1  C3P  Defer
108 Rosslyn Center  C2R  Defer
109 Shady Acres partial replat no 10  C3R  Defer
Staff recommendation: Denier the plats for three weeks for the reasons stated.
Commission action: Deferred the plats for three weeks for the reasons stated.
  Motion: Bryant  Second: Stein  Vote: Unanimous  Abstaining: None

102 Almeda Yards  C2R  Approve
Staff recommendation: Deny the requested special exception and approve the plat subject to the CPC 101 form conditions.
Commission action: Denied the requested special exception and approved the plat subject to the CPC 101 form conditions.
  Motion: Asakura  Second: Bryant  Vote: Unanimous  Abstaining: None

104 Harmony Central Sector Sec 1  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: Garza  Second: Nelson  Vote: Unanimous  Abstaining: None
105  McIlhenny Row
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: Bryant     Vote: Unanimous     Abstaining: None

106  Pinto Business Park GSC Reserve 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: Clark     Second: Bryant     Vote: Unanimous     Abstaining: None

107  Providence Classical School
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: Davis     Second: Edminster     Vote: Unanimous     Abstaining: None

Items 110, 111 and 112 were taken together at this time.

110  Somerset Green GP
111  Somerset Green Sec 1
112  Somerset Green Sec 2
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 variances and approved the general plan and the plats subject to the CPC 101 form conditions.
Motion: Garza     Second: Nelson     Vote: Unanimous     Abstaining: None

113  South Side Buffalo Bayou Blocks 436 and 437
114  Washington Avenue Interests
Withdrawn
Withdrawn

Items 115 and 116 are taken together at this time.

Commissioner Edminster abstained and left the room.

115  Willowcreek Ranch GP
116  Willowcreek Ranch Sec 5
Staff recommendation: Approve the general plan and the plat subject to the CPC 101 form conditions.
Commission action: Approved the general plan and the plat subject to the CPC 101 form conditions.
Motion: Clark     Second: Garza     Vote: Unanimous     Abstaining: None

E  SPECIAL EXCEPTIONS
NONE
F RECONSIDERATION OF REQUIREMENTS

117 Fishers Pointe on Holly
Staff recommendation: Grant the requested 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

118 Geospace Tech Sec 2
C3P Withdrawn

119 Oceaneering International Inc.
C3P Approve
Staff recommendation: Grant the requested dual building line variance for the existing structures and the future 4th structure and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested dual building line variance for the existing structures and the future 4th structure and approved the plat subject to the CPC 101 form conditions.
Motion: Bryant Second: Garza Vote: Unanimous Abstaining: None

120 Utah Court Estates
C2R Approve
Staff recommendation: Deny the requested approve the plat subject to the CPC 101 form conditions.
Commission action: Denied the requested variance and approved the plat subject to the CPC 101 form conditions.
Motion: Jard Second: Tartt Vote: Unanimous Abstaining: None
Speakers for item 120: Jonathan Wasserberg – supportive; Richard Smith, City of Houston Public Works and Engineering Department

121 Vista Modern at West Dallas
C2R Approve
Staff recommendation: Grant the requested 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: Zakaria Vote: Unanimous Abstaining: None

G ADMINISTRATIVE
NONE

H DEVELOPMENT PLAT VARIANCE

Items 122 and 123 were taken together with staff requesting a three week deferral for both items.

122 301 W 6th Street
123 307 W 6th Street
DPV DPV Defer Defer
Staff recommendation: Defer the plats for three weeks to allow time for applicant to submit revised site plan and variance request forms.
Commission action: Deferred the plats for three weeks to allow time for applicant to submit revised site plan and variance request forms.
Motion: Zakaria Second: Bohan Vote: Unanimous Abstaining: None
124 802 Archer Street DPV Approve
Staff recommendation: Grant the requested variance with condition that applicant provide minimum 5' wide sidewalk along Patten and Archer Streets, 2 3" caliper street trees and any fence along the site must be a decorative fence.
Commission action: Grant the requested variance with condition that applicant provide minimum 5’ wide sidewalk along Patten and Archer Streets, 2 3” caliper street trees and any fence along the site must be a decorative fence.
Motion: Asakura  Second: Clark  Vote: Unanimous  Abstaining: None

