Minutes of the Houston Planning Commission

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

March 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 2:40 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
Mike Sikes
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
NONE

APPROVAL OF THE MARCH 6, 2014 PLANNING COMMISSION MEETING MINUTES
The March 6, 2014 minutes had an error (listed Mark Kilkenny as adjourning meeting); therefore, the minutes will be approved at the next Planning Commission meeting.

I. PLATTING ACTIVITY (Consent items A and B, 1-117)
Item 5 was changed from approve to withdrawn. Item 56 was changed from defer to approve. Items removed for separate consideration: 8, 32, 33, 37, 38, 63, 64, 65, 66, 76, 78, and 96.
Staff recommendation: Approve staff’s recommendations for items 1 – 117 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1 – 117 subject to the CPC 101 form conditions.
   Motion: Subinsky     Second: Bohan     Vote: Unanimous     Abstaining: None

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

Staff recommendation: Approve staff’s recommendation to approve items 8, 32, 33, 37, 38, 63, 64, 65, 66, 76, 78, and 96 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendation to approve items 8, 32, 33, 37, 38, 63, 64, 65, 66, 76, 78, and 96 subject to the CPC 101 form conditions.
   Motion: Jard     Second: Tatt     Vote: Unanimous     Abstaining: None

Commissioners Alleman, Edminster, and Clark returned.

C PUBLIC HEARINGS

118 Aliana Sec 20 partial replat no 1 and extension 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: Clark     Second: Tatt     Vote: Unanimous     Abstaining: None

119 Amended Plat of Lum Terrace partial replat no 1 C3N Withdraw

120 Ammar Estates C3N Defer
Staff recommendation: Defer the plat for two weeks to allow time for further study and review and continue the public hearing at that time.
Commission action: Deferred the plat for two weeks to allow time for further study and review and continue the public hearing at that time.
   Motion: Jard     Second: Nelson     Vote: Unanimous     Abstaining: None

121 Audubon Hollow partial replat no 1 C3N Defer
Staff recommendation: Defer the plat for two weeks to allow time for further study and review and continue the public hearing at that time.
Commission action: Deferred the plat for two weeks to allow time for further study and review and continue the public hearing at that time.
   Motion: Jard     Second: Alleman     Vote: Unanimous     Abstaining: None
122 Contemporary Main Plaza partial replat no 1 C3N Withdraw
Staff recommendation: Withdraw the plat and reestablish a public hearing date for April 17, 2014.
Commission action: Withdrew the plat and reestablished a public hearing date for April 17, 2014.
Motion: Zakaria Second: Clark Vote: Unanimous Abstaining: None

123 Elgin Landing C3N Defer
Staff recommendation: Defer the plat for two weeks to allow time for further study and review and continue the public hearing at that time.
Commission action: Deferred the plat for two weeks to allow time for further study and review and continue the public hearing at that time.
Motion: Davis Second: Alleman Vote: Unanimous Abstaining: None
Speaker for item 123: Juanita Curtis – opposed.

124 Flores Addition on Gillespie 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: Bohan Vote: Carries Abstaining: Edminster

125 Glen Cove Addition 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: Tartt Second: Alleman Vote: Unanimous Abstaining: None

126 Hidden Oaks partial replat no 4 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: Clark Second: Alleman Vote: Unanimous Abstaining: None

127 Hyde Park Extension 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: Bohan Second: Subinsky Vote: Unanimous Abstaining: None

128 Lanier Place 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: Jard Second: Zakaria Vote: Unanimous Abstaining: None
Speaker for item 128: Dennis Yanta – opposed.

129 Pine Shadows partial replat no 3 C3N Defer
Staff recommendation: Defer the plat for two weeks to allow time for further study and review of Chapter 42 requirements.
Commission action: Deferred the plat for two weeks to allow time for further study and review of Chapter 42 requirements.
Motion: Clark Second: Alleman Vote: Unanimous Abstaining: None
Speakers for item 129: Richard Carrell – undecided; John Goot – no position stated
Riverside Terrace 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: Clark   Second: Tartt   Vote: Unanimous   Abstaining: None

Shively Carlson Addition 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: Asakura   Second: Bohan   Vote: Unanimous   Abstaining: None

Temple 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: Clark   Second: Alleman   Vote: Unanimous   Abstaining: None
Speakers for item 132: Mary Laudone, Robert Jones, Clay Hamble – opposed; Steve Meadows, applicant – supportive.

