Minutes of the Houston Planning Commission

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

April 3, 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 2:33 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 Tattt 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, Director of the Planning and Development Department.

APPROVAL OF THE MARCH 6, 2014 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the March 6, 2014 Planning Commission meeting minutes.
Motion: Clark    Second: Subinsky     Vote: Carries     Abstaining: Garza and Porras-Pirtle

APPROVAL OF THE MARCH 20, 2014 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the March 20, 2014 Planning Commission meeting minutes.
Motion: Clark    Second: Tartt     Vote: Carries     Abstaining: Porras-Pirtle, Sikes, Garza and Bryant

I. PLATTING ACTIVITY (Consent items A and B, 1-122)
Items removed for separate consideration: 16, 34, 39, 40, 68, 71, 78, 79 and 93.
Staff recommendation: Approve staff’s recommendations for items 1 – 122 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1 – 122 subject to the CPC 101 form conditions.
Motion: Garza    Second: Bryant     Vote: Unanimous     Abstaining: None

Commissioners Edminster and Sikes abstained and left the room.

Staff recommendation: Approve staff’s recommendation to approve items 16, 34, 39, 40, 68, 71, 78, 79 and 93. subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendation to approve items 16, 34, 39, 40, 68, 71, 78, 79 and 93. subject to the CPC 101 form conditions.
Motion: Porras-Pirtle    Second: Bohan     Vote: Unanimous     Abstaining: None

Commissioners Edminster and Sikes returned.

C PUBLIC HEARINGS

123 Ammar Estates
C3N
Staff recommendation: Defer the plat per applicant’s request.
Commission action: Deferred the plat per applicant’s request and continue the public hearing at that time.
Motion: Bryant    Second: Edminster     Vote: Unanimous     Abstaining: None

Agenda item 125 was taken out of order and acted on at this time.

125 Chevy Chase partial replat no 2
C3N
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: Tart     Vote: Unanimous     Abstaining: None
124  Audubon Hollow partial replat no 1 C3N Defer
Staff recommendation: Grant the requested variances and approve plat subject to the CPC 101 form conditions.
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: Edminster    Second: Jard    Vote: Unanimous    Abstaining: None
Speakers for item 124: Mary Lou Henry, applicant and John Butler – supportive; Malcom Gibson, Ann Reardon, Richard Klein, and Muhieddine Samadi – opposed; Richard Smith, Managing Engineer, Public Works and Engineering Department

126  Commons of Lake Houston sec 8 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: Edminster    Second: Bryant    Vote: Unanimous    Abstaining: None

127  Craig Woods 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: Sikes    Vote: Unanimous    Abstaining: None

128  Elgin Landing 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: Jard    Second: Stein    Vote: Unanimous    Abstaining: None
Commissioner Edminster abstained and left the room.

129  Estates of Teal Run sec 5 partial replat no 1 C3N Defer
Staff recommendation: Defer the plat per applicant’s request.
Commission action: Deferred the plat per applicant’s request.
Motion: Brave    Second: Bryant    Vote: Unanimous    Abstaining: None
Commissioner Edminster returned.

130  Fannin Station Sec 2 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: Bryant    Second: Clark    Vote: Unanimous    Abstaining: None

131  Hollywood Gardens partial replat no 2 C3N Defer
Staff recommendation: Defer the plat per applicant’s request.
Commission action: Deferred the plat per applicant’s request.
Motion: Zakaria    Second: Nelson    Vote: Unanimous    Abstaining: None

132  MacGregor Area CDC 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: Bryant    Vote: Unanimous    Abstaining: None
133  Pine Shadows 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: Subinsky  Second: Bohan  Vote: Unanimous  Abstaining: None
Speakers for item 133: Fred Dunlap - opposed and William Manuel - undecided

134  West Court 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: Garza  Vote: Unanimous  Abstaining: None

135  Westhaven Estates Sec 1 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: Edminster  Vote: Unanimous  Abstaining: None

136  Wilson Green Court partial replat no 1  C3N  Defer
Staff recommendation: Defer the plat per applicant’s request.
Commission action: Deferred the plat per applicant’s request.
Motion: Bohan  Second: Zakaria  Vote: Unanimous  Abstaining: None

D  VARIANCES

137  Brunner Addition partial replat no 2  C2R  Defer
Staff recommendation: Defer the plat for two weeks to allow time for applicant to submit new and revised information.
Commission action: Deferred the plat for two weeks to allow time for the applicant to submit new and revised information.
Motion: Garza  Second: Subinsky  Vote: Unanimous  Abstaining: None

