

Minutes of the Houston Planning Commission

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

May 29, 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 2:39 p.m. with a quorum present.

Mark A. Kilkenny, Chair

M. Sonny Garza

Absent

Susan Alleman

Keiji Asakura

Fernando Brave

Kenneth Bohan

Antoine Bryant

Absent

Lisa Clark

Arrived at 3:03 p.m.

Truman C. Edminster III

James R. Jard

Paul R. Nelson

Linda Porrás-Pirtle

Algenita Davis

Mike Sikes

Martha Stein

Arrived at 2:44 p.m.

Eileen Subinsky

Absent

Blake Tartt III

Shaukat Zakaria

Mark Mooney for

James Noack

Clay Forister 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 May 15, 2014 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the May 15, 2014 Planning Commission meeting minutes.

Motion: **Tartt** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

I. PLATTING ACTIVITY (Consent items A and B, 1- 188)

Item **58** was taken with item **188**. Items removed for separate consideration: **12, 18, 46, 47, 50, 51, 52, 53, 58 and 101**.

Staff recommendation: Approve staff's recommendations for items **1 – 188** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 188** subject to the CPC 101 form conditions.

Motion: **Alleman** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**

Commissioners Edminster and Alleman abstained and left the room.

Staff recommendation: Approve staff's recommendation to approve items **12, 18, 46, 47, 50, 51, 52, 53, and 101** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation to approve items **12, 18, 46, 47, 50, 51, 52, 53, and 101** subject to the CPC 101 form conditions.

Motion: **Porras-Pirtle** Second: **Sikes** Vote: **Unanimous** Abstaining: **None**

Commissioners Edminster and Alleman returned.

C PUBLIC HEARINGS

141 Bayou Woods Sec 2 partial replat no 2 C3N Approve

Staff recommendation: Grant the requested variance(s) and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.

Motion: **Edminster** Second: **Tartt** Vote: **Unanimous** Abstaining: **None**

142 Bradford 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: **Alleman** Second: **Stein** Vote: **Unanimous** Abstaining: **None**

Speakers for item 142: Richard Akkerman –undecided.

143 Broad Oaks partial replat no 6 C3N Approve

Staff recommendation: Approve the plat subject to the CPC 101 form conditions.

Commission action: Approved the plat subjected to the CPC 101form conditions.

Motion: **Edminster** Second: **Bohan** Vote: **Unanimous** Abstaining: **None**

144 Commons Waterway Sec 4 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 condition.

Motion: **Porras-Pirtle** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

145 Contemporary Main Plaza partial replat no 2 C3N Defer
Staff recommendation: Defer the plat subject to the CPC 101 form conditions.
Commission action: Deferred the plat subject to the CPC 101 form conditions.
Motion: **Davis** Second: **Tartt** Vote: **Unanimous** Abstaining: **None**

146 Contemporary Main Sec 2 replat no 1 C3N Approve
Staff recommendation: Grant the requested variance(s) and approve the plat subject to the conditions listed.
Commission action: Granted the requested variance(s) and approved the plat subject to the conditions listed.
Motion: **Jard** Second: **Brave** Vote: **Carries** Abstaining: **Clark**
Speakers for item 146: Bill Gray and Roland Gomez –supportive.

147 Craig Woods partial replat no 7 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: **Sikes** Vote: **Unanimous** Abstaining: **None**

Commissioner Tartt abstained and left the room.

148 David Crockett Second Replat 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: **Edminster** Second: **Bohan** Vote: **Unanimous** Abstaining: **None**

Commissioner Tartt returned and Commissioner Jard abstained and left the room.

149 Fountains at Copperwood replat no 1 C3N Approve
Staff recommendation: Grant the requested variance(s) and approve the plat subject to the conditions listed.
Commission action: Granted the requested variance(s) and approved the plat subject to the conditions listed.
Motion: **Clark** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

Commissioner Jard returned.

150 Frost and Settegast First 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 condition.
Motion: **Clark** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

151 Hidden Oaks replat no 2 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 condition.
Motion: **Porras-Pirtle** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**
Speakers for item 151: Charles Brownman and Bruce January –opposed.