125 3769 Olympia Drive DPV Approve
Staff recommendation: Grant the requested variances subject to requiring 2- 3” caliper street trees along San Felipe and minimum 5’ wide sidewalk along San Felipe Street.
Commission action: Granted the requested variances subject to requiring 2- 3” caliper street trees along San Felipe and minimum 5’ wide sidewalk along San Felipe Street.
Motion: Bohan  Second: Bryant  Vote: Unanimous  Abstaining: None

126 6003 Floyd Street DPV Approve
Staff recommendation: Grant the requested variance for a single family house to be built at 10’ building line along Westcott and as a condition of approval the applicant must provide tree protection plan for the preservation of the three existing Live Oak trees along Floyd Street and maintain/replace the shrubs along Westcott Street.
Commission action: Granted the requested variance for a single family house to be built at 10’ building line along Westcott and as a condition of approval the applicant must provide tree protection plan for the preservation of the three existing Live Oak trees along Floyd Street and maintain/replace the shrubs along Westcott Street.
Motion: Davis  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

127 22774 Loop 494 COC Approve
128 24127 Butterfly Ln COC Approve

J  EXTENSIONS OF APPROVAL AND NAME CHANGES

129 Bridgeland Creek Parkway Section Two EOA Approve
from Seminole Ridge Drive to Creekside Crossing Drive
Street Dedication
130 Towne Lake Sec 16 partial replat no 1 EOA Approve
partial replat no 1
131 Uptown Crossing Retail Sec 1 EOA Approve

Staff recommendation: Approve staff's recommendation for items 127-131.
Commission action: Approved staff's recommendation for items 127-131.
Motion: Davis  Second: Bryant  Vote: Unanimous  Abstaining: None
III. ESTABLISH A PUBLIC HEARING DATE OF JANUARY 9, 2014
   a. Broad Oaks partial replat no 3
   b. Broad Oaks partial replat no 4
   c. Jose Maria replat no 1
Staff recommendation: Establish a public hearing date of January 23, 2014 for items III a-c.
Commission action: Established a public hearing date of January 23, 2014 for items III a-c.
   Motion: Garza  Second: Bryant  Vote: Unanimous  Abstaining: None

IV. CONSIDERATION FOR AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 3001 LABRANCH STREET.
Staff recommendation: Grant the requested variance and as a condition of approval, the applicant must provide 5' wide side walk along LaBranch and Anita Streets and provide minimum 6-3" caliper street trees/parking lot trees.
Commission action: Grant the requested variance and as a condition of approval, the applicant must provide 5' wide side walk along LaBranch and Anita Streets and provide minimum 6-3" caliper street trees/parking lot trees.
   Motion: Asakura  Second: Davis  Vote: Unanimous  Abstaining: None
Speakers for item IV: Stephen McNiel and Renee McNiel - applicants

V. CONSIDERATION FOR A LANDSCAPE VARIANCE FOR A PROPERTY LOCATED AT 11120 NORTHWEST FREEWAY.
Staff recommendation: Defer the application for three weeks at the applicant’s request.
Commission action: Deferred the application for three weeks at the applicant’s request.
   Motion: Jard  Second: Tartt  Vote: Unanimous  Abstaining: None

VI. PLEASE EXCUSE THE ABSENCES OF COMMISSIONER FERNANDO L. BRAVE
Commissioner Brave was present, so no action needed.

VII. PUBLIC COMMENT
Commissioner Jard made a comment regarding an item that was presented at the last Planning Commission meeting.

VIII. ADJOURNMENT
There being no further business brought before the Commission Chair, Mark Kilkenny adjourned the meeting at 3:45 p.m.
   Motion: Edminster  Second: Tartt  Vote: Unanimous  Abstaining: None

Mark Kilkenny, Chair

Patrick Walsh, Secretary