Minutes of the Houston Planning Commission

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

February 6, 2014
Meeting to be held in
Council Chambers, Public Level, City Hall Annex
2:30 p.m.

Call to order:

Vice Chair, Sonny Garza called the meeting to order at 2:44 p.m. with a quorum present.

Mark A. Kilkenny, Chair
M. Sonny Garza
Susan Alleman
Keiji Asakura
Fernando Brave
Kenneth Bohan
Antoine Bryant
Lisa Clark
Truman C. Edminster III
James R. Jard
Paul R. Nelson
Linda Porras-Pirtle
Algenita Davis
Martha Stein
Eileen Subinsky
Blake Tartt 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 Patrick Walsh, Interim Director, Planning and Development Department.

APPROVAL OF THE January 23, 2014 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the January 23, 2014 Planning Commission meeting minutes with the correction that Commissioner Alleman recused herself on item 71.
  Motion: Bryant Second: Alleman Vote: Unanimous Abstaining: None

I. PUBLIC HEARING REGARDING THE DRAFT ADDRESSING ORDINANCE
Michael Kramer, Assistant Director, Planning and Development Department, provided an overview about the Addressing Ordinance to the Commission. The public hearing was opened and closed with no speakers.

II. PLATTING ACTIVITY (Consent items A and B, 1-121)
Item 32 was changed from approve to defer per applicant’s request. Item 48 was changed from approve to defer for Chapter 42 planning standards. Items removed for separate consideration: 17, 40, 42, 54, 66, 73, 74, 75, 76, 77, 79, 80, 88, 97, and 118.
Staff recommendation: Approve staff’s recommendations for items 1 – 121 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1 – 121 subject to the CPC 101 form conditions.
  Motion: Jard Second: Zakaria Vote: Unanimous Abstaining: None

Commissioners Alleman, Edminster, and Porras-Pirtle abstained and left the room.

Staff recommendation: Approve staff’s recommendation to approve items 17, 40, 42, 54, 66, 73, 74, 75, 76, 77, 79, 80, 88, 97, and 118 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendation to approve items 17, 40, 42, 54, 66, 73, 74, 75, 76, 77, 79, 80, 88, 97, and 118 subject to the CPC 101 form conditions.
  Motion: Zakaria Second: Bryant Vote: Unanimous Abstaining: None

Commissioners Alleman, Edminster, and Porras-Pirtle returned.

C PUBLIC HEARINGS

122 Barker Village 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: Subinsky Second: Bryant Vote: Unanimous Abstaining: None

123 Broad Oaks partial replat No 3 C3N Defer
Staff recommendation: Defer the plat for two weeks at the applicant’s request and continue the public hearing at that time.
Commission action: Deferred the plat for two weeks at the applicant’s request and continue the public hearing at that time.
  Motion: Bohan Second: Tattt Vote: Unanimous Abstaining: None
124 Broad Oaks partial plat no 4 C3N Defer
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Defer the plat for two weeks to allow time for all parties to discuss the application and reach a mutual agreement.
Motion: Tart Second: Brave Vote: Unanimous Abstaining: None
Speaker for item 124: Alex Galbraith- supportive if the final replat is what has been tendered to me

125 Hollywood Gardens partial replat no 1 C3N Approve
Staff recommendation: Approve the plat for to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: Bryant Second: Alleman Vote: Unanimous Abstaining: None

126 Ingersoll Addition 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: Subinsky Second: Asakura Vote: Unanimous Abstaining: None
Speaker for item 126: Alvin Peters- supportive

127 Meyers First Addition partial replat no 1 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: Bohan Second: Subinsky Vote: Unanimous Abstaining: None

128 Strathmore Park partial replat no 1 C3N Defer
Staff recommendation: Defer the plat for two weeks for further study and review and continue the public hearing at that time.
Commission action: Deferred the plat for two weeks for further study and review and continue the public hearing at that time.
Motion: Nelson Second: Edminster Vote: Unanimous Abstaining: None

129 Westbury South partial replat no 1 C3N Defer
Staff recommendation: Defer the plat for two weeks for further study and review and continue the public hearing at that time.
Commission action: Deferred the plat for two weeks for further study and review and continue the public hearing at that time.
Motion: Zakaria Second: Bryant Vote: Unanimous Abstaining: None

130 Wimbledon Falls Sec 6 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: Porras-Purtle Second: Alleman Vote: Unanimous Abstaining: None
D \section*{VARIANCES}

Items 131, 134, 135, 137, 138, 140, and 141 were taken together at this time with staff requesting a two week deferral on all items.