Whispering Pines partial replat no 6   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: Stein   Vote: Unanimous   Abstaining: None

Wilson Green Court partial replat no 1   C3N   Defer
Staff recommendation: Defer the plat for two weeks to allow time for further study and review and continue the public hearing at that time.
Commission action: Deferred the plat for two weeks to allow time for further study and review and continue the public hearing at that time.
Motion: Tartt   Second: Bohan   Vote: Unanimous   Abstaining: None

Winlow Place partial replat no 3   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: Alleman   Vote: Unanimous   Abstaining: None

VARIANCES

Albright Acres   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: Edminster   Second: Davis   Vote: Unanimous   Abstaining: None

Dowling Place   C2R   Defer
Staff recommendation: Defer the plat for two weeks at the applicant’s request.
Commission action: Deferred the plat for two weeks at the applicant’s request.
Motion: Davis   Second: Tartt   Vote: Unanimous   Abstaining: None
Speaker for item 137: Bridget Jensen – opposed.
138  Dronet Queenston Reserve  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: Jard  Second: Davis  Vote: Unanimous  Abstaining: None

Items 139 and 140 were taken together at the same time.

139  Enclave at Northpointe GP  GP  Defer
140  Enclave at Northpointe Sec 4  C3P  Defer
Staff recommendation: Defer the plats for two weeks at the applicant’s request.
Commission action: Deferred the plats for two weeks at the applicant’s request.
Motion: Subinsky  Second: Bohan  Vote: Unanimous  Abstaining: None

Item 141 and 142 are taken together at this time.

Commissioner Edminster abstained and left the room.

141  Fallbrook Pine GP  GP  Approve
142  Fallbrook Pines Sec 1  C3F  Approve
Staff recommendation: Grant the requested variance to exceed the 1,400' block length requirement and to not provide any north-south public streets west of Fallbrook Pines Drive and approve the general plan and the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance to exceed the 1,400' block length requirement and to not provide any north-south public streets west of Fallbrook Pines Drive and approved the general plan and the plat subject to the CPC 101 form conditions.
Motion: Davis  Second: Asakura  Vote: Unanimous  Abstaining: None

Commissioner Edminster returned.

Items 143 and 161 are taken together at this time.

143  Falls at Dry Creek GP  GP  Defer
161  Falls at Dry Creek Sec 1  C3P  Defer
Staff recommendation: Defer the plat for two weeks to allow time for further study and review.
Commission action: Deferred the plat for two weeks to allow time for further study and review.
Motion: Zakaria  Second: Davis  Vote: Unanimous  Abstaining: None

144  Ford Acres  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: Alleman  Vote: Unanimous  Abstaining: None
145  GLO Tract GP

Staff recommendation: Grant the requested variances to:

1) Allow an excessive block length along Harlem Road from proposed Airport Blvd. to proposed northern collector loop street
2) Allow reduced centerline radii of 700’ and 800’ in proposed major thoroughfare Airport Blvd. between Grand Parkway and Harlem Road
3) Exceed 1,400’ block length by not providing stub streets to the portion of the remaining prison property west of Oyster Creek, subject to the provision of a 60’ window (as indicated in the mark up), deny the requested variance to not extend or terminate with a cul-de-sac Old Dixie Drive and approve the general plan subject to the CPC 101 form conditions.

Commission action: Granted the requested variances to:

1) Allow an excessive block length along Harlem Road from proposed Airport Blvd. to proposed northern collector loop street
2) Allow reduced centerline radii of 700’ and 800’ in proposed major thoroughfare Airport Blvd. between Grand Parkway and Harlem Road
3) Exceed 1,400’ block length by not providing stub streets to the portion of the remaining prison property west of Oyster Creek, subject to the provision of a 60’ window (as indicated in the mark up), deny the requested variance to not extend or terminate with a cul-de-sac Old Dixie Drive and approved the general plan subject to the CPC 101 form conditions.

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

146  La Ville Saint Emanuel

Staff recommendation: Defer the plat for two weeks at the applicant’s request.
Commission action: Deferred the plat for two weeks at the applicant’s request.

Motion: Tatt  Second: Zakaria  Vote: Unanimous  Abstaining: None

147  Madeline Heights

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
Speakers for item 147: JoAnn Cantu’ and Debra Zyzdek – undecided.

148  Montrose Park Villas

Staff recommendation: Grant the requested variance and approve the plat subject to the following conditions:

1. Provide 8’ high decorative fence along the property boundary
2. Provide 5’ sidewalk along Montrose Boulevard and Columbus Street
3. Provide 3” caliper street trees along Montrose Boulevard and Columbus Street pursuant to Chapter 33 species and space requirements and subject to the CPC 101 form conditions.

Commission action: Granted the requested variance and approved the plat subject to the following conditions:

1. Provide 8’ high decorative fence along the property boundary
2. Provide 5’ sidewalk along Montrose Boulevard and Columbus Street
3. Provide 3” caliper street trees along Montrose Boulevard and Columbus Street pursuant to Chapter 33 species and space requirements and subject to the CPC 101 form conditions.

