Minutes of the Houston Planning Commission

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

February 20, 2014
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 2:34 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
Arrived at 2:43 p.m. during item 130
James R. Jard
Paul R. Nelson
Linda Porras-Pirtle
Algenita Davis
Martha Stein
Eileen Subinsky
Blake Tartt III
Arrived at 2:36 p.m. during Director’s Report
Shaukat Zakaria
Mark Mooney for
James Noack
Richard Stolleis for
The Honorable Grady Prestage
Raymond Anderson for
The Honorable Ed Emmett
Absence

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 FEBRUARY 6, 2014 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the February 6, 2014 Planning Commission meeting minutes.
  Motion: Porras-Pirtle  Second: Nelson  Vote: Unanimous  Abstaining: None

I. PLATTING ACTIVITY  (Consent items A and B, 1-125)
Items removed for separate consideration: 9, 38, 70, 71, and 73.
Staff recommendation: Approve staff’s recommendations for items 1 – 125 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1 – 125 subject to the CPC 101 form conditions.
  Motion: Brave  Second: Garza  Vote: Unanimous  Abstaining: None

Commissioner Edminster abstained and left the room.

Staff recommendation: Approve staff’s recommendation to approve items 9, 38, 70, 71, and 73 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendation to approve items 9, 38, 70, 71, and 73 subject to the CPC 101 form conditions.
  Motion: Garza  Second: Brave  Vote: Unanimous  Abstaining: None

Commissioner Edminster returned.

C  PUBLIC HEARINGS

126 Amended Plat of Lum Terrace 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: Edminster  Vote: Unanimous  Abstaining: None

127 Broad Oaks partial replat no 3  C3N  Withdrawn

128 Broad Oaks partial replat No 5  C3N  Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approve the plat subject to the CPC 101 form conditions.
  Motion: Porras-Pirtle  Second: Stein  Vote: Unanimous  Abstaining: None

129 Enclave on West 25th 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: Edminster  Vote: Unanimous  Abstaining: None
<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
<th>Recommendation</th>
<th>Action</th>
<th>Motion</th>
<th>Second</th>
<th>Vote</th>
<th>Abstaining</th>
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<tbody>
<tr>
<td>130</td>
<td>Estate of Charles B Head partial replat no 1</td>
<td>C3N</td>
<td>Approve</td>
<td>Garza</td>
<td>Clark</td>
<td>Unanimous</td>
<td>None</td>
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<td>Motion: Garza</td>
<td>Second: Clark</td>
<td>Vote: Unanimous</td>
<td>Abstaining: None</td>
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<td>Speakers for item 130: Todd Zalcos, Dan Hlavinica, and Gary Zellers- opposed</td>
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<td>131</td>
<td>Lao</td>
<td>C3N</td>
<td>Approve</td>
<td>Bryant</td>
<td>Alleman</td>
<td>Unanimous</td>
<td>None</td>
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<td>Vote: Unanimous</td>
<td>Abstaining: None</td>
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<td>132</td>
<td>Melody Oaks partial replat no 6</td>
<td>C3N</td>
<td>Defer</td>
<td>Edminster</td>
<td>Bryant</td>
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<td>Staff recommendation: Defer the plat for two weeks for Chapter 42 planning standards.</td>
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<td>Motion: Edminster</td>
<td>Second: Bryant</td>
<td>Vote: Unanimous</td>
<td>Abstaining: None</td>
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<td>133</td>
<td>Raintree Place Sec 3 replat no 1</td>
<td>C3N</td>
<td>Defer</td>
<td>Porras-Pirtle</td>
<td>Bryant</td>
<td>Unanimous</td>
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<td>Staff recommendation: Defer the plat for two weeks at the applicant’s request.</td>
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<td>Motion: Porras-Pirtle</td>
<td>Second: Bryant</td>
<td>Vote: Unanimous</td>
<td>Abstaining: None</td>
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<td>134</td>
<td>Strathmore Park partial replat no 1</td>
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<td>Defer</td>
<td>Alleman</td>
<td>Clark</td>
<td>Unanimous</td>
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<td>Motion: Alleman</td>
<td>Second: Clark</td>
<td>Vote: Unanimous</td>
<td>Abstaining: None</td>
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<td>135</td>
<td>Vintage Lakes Sec 2 partial replat no 5</td>
<td>C3N</td>
<td>Approve</td>
<td>Bryant</td>
<td>Garza</td>
<td>Unanimous</td>
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<td>Second: Garza</td>
<td>Vote: Unanimous</td>
<td>Abstaining: None</td>
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<td>136</td>
<td>Westbury South partial replat no 1</td>
<td>C3N</td>
<td>Approve</td>
<td>Jard</td>
<td>Zakaria</td>
<td>Unanimous</td>
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<td>Motion: Jard</td>
<td>Second: Zakaria</td>
<td>Vote: Unanimous</td>
<td>Abstaining: None</td>
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<td>137</td>
<td>Westheimer Estates partial replat no 3</td>
<td>C3N</td>
<td>Approve</td>
<td>Bryant</td>
<td>Edminster</td>
<td>Unanimous</td>
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<td>Motion: Bryant</td>
<td>Second: Edminster</td>
<td>Vote: Unanimous</td>
<td>Abstaining: None</td>
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D  VARIANCES

Items 138, 144, 145, 148, and 150 were taken together at this time with staff requesting a two week deferral on all items.