138  Dowling Place  C2R  Approve
Staff recommendation: Grant the requested variance and approve the plat subject to the following conditions and to the CPC 101 form conditions:
1. Any fencing along Dowling Street must be decorative and wrought iron in nature
2. Provide 6’ sidewalk along Dowling Street
3. Provide 3” caliper street trees along Dowling Street
4. Provide a front door and pedestrian gate along Dowling Street and subject to the CPC 101 form conditions.
Commission action: Grant the requested variance and approve the plat subject to the following conditions and subject to the CPC 101 form conditions:
1. Any fencing along Dowling Street must be decorative and wrought iron in nature
2. Provide 6’ sidewalk along Dowling Street
3. Provide 3” caliper street trees along Dowling Street
4. Provide a front door and pedestrian gate along Dowling Street
Motion: Garza  Second: Clark  Vote: Unanimous  Abstaining: None

Items 139, 140, 141, 143, 146, and 147 were taken together at this time with staff requesting a two week deferral on all items for the reasons stated.
139  Enclave at Northpointe GP        GP        Defer
140  Enclave at Northpointe Sec 4   C3P        Defer
141  Falls at Dry Creek GP         GP        Defer
143  Pearl on Smith               C2R        Defer
146  Falls at Dry Creek Sec 1      C3P        Defer
147  Shady Acres partial replat no 10   C3R        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: Tartt    Second: Edminster    Vote: Unanimous    Abstaining: None

142  La Ville Saint Emanuel        C2        Approve
Staff recommendation: Grant the requested variances and approve the plat subject to the conditions stated and subject to the CPC 101 form conditions:
1. Provide 6’ sidewalk along all the adjacent public streets
2. Provide 3” caliper street trees along all the adjacent public streets pursuant to Chapter 33 species and spaces requirements.
3. Provide a maximum 8’ high wrought iron fence with front door and pedestrian gates along all the adjacent public streets.
Commission action: Grant the requested variances and approve the plat subject to the conditions stated and subject to the CPC 101 form conditions:
4. Provide 6’ sidewalk along all the adjacent public streets
5. Provide 3” caliper street trees along all the adjacent public streets pursuant to Chapter 33 species and spaces requirements.
6. Provide a maximum 8’ high wrought iron fence with front door and pedestrian gates along all the adjacent public streets.
Motion: Jard    Second: Brave      Vote: Unanimous    Abstaining: None

144  Tan Oak Business Park 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: Edminster    Second: Tartt    Vote: Unanimous    Abstaining: None

E  SPECIAL EXCEPTIONS
NONE

F  RECONSIDERATION OF REQUIREMENTS

145  Energy Park South      C3P        Defer
Staff recommendation: Deny the requested variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Deferred the plat for two weeks.
Motion: Stolleis    Second: Jard      Vote: Unanimous    Abstaining: None
Speaker for item 145: Russell Plank, owner - supportive

Items 146 and 147 were taken with the deferred items earlier in the agenda.
Items G (Extensions of Approval), H (Name Changes), and I (Certificates of Compliance) were taken together at this time.

**G  EXTENSIONS OF APPROVAL**

148 Atascocita Forest Model Sec 1 replat no 1  EOA  Approve
149 Brigeland Creek Parkway from Creekside  EOA  Approve
  Crossing Drive to Josey Ranch Road and Drill Site Reserve  Approve
150 Bridgeland Hidden Creek Sec 13  EOA  Approve
151 Bridgeland Hidden Creek Sec 28  EOA  Approve
152 Buffalo Fountains Reserves  EOA  Approve
153 Grand Parkway Industrial Park  EOA  Approve
154 Lawrance Estates  EOA  Approve
155 Spring Cypress Church  EOA  Approve

**H  NAME CHANGES**

156 Cinco Village Center Sec 3 partial replat no 8  NC  Approve
  (prev. Cinco Village Center Luby’s Fuddruckers)

**I  CERTIFICATES OF COMPLIANCE**

157 22488 East Knox Drive  COC  Approve
158 18774 Gooseberry Lane  COC  Approve
159 15112 Welcome Lane  COC  Approve

Staff recommendation:  Approve staff’s recommendation for items 148-159.
Commission action:  Approved staff’s recommendation for items 148-159.
   Motion: Bohan  Second: Davis  Vote: Unanimous  Abstaining: None

**J  ADMINISTRATIVE**

NONE

**K  DEVELOPMENT PLATS WITH VARIANCE REQUEST**

160 1134 Bayland Street  DPV  Approve

Staff recommendation:  Grant the requested variance subject to the following conditions:
1. The applicant shall coordinate with Public Works and Engineering Department regarding the demolition of the existing driveway and the construction of a new sidewalk on Studewood Street.