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
<th>Type</th>
<th>Decision</th>
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<tbody>
<tr>
<td>131</td>
<td>August Lakes GP</td>
<td>GP</td>
<td>Defer</td>
</tr>
<tr>
<td>134</td>
<td>Fallbrook Pines GP</td>
<td>GP</td>
<td>Defer</td>
</tr>
<tr>
<td>135</td>
<td>Fallbrook Pines Sec 1</td>
<td>C3R</td>
<td>Defer</td>
</tr>
<tr>
<td>137</td>
<td>Katy Two Three One GP</td>
<td>GP</td>
<td>Defer</td>
</tr>
<tr>
<td>138</td>
<td>Koehlers 1st Addition partial replat no 1</td>
<td>C2R</td>
<td>Defer</td>
</tr>
<tr>
<td>140</td>
<td>Magnolia Addition Partial Replat No 1</td>
<td>C2R</td>
<td>Defer</td>
</tr>
<tr>
<td>141</td>
<td>MidMain</td>
<td>C2R</td>
<td>Defer</td>
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Staff recommendation: Defer the requested variance for two weeks for the reasons stated.
Commission action: Deferred the requested variance for two weeks for the reasons stated.

Motion: Bryant Second: Alleman Vote: Carries Abstaining: Edminster on items 134 and 135

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<tr>
<td>132</td>
<td>Campus Vue</td>
<td>C2R</td>
<td>Defer</td>
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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 at the request of Councilmember Dwight Boykins.

Motion: Bohan Second: Clark Vote: Unanimous Abstaining: None
Speaker for item 132: Shavonda Johnson

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<tr>
<td>133</td>
<td>Champions Community Church</td>
<td>C2R</td>
<td>Approve</td>
</tr>
</tbody>
</table>

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: Alleman Vote: Unanimous Abstaining: None

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<tr>
<td>136</td>
<td>Grovewood Manor Sec 1</td>
<td>C2</td>
<td>Approve</td>
</tr>
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</table>

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 with addition of a maximum 6 foot decorative, transparent fence and subject to the CPC 101 form conditions.

Motion: Davis Second: Tarr Vote: Unanimous Abstaining: None
Opposed: Jard, Nelson, Bryant, Brave
Speakers for item 136: William Morphy and Dale Dugas- opposed; Richard Smith, Managing Engineer, Public Works and Engineering Department; Robert Kness, applicant - supportive

Commissioner Edminster abstained and left the room.

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<td>139</td>
<td>Lakecrest Village Sec 5</td>
<td>C3P</td>
<td>Approve</td>
</tr>
</tbody>
</table>

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: Subinsky Vote: Unanimous Abstaining: None

Commissioner Edminster returned.
Commissioners Alleman, Edminster, and Bryant abstained and left the room.

142 Towne Lake Sec 32 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: Porras-Pirtle  Second: Subinsky  Vote: Unanimous  Abstaining: None

Commissioners Alleman, Edminster, and Bryant returned.

143 Vintage Creek GP GP Approve
Staff recommendation: Grant the requested variance 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: Subinsky  Second: Bohan  Vote: Unanimous  Abstaining: None

144 Web Fleet 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

E SPECIAL EXCEPTIONS
NONE

F RECONSIDERATION OF REQUIREMENTS

145 Almeda Yards 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: Asakura  Second: Edminster  Vote: Unanimous  Abstaining: None

146 Centerpoint Energy Mobile Energy Solutions no 1 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: Jard  Second: Edminster  Vote: Unanimous  Abstaining: None

147 Independent Grove partial replat no 1 C2 Approve
Staff recommendation: Approve the plat without a variance subject to the CPC 101 form conditions.
Commission action: Approved the plat without a variance subject to the CPC 101 form conditions.
  Motion: Bohan  Second: Bryant  Vote: Unanimous  Abstaining: None
148  Park at Bunker Hill  
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: Subinsky  
Second: Bryan  
Vote: Unanimous  
Abstaining: None

149  Timbergrove Heights  
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: Stein  
Second: Alleman  
Vote: Carries  
Abstaining: Edminster
Speakers for item 149: Rogers Patton- undecided; William Morfey, Dale Dugas, and Elizabeth McCormick – opposed; Robert Ness, applicant- supportive

G  ADMINISTRATIVE  
NONE

H  DEVELOPMENT PLAT VARIANCE

150  14805 Grisby  
DPV  
Approve  
Staff recommendation: Grant the requested variance subject to the following conditions 1) provide 5’ sidewalk along Grisby Road and Highway 6 and 2) provide 3” caliper street trees along Grisby Road and Highway 6 pursuant to Chapter 33 species and space requirements and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance subject to the following conditions 1) provide 5’ sidewalk along Grisby Road and Highway 6 and 2) provide 3” caliper street trees along Grisby Road and Highway 6 pursuant to Chapter 33 species and space requirements and approved the plat subject to the CPC 101 form conditions.

Motion: Porras-Purtle  
Second: Bryant  
Vote: Unanimous  
Abstaining: None

151  3503 St Emanuel Street  
DPV  
Approve  
Staff recommendation: Defer the plat for two weeks to allow time for applicant to submit revised information.
Commission action: Deferred the plat for two weeks to allow time for applicant to submit revised information.