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<tbody>
<tr>
<td>138</td>
<td>Ashmore GP</td>
<td>GP</td>
<td>Defer</td>
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<td>144</td>
<td>Grand Vista GP</td>
<td>GP</td>
<td>Defer</td>
</tr>
</tbody>
</table>
145  Katy Two Three One GP  GP  Defer
148  MidMain  C2R  Defer
150  Vistas of Klein Lake  C3P  Defer

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: Clark       Second: Garza    Vote: Unanimous    Abstaining: None

139  August Lakes 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: Garza       Second: Bryant  Vote: Unanimous    Abstaining: None

140  Campus Vue  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 approve the plat subject to the CPC 101 form conditions.
  Motion: Bohan       Second: Clark    Vote: Unanimous    Abstaining: None
Speaker for item 140: Mary McGowan - supportive

Items 141 and 142 are taken together at this time.

Commissioner Edminster abstained and left the room.

141  Fallbrook Pines GP  GP  Approve
142  Fallbrook Pines Sec 1  C3R  Approve

Staff recommendation: Grant the requested variance and approve the general plan and the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance and approved the general plan and the plat subject to the CPC 101 form conditions.
  Motion: Garza       Second: Bryant    Vote: Unanimous    Abstaining: None
Speaker for item 141: Neil Atkinson - supportive

Commissioner Edminster returned.

143  Fort Bend Market Petco  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: Clark       Second: Bryant    Vote: Unanimous    Abstaining: None
Agenda item 147 was taken out of order and addressed at this time.

147 Magnolia Addition partial replat no 1 C2R Defer
Staff recommendation: Deny the requested variance and disapprove the plat.
Commission action: Deferred the plat for two weeks to allow time for further study and review.
   Motion: Garza Second: Bryant Vote: Unanimous Abstaining: None
Speakers for item 147: Mary Lou Henry, applicant- supportive; Richard Smith, Managing Engineer, Public Works and Engineering Department.

Agenda item 146 is taken at this time.

146 Koehlers 1st Addition partial replat no 1 C2R Approve
Staff recommendation: Deny 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: Carries Abstaining: None
   Opposed: Asakura, Zakaria, Garza, Bryant, Alleman, Brave
Speaker for item 146: Mary Lou Henry, applicant - supportive

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

149 Pin Oak Enclave 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: Bryant Second: Alleman Vote: Unanimous Abstaining: None

151 Washington Avenue Interest C3P Approve
Staff recommendation: Grant the requested variance and approve the plat with the following conditions:
1. Provide a parking easement agreement for public us parking prior to recordation
2. Parking requirements must be met during the permitting process
3. Provide minimum 6’ wide sidewalk along all the adjacent public streets
4. Provide 4” caliper street trees along all the adjacent public streets pursuant to Chapter 33 species and space requirements
5. Provide clear signs for the parking spaces, which are open to the public and provide sidewalk easement as shown on the plat
6. Coordinate with Center Point regarding burying the power lines along the public rights-of-way and subject to the CPC 101 form conditions.
Commission action: Granted the requested variance and approve the plat with the following conditions:
1. Provide a parking easement agreement for public us parking prior to recordation
2. Parking requirements must be met during the permitting process
3. Provide minimum 6’ wide sidewalk along all the adjacent public streets
4. Provide 4” caliper street trees along all the adjacent public streets pursuant to Chapter 33 species and space requirements
5. Provide clear signs for the parking spaces, which are open to the public and provide sidewalk easement as shown on the plat
6. Coordinate with Center Point regarding burying the power lines along the public rights-of-way and subject to the CPC 101 form conditions.

   Motion: Asakura  Second: Garza  Vote: Unanimous  Abstaining: None

Speakers for item 151: Michael Graham, Tyler Ford, and Ray DeLeon- supportive; Doyle Adams, Brett Mize, Justin Piper, and David Piper – opposed.

152 Waterstone 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 variance and approved the general plan subject to the CPC 101 form conditions.

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

153 Wet n Wild Sphashtown  C2  Approve
Staff recommendation: Grant the requested variance to exceed the intersection spacing by not extending any east-west street through the subject site and denying the variance for the termination of Hanna Barbera Drive and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance to exceed the intersection spacing by not extending any east-west street through the subject site and denying the variance for the termination of Hanna Barbera Drive and approved the plat subject to the CPC 101 form conditions.