Motion: Edminster  Second: Alleman  Vote: Unanimous  Abstaining: None
Speakers for item 148: Mary Villareal, applicant – supportive; Bridget Jensen – opposed.
<table>
<thead>
<tr>
<th><strong>149</strong></th>
<th>Northgate Crossing Office Park</th>
<th>C2</th>
<th>Approve</th>
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</thead>
<tbody>
<tr>
<td>Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.</td>
<td>Commission action: Granted the requested variance and approved the plat subject to the CPC 101 form conditions.</td>
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<tr>
<td>Motion: Stein</td>
<td>Second: Tatt</td>
<td>Vote: Unanimous</td>
<td>Abstaining: None</td>
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<thead>
<tr>
<th><strong>150</strong></th>
<th>Pinto Business Park Detention Pond 10</th>
<th>C2</th>
<th>Approve</th>
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</thead>
<tbody>
<tr>
<td>Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.</td>
<td>Commission action: Granted the requested variance and approved the plat subject to the CPC 101 form conditions.</td>
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<tr>
<td>Motion: Clark</td>
<td>Second: Alleman</td>
<td>Vote: Unanimous</td>
<td>Abstaining: None</td>
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<tr>
<th><strong>151</strong></th>
<th>Polk Roberts Crossing</th>
<th>C2</th>
<th>Approve</th>
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</thead>
<tbody>
<tr>
<td>Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.</td>
<td>Commission action: Granted the requested variance and approved the plat subject to the CPC 101 form conditions.</td>
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<tr>
<td>Motion: Davis</td>
<td>Second: Tatt</td>
<td>Vote: Carries</td>
<td>Abstaining: Subinsky</td>
</tr>
</tbody>
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<thead>
<tr>
<th><strong>152</strong></th>
<th>Smith Terrace</th>
<th>C2R</th>
<th>Approve</th>
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</thead>
<tbody>
<tr>
<td>Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.</td>
<td>Commission action: Granted the requested variance and approved the plat subject to the CPC 101 form conditions.</td>
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</tr>
<tr>
<td>Motion: Davis</td>
<td>Second: Alleman</td>
<td>Vote: Unanimous</td>
<td>Abstaining: None</td>
</tr>
</tbody>
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<thead>
<tr>
<th><strong>153</strong></th>
<th>Studemont</th>
<th>C2R</th>
<th>Approve</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.</td>
<td>Commission action: Granted the requested variance and approved the plat subject to the CPC 101 form conditions.</td>
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<tr>
<td>Motion: Jard</td>
<td>Second: Clark</td>
<td>Vote: Unanimous</td>
<td>Abstaining: None</td>
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</tbody>
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<thead>
<tr>
<th><strong>154</strong></th>
<th>Tan Oak Business Park GP</th>
<th>GP</th>
<th>Defer</th>
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<tbody>
<tr>
<td>Staff recommendation: Defer the plats for two weeks at the applicant’s request.</td>
<td>Commission action: Deferred the plats for two weeks at the applicant’s request.</td>
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<td></td>
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<tr>
<td>Motion: Edminster</td>
<td>Second: Alleman</td>
<td>Vote: Unanimous</td>
<td>Abstaining: None</td>
</tr>
</tbody>
</table>

Commissioners Alleman and Edminster abstained and left the room.

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<thead>
<tr>
<th><strong>155</strong></th>
<th>Towne Lake Serc 40</th>
<th>C3P</th>
<th>Approve</th>
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<tbody>
<tr>
<td>Staff recommendation: Grant the requested variances and approve the plat subject to the CPC 101 form conditions.</td>
<td>Commission action: Granted the requested variances and approved the plat subject to the CPC 101 form conditions.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Motion: Clark</td>
<td>Second: Tatt</td>
<td>Vote: Unanimous</td>
<td>Abstaining: None</td>
</tr>
</tbody>
</table>
Commissioners Alleman and Edminster returned.

Commissioner Asakura abstained and left the room.

156 Village of River Oaks 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: Alleman   Second: Zakaria   Vote: Carries   Abstaining: None
   Opposed: Edminster
Speakers for item 156: Jim Gray, applicant—supportive; Gary Medeles, Susannah Wong, Carol Smith, William Wong, Giti Zarinkelk, Dave Artz, Sherry Artz, Mark Broussard, Willa White, Paul Lersch, Ryan Owen, Dan Hyde, and Bert Keller—opposed; Bridget Jensen—undecided

Commissioner Asakura returned.