- 152 Riverside Terrace Sec 1 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 condition.
 Motion: **Clark** Second: **Bohan** Vote: **Unanimous** Abstaining: **None**
- 153 Riverway Estates Sec 1 partial replat no 2 C3N Defer**
 Staff recommendation: Defer the plat for two weeks per Chapter 42 planning standards.
 Commission action: Deferred the plat for two weeks per Chapter 42 planning standards.
 Motion: **Edminster** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**
- 154 Shady Acres Extension no 3 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 condition.
 Motion: **Nelson** Second: **Brave** Vote: **Unanimous** Abstaining: **None**
- 155 Simms Woods 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 condition.
 Motion: **Bohan** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**
- 156 Tanglewood Sec 11 partial replat no 1 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 condition.
 Motion: **Sikes** Second: **Stein** Vote: **Unanimous** Abstaining: **None**
- 157 Tanglewood Sec 11 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 condition.
 Motion: **Porras-Pirtle** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
- 158 Windsor Place 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 condition.
 Motion: **Alleman** Second: **Tartt** Vote: **Unanimous** Abstaining: **None**

Commissioner Bohan abstained and left the room.

D VARIANCES

- 159 Aria Place replat no 1 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: **Brave** Vote: **Unanimous** Abstaining: **None**
 Speakers for item 159: David Jordan –supportive.

Commissioner Bohan returned.

160 Baptist Temple Redevelopment

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: **Davis**

Second: **Stein**

Vote: **Unanimous**

Abstaining: **None**

Agenda items 161, 162, 163, 164, 168, 169, 170, 171, 173, 176, 178, 180, 181, 186, 187 and 189 were taken together at this time with staff requesting a two week deferral on all items for the reasons stated.

161	Bauer Road Tract GP	GP	Defer
162	Bauer Road Tract Sec 1	C3P	Defer
163	Bauer Road Tract Sec 2	C3P	Defer
164	Bauer Road Tract Sec 3	C3P	Defer
168	Broadstone Falcon Landing	C2	Defer
169	Cypress Church Road Tract	C3P	Defer
170	Fairbanks Business Court	C3P	Defer
173	Fall Creek	GP	Defer
176	Mittlesteadt Estates	C3P	Defer
178	North Durham Estates	C2R	Defer
180	South Side Buffalo Bayou Block 494 Partial replat no 1	C2	Defer
181	West 20 th Crossing	C2R	Defer
186	Enclave at Windmill Lakes	C3P	Defer
187	Interstate Commerce Center	C3P	Defer
189	McKenzie Park Sec 2	C3F	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: **Bohan**

Second: **Alleman**

Vote: **Carries**

Abstaining: **Edminster**
from item 189.

Items 165, 166 and 167 were taken together at this time.

165	Blackstone Creek GP	GP	Defer
166	Blackstone Creek Sec 2	C3P	Defer
167	Blackstone Creek Sec 3	C3P	Defer

Staff recommendation: Grant the requested variance and approve the plats subject to the CPC 101 form conditions.

Commission action: Granted the requested variance and approved the plats subject to the CPC 101 form conditions.

Motion: **Alleman**

Second: **Clark**

Vote: **Carries**

Abstaining: **Edminster**

172 Ferguson Bender

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: **Davis**

Vote: **Unanimous**

Abstaining: **None**

**174 Fort Bend County Municipal Utility District
No 58 Lift Station**

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: **Nelson**

Second: **Edminster**

Vote: **Unanimous** Abstaining: **None**

175 Gosling Creekside

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: **Alleman**

Second: **Clark**

Vote: **Unanimous** Abstaining: **None**

177 Momin Plaza

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: **Bohan**

Vote: **Unanimous** Abstaining: **None**

179 Reserve at Clear Lake City GP

GP

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: **Brave**

Vote: **Unanimous** Abstaining: **None**

Speakers for item 164: David Crane –opposed.

E SPECIAL EXCEPTIONS

Items 182, 183 and 184 were taken together at this time.