Motion: Jard  
Second: Edminster  
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

152  26907 Spanish Oak Drive  
COC  
Approve
153  19475 Mersey Drive  
COC  
Approve
154  5502 Kilough Street  
COC  
Approve
EXTENSIONS OF APPROVAL AND NAME CHANGES

155 Bridgeland Hidden Pass Drive from Parkside Haven Drive to Bridge Cove Drive STD
EOA  Approve
156 Furmanite  EOA  Approve
157 Mission Trace Sec 2  EOA  Approve
158 Willamsburg Township Sec 1 partial  EOA  Approve
Replat no 1
159 Woodlands Creekside Park Village Center  EOA  Approve
Sec 5
160 Woodlands Creekside Park Village Center  EOA  Approve
Sec 6
161 Woodlands Creekside Park West Sec 29  EOA  Approve
Staff recommendation: Approve staff’s recommendation for items 152-161.
Commission action: Approved staff’s recommendation for items 152-161.
Motion: Asakura  Second: Bohan  Vote: Unanimous  Abstaining: None

III. ESTABLISH A PUBLIC HEARING DATE OF MARCH 6, 2014
   a. Elgin Landing
   b. Fieldstone Sec 5 partial replat no 1
   c. Flores Addition on Gillespie
   d. Fountains Copperwood replat no 1
   e. Hollywood Gardens partial replat no 2
   f. Riverside Terrace Sec 6 partial replat no 1
Staff recommendation: Establish a public hearing date of March 6, 2014 for items II a-f.
Commission action: Established a public hearing date of March 6, 2014 for items II a-f.
Motion: Edminster  Second: Alleman  Vote: Unanimous  Abstaining: None

IV. CONSIDERATION FOR AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 2056 JACQUELYN DRIVE
Staff recommendation: Defer the project for two weeks.
Commission action: Deferred the project for two weeks.
Motion: Jard  Second: Asakura  Vote: Unanimous  Abstaining: None

V. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM BUILDING LINE BLOCK APPLICATION FOR THE 1800-2000 BLOCK OF WYCLIFFE DRIVE (WEST SIDE) AND THE 2000 BLOCK OF WYCLIFFE DRIVE (EAST SIDE)
Staff recommendation: Approve the Special Minimum Building Line Block Application for the 1800-2000 block of Wycliffe Drive (WEST SIDE) and the 2000 block of Wycliffe Drive (East Side) and forward to City Council for consideration.
Commission action: Approved the Special Minimum Building Line Block Application for the 1800-2000 block of Wycliffe Drive (WEST SIDE) and the 2000 block of Wycliffe Drive (East Side) and forwarded to City Council for consideration.
Motion: Jard  Second: Brave  Vote: Unanimous  Abstaining: None
Speakers for item V: Linda Fletcher, Ann Givens, WC “Dub” Wright, and John Little – supportive
VI. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM BUILDING LINE BLOCK APPLICATION FOR THE 1500-1700 BLOCK OF WYCLIFFE DRIVE (WEST SIDE) AND THE 1600-1700 BLOCK OF WYCLIFFE DRIVE BETWEEN MAYFIELD ROAD AND CHATTERTON DRIVE (EAST SIDE)

Staff recommendation: Approve the Special Minimum Building Line Block Application for the 1500-1700 block of Wycliffe Drive (West Side) and the 1600-1700 block of Wycliffe Drive between Mayfield Road and Chatterton Drive (East Side) and forward to City Council for consideration.

Commission action: Approved the Special Minimum Building Line Block Application for the 1500-1700 block of Wycliffe Drive (West Side) and the 1600-1700 block of Wycliffe Drive between Mayfield Road and Chatterton Drive (East Side) and forwarded to City Council for consideration.

Motion: Bohan Second: Subinsky Vote: Unanimous Abstaining: None

Speakers for item V: Linda Fletcher, Ann Givens, WC “Dub” Wright, and John Little – supportive

VII. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM BUILDING LINE BLOCK APPLICATION FOR THE 1500 BLOCK OF HYDE PARK BOULEVARD (NORTH AND SOUTH SIDES)

Staff recommendation: Approve the Special Minimum Building Line Block Application for the 1500 block of Hyde Park Boulevard (north and south sides) and forward to City Council for consideration.

Commission action: Approved the Special Minimum Building Line Block Application for the 1500 block of Hyde Park Boulevard (north and south sides) and forwarded to City Council for consideration.

Motion: Edminster Second: Stein Vote: Carries Abstaining: Bohan

Speakers for item VII: Susan Ellis, applicant - supportive

VIII. PUBLIC COMMENT

NONE

IX. ADJOURNMENT

There being no further business brought before the Commission Chair, Mark Kilkenny adjourned the meeting at 5:09 p.m.

Motion: Alleman Second: Bryant Vote: Unanimous Abstaining: None

M. Sonny Garza, Vice Chair

Patrick Walsh, Secretary