Commission action:  Granted the requested variance subject to the following conditions:
1. The applicant shall coordinate with Public Works and Engineering Department regarding the demolition of the existing driveway and the construction of a new sidewalk on Studewood Street.
   Motion: Davis  Second: Sikes  Vote: Unanimous  Abstaining: None
Items 161, 163, and 164 were taken together at this time with staff recommending a two week deferral for the reasons stated.

<table>
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<th>Item</th>
<th>Address</th>
<th>Type</th>
<th>Recommendation</th>
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<tbody>
<tr>
<td>161</td>
<td>1215 Bingham St.</td>
<td>DPV</td>
<td>Defer</td>
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<tr>
<td>163</td>
<td>3471 Locke Land</td>
<td>DPV</td>
<td>Defer</td>
</tr>
<tr>
<td>164</td>
<td>730 Omar St.</td>
<td>DPV</td>
<td>Defer</td>
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</tbody>
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Staff recommendation: Defer the plat for two weeks for the reasons stated.
Commission action: Deferred the plat for two weeks for the reasons stated.
Motion: Tatt Second: Porras-Pirtle Vote: Unanimous Abstaining: None

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</tr>
</thead>
<tbody>
<tr>
<td>162</td>
<td>1603 Fulton St.</td>
<td>DPV</td>
<td>Approve</td>
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Staff recommendation: Grant the requested variance to allow 15’ building line along Fulton Street.
Commission action: Granted the requested variance to allow 15’ building line along Fulton Street.
Motion: Davis Second: Asakura Vote: Unanimous Abstaining: None

II. ESTABLISH A PUBLIC HEARING DATE OF MAY 1, 2014
   a. Cadagan Place
   b. Craig Woods partial replat no 5
   c. Craig Woods partial replat no 6
   d. David Crockett Second Replat partial replat no 4
   e. Gillespie Street Sec 2 replat no 2
   f. Lamar Terrace partial replat no 3
   g. Ridgecrest Addition Sec 3 partial replat no 1
   h. Riverside Terrace Sec 1 partial replat no 1
   i. Walden on Lake Houston Olympic Village Sec 2 partial replat no 1
   j. Walden on Lake Houston Olympic Village Sec 2 partial replat no 2
   k. Willowcreek Ranch Sec

Staff recommendation: Establish a public hearing date of May 1, 2014 for items II a-k.
Commission action: Established a public hearing date of May 1, 2014 for items II a-k.
Motion: Bohan Second: Garza Vote: Carries Abstaining: Tatt

III. CONSIDERATION FOR AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 2736 VIRGINIA STREET
Staff recommendation: Grant the requested parking variance.
Commission action: Deferred the plat for four weeks to allow time for staff, Planning Commissioners, and applicant to meet and for further study and review.
Motion: Zakaria Second: Garza Vote: Carries Abstaining: None
Opposed: Brave, Porras-Pirtle, and Stein
Speakers for item III: Craig Garcia and Darla Lexington – supportive; Bob Myers and Libby Buell – no position stated; Bill Sharman, Phillipa Gard, Ryan Morris, and Gary Ruby – opposed

IV. CONSIDERATION FOR A LANDSCAPE VARIANCE FOR A PROPERTY LOCATED AT 5906 ARMOUR DRIVE
Staff recommendation: Grant the requested variance.
Commission action: Granted the requested variance.
Motion: Jard Second: Brave Vote: Unanimous Abstaining: None
V.
CONSIDERATION OF A HOTEL MOTEL VARIANCE FOR A COURTYARD BY MARRIOTT ON INTERSTATE 10 AT COLUMBIA STREET
Staff recommendation: Grant the requested variance.
Commission action: Granted the requested variance.
Motion: Zakaria Second: Asakura Vote: Unanimous Abstaining: None

VI.
PUBLIC HEARING AND CONSIDERATION OF A HOTEL MOTEL VARIANCE FOR A COUNTRY INN AND SUITES ON HAYES ROAD NORTH OF WESTHEIMER
Staff recommendation: Grant the requested variances.
Commission action: Granted the requested variances.
Motion: Garza Second: Asakura Vote: Unanimous Abstaining: None

VII.
PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM BUILDING LINE BLOCK APPLICATION FOR THE 1900 BLOCK OF WYCLIFFE DRIVE (EAST SIDE), BETWEEN SHADOW WOOD DRIVE AND TIMBEROAK DRIVE
Staff recommendation: Forward the application to City Council for approval.
Commission action: Forwarded the application to City Council for approval.
Motion: Bohan Second: Edminster Vote: Unanimous Abstaining: None

VIII. PUBLIC COMMENT
NONE

VII. ADJOURNMENT
There being no further business brought before the Commission Chair, Mark Kilkenny adjourned the meeting at 5:31 p.m.
Motion: Garza Second: Subinsky Vote: Unanimous Abstaining: None

Mark A. Kilkenny, Chair
Patrick Walsh, Secretary