157 Westgreen Professional Park partial replat no 1 C2R 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: Clark   Second: Subinsky   Vote: Unanimous   Abstaining: None

E SPECIAL EXCEPTIONS

158 Hampton Creek Sec 4 C3P Approve
Staff recommendation: Grant the requested special exceptions and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested special exceptions and approved the plat subject to the CPC 101 form conditions.
   Motion: Nelson   Second: Alleman   Vote: Unanimous   Abstaining: None

Items 159 and 160 are taken together at this time.

159 Inway Oaks Estates GP GP Approve
160 Inway Oaks Estates Sec 1 C3P Approve
Staff recommendation: Approve the general plan and the plat as a consent plat subject to the CPC 101 form conditions.
Commission action: Approved the general plan and the plat as a consent plat subject to the CPC 101 form conditions.
   Motion: Edminster   Second: Clark   Vote: Unanimous   Abstaining: None

F RECONSIDERATION OF REQUIREMENTS

Item 161 was taken with item 143 earlier in the agenda.
162  Lockeridge Farms Sec 2  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: Edminster  Vote: Unanimous  Abstaining: None

163  Microtesla  C3R  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: Subinsky  Vote: Unanimous  Abstaining: None

Items G (Extensions of Approval), H (Name Changes), and I (Certificates of Compliance) were taken together at this time.

G  EXTENSIONS OF APPROVAL

164  Buffalo Pointe Reserve  EOA  Approve

165  Houston This Is It Café Partial Replat no 1  EOA  Approve
166  West Rayford Church  EOA  Approve

H  NAME CHANGES
NONE

I  CERTIFICATES OF COMPLIANCE

167  20467 Ravenwod Drive  COC  Approve
168  19765 N Post Oak Lane  COC  Approve
Staff recommendation: Approve staff’s recommendation for items 164-168.
Commission action: Approved staff’s recommendation for items 164-168.
Motion: Bohan  Second: Davis  Vote: Unanimous  Abstaining: None

J  ADMINISTRATIVE
NONE

K  DEVELOPMENT PLATS WITH VARIANCE REQUEST

169  1603 Fulton Street  DPV  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: Davis  Second: Alleman  Vote: Unanimous  Abstaining: None

II.  ESTABLISH A PUBLIC HEARING DATE OF APRIL 17, 2014
  a.  Central Gardens Sec 2 partial replat no 1
  b.  Combre Parkview Villas
  c.  Craigwoods partial replat no 3
  d.  Craigwoods partial replat no 4
e. Green Mint Museum 1 Tact  
f. Highland Village partial replat no 2  
g. Mandell Courts replat no 1  
h. Oak Estates Sec 1 partial replat no 1  
i. Park Court partial replat no 1  
j. Waldrons Grant Sec 2 replat no 1  
k. Whispering Pines Estate partial replat no 7

Staff recommendation: Establish a public hearing date of April 17, 2014 for items II a-k.
Commission action: Established a public hearing date of April 3, 2014 for items II a-k.
Motion: Subinsky Second: Bohan Vote: Unanimous Abstaining: None

III. ESTABLISH A PUBLIC HEARING DATE OF APRIL 17, 2014 FOR THE CONSIDERATION OF A HOTEL APPLICATION LOCATED AT 7815 WILLOWCHASE BLVD

Staff recommendation: Establish a public hearing date of April 17, 2014 for the consideration of a hotel application located at 7815 Willowchase Blvd.
Commission action: Established a public hearing date of April 17, 2014 for the consideration of a hotel application located at 7815 Willowchase Blvd.
Motion: Clark Second: Alleman Vote: Unanimous Abstaining: None

IV. CONSIDERATION FOR AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 2736 VIRGINIA STREET

Staff recommendation: Defer the plat for two weeks to allow time for staff to review revised information.
Commission action: Deferred the plat for two weeks to allow time for staff to review revised information.
Motion: Edminster Second: Zakaria Vote: Unanimous Abstaining: None
Speakers for item IV: Ryan Morris and Steve Adam – opposed.

A recommendation change to this item was made at the podium.

V. CONSIDERATION FOR A LANDSCAPE VARIANCE FOR A PROPERTY LOCATED AT 5906 ARMOUR DRIVE

Staff recommendation: Defer the plat for two weeks at the applicant’s request.
Commission action: Deferred the plat for two weeks at the applicant’s request.
Motion: Edminster Second: Zakaria Vote: Unanimous Abstaining: None

VI. PUBLIC COMMENT
NONE

VII. ADJOURNMENT
There being no further business brought before the Commission Chair, Mark Kilkenny adjourned the meeting at 4:54p.m.
Motion: Bryant Second: Bohan Vote: Unanimous Abstaining: None

Mark A. Kilkenny, Chair
Patrick Walsh, Secretary