   Motion: Jard  Second: Tattt  Vote: Carries  Abstaining: Garza

Commissioner Alleman abstained and left the room.

154 Woodlands Metro Center Sec 78  C2R  Approve
Staff recommendation: Grant the requested variance to allow a 0’ building line along Timberloch Place and Waterway Avenue and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance to allow a 0’ building line along Timberloch Place and Waterway Avenue and approve the plat subject to the CPC 101 form conditions.

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

Commissioner Alleman returned.

E SPECIAL EXCEPTIONS
   NONE

F RECONSIDERATION OF REQUIREMENTS

155 Match  C2R  Approve
Staff recommendation: Grant the requested variance and approve the plat subject to the following conditions:

   1. Coordinate with Public Works and Engineering Department regarding the final design to comply with PWE requirements related to water line along Main Street
   2. Coordinate with METRO regarding construction requirements along the Transit Corridor
   3. Provide minimum 6’ sidewalk along Travis Street
   4. Provide 4” caliper street trees along Travis Street pursuant to Chapter 33 species and space requirements and subject to the CPC 101 form conditions.

Commission action: Grant the requested variance and approve the plat subject to the following conditions:

   5. Coordinate with Public Works and Engineering Department regarding the final design to comply with PWE requirements related to water line along Main Street
   6. Coordinate with METRO regarding construction requirements along the Transit Corridor
7. Provide minimum 6’ sidewalk along Travis Street
8. Provide 4” caliper street trees along Travis Street pursuant to Chapter 33 species and space requirements and subject to the CPC 101 form conditions.

Motion: Asakura Second: Stein Vote: Unanimous Abstaining: None

(I) Extensions of Approval and (J) Name Changes were taken together at this time.

G EXTENSIONS OF APPROVAL

156 Crossing at Cinco Ranch EOA Approve
157 Cypress Fairbanks ISD Educational Facility EOA Approve
158 Metro Burnett Station EOA Approve
159 Tidwell Lakes Drive Street Dedication EOA Approve

H NAME CHANGES

160 Rivergrove GP (prev. Kings Landing GP) NC Approve
161 Terrace on Saulnier NC Approve
(prev. Castanie Addition partial replat no 4)

Staff recommendation: Approve staff’s recommendation for items 156-161.
Commission action: Approved staff’s recommendation for items 156-161.

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

I CERTIFICATES OF COMPLIANCE
NONE

J ADMINISTRATIVE
NONE

K DEVELOPMENT PLATS WITH VARIANCE REQUEST

162 3122 Broadmead Drive DPV Approve
Staff recommendation: Grant the requested variance.
Commission action: Granted the requested variance.

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

163 3503 St Emanuel Street DPV Approve
Staff recommendation: Grant the requested variance with the conditions that applicant must provide two-3” caliper street trees and coordinate with PWE for creating a minimum 5’ wide sidewalk as shown on the site plan.
Commission action: Grant the requested variance with the conditions that applicant must provide two-3” caliper street trees and coordinate with PWE for creating a minimum 5’ wide sidewalk as shown on the site plan.

Motion: Alleman Second: Clark Vote: Unanimous Abstaining: None
II. ESTABLISH A PUBLIC HEARING DATE OF MARCH 20, 2014
a. Aliana Sec 20 partial replat no 1 and extension
b. Ammar Estates
c. Audubon Hollow partial replat no 1
d. Contemporary Main Plaza partial replat no 1
e. Glen Cove partial replat no 1
f. Hidden Oaks partial replat no 4
g. Hyde Park Extension partial replat no 1
h. Lanier Place partial replat no 2
i. Pine Shadows partial replat no 3
j. Shively Carlson Addition partial replat no 2
k. Temple Terrace partial replat no 1
l. Whispering Pines Estates partial replat no 6
m. Wilson Green Court partial replat no 1
n. Winlow Place partial replat no 3

Staff recommendation: Establish a public hearing date of March 20, 2014 for items II a-n.
Commission action: Established a public hearing date of March 20, 2014 for items II a-n.

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

III. CONSIDERATION FOR AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 2056 JACQUELYN DRIVE

Staff recommendation: Grant the requested off street parking variance to allow 97 vehicle parking spaces and 16 bike parking spaces instead of the required 137 spaces.
Commission action: Granted the requested off street parking variance to allow 97 vehicle parking spaces and 16 bike parking spaces instead of the required 137 spaces.

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

Speakers for item III: Paula Paust and Jo Lightsey – supportive; Mary Ann Regen - opposed

IV. PUBLIC COMMENT
NONE

V. ADJOURNMENT

There being no further business brought before the Commission Chair, Mark Kilkenny adjourned the meeting at 5:12 p.m.

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

Mark A. Kilkenny, Chair

Patrick Walsh, Secretary