182 Kenroc GP

GP

Approve

183 Kenroc Sec 1

C3P

Approve

184 Kenroc Sec 2

C2

Approve

Staff recommendation: Grant the requested variance and special exception and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the requested variance and special exception and approved the plat subject to the CPC 101 form conditions

Motion: **Porras-Pirtle** Second: **Edminster**

Vote: **Unanimous** Abstaining: **None**

185 Shadow Creek South Sec 3

C3P

Approve

Staff recommendation: Grant the requested special exception and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the requested special exception and approved the plat subject to the CPC 101 form conditions.

Motion: **Asakura**

Second: **Edminster**

Vote: **Unanimous** Abstaining: **None**

F RECONSIDERATION OF REQUIREMENTS

188 Louetta Park GP GP Approve
58 Louetta Park Sec 2 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: Edminster Second: Asakura 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

190 Bissonet Street Dedication Sec 1 EOA Approve
191 Kings River Commercial Reserves EOA Approve
192 Showkat EOA Approve
193 Sunrise Pines Sec 3 EOA Approve

H NAME CHANGES

194 Bike Barn World HQ replat no 1 and extension (prev. Bike Barn World Headquarters replat no 1) NC Approve

195 Skybox Houston Addition (prev. BV Rugen Houston Addition) NC Approve

I CERTIFICATES OF COMPLIANCE

196 19589 Maple Lane COC Approve

Staff recommendation: Approve staff's recommendation for items 190-196.

Commission action: Approved staff's recommendation for items 190-196.

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

Speakers for Item 198: Randall Scheirman and Nick Dragna –opposed.

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

197 200 Carl street DPV Defer

Staff recommendation: Defer the plat for two weeks.

Commission action: Deferred the plat for two weeks.

Motion: Davis Second: Edminster Vote: Unanimous Abstaining: None

198 3329 Cloverdale Street DPV Disapprove

Staff recommendation: Deny the request variance and disapprove the development plat subject to the CPC 101 form conditions.

Commission action: Denied the request variance and disapprove the development plat subject to the CPC 101 form conditions.

Motion: **Jard**

Second: **Zakaria**

Vote: **Unanimous**

Abstaining: **None**

199 4017 Hamilton Street

DPV

Approve

Staff recommendation: Grant the request variance and approve the development plat subject to the CPC 101 form conditions.

Commission action: Grant the request variance and approve the development plat subject to the CPC 101 form conditions.

Motion: **Davis**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

200 3452 Meadow Lake Lane

DPV

Approve

Staff recommendation: Grant the request variance and approve the development plat subject to the CPC 101 form conditions.

Commission action: Grant the request variance and approve the development plat subject to the CPC 101 form conditions.

Motion: **Edminster**

Second: **Bohan**

Vote: **Unanimous**

Abstaining: **None**

II. ESTABLISH A PUBLIC HEARING DATE OF JUNE 26, 2014

a. Craig Woods partial replat no 5

b. East End on the Bayou Sec 1

c. Fall Creek Sec 40

d. Fall Creek Sec 42

e. Five Star Views Amending plat no 1 replat no 1

f. Memorial Forest Sec 2 partial replat no 1

g. Tricons Calumet Street Place partial replat no 1

Staff recommendation: Establish a public hearing date of June 26, 2014 for items II a-g.

Commission action: Established a public hearing date of June 26, 2014 for items II a-g.

Motion: **Alleman**

Second: **Sikes**

Vote: **Unanimous**

Abstaining: **None**

III. PUBLIC HEARING FOR A HAZMAT PERMIT APPLICATION FOR S&S PLATTING COMPANY, 6505 DIXIE DRIVE:

Commission action: Approved the requested Hazmat Permit Application for S&S Platting Company, 6506 Dixie Drive.

Motion: **Jard**

Second: **Tartt**

Vote: **Unanimous**

Abstaining: **None**

IV. CONSIDERATION OF A HOTEL MOTEL VARIANCE FOR A HILTON HOME 2 HAIK LOCATION AT 1106 SHERWOOD FOREST DRIVE:

Staff recommendation: Grant the requested Hotel Motel Variance for a Hilton Home 2 Haik Location at 1106 Sherwood Forest Drive.

Commission action: Granted the requested Hotel Motel Variance for a Hilton Home 2 Haik Location at 1106 Sherwood Forest Drive.

Motion: **Zakaria**

Second: **Edminster**

Vote: **Unanimous**

Abstaining: **None**

V. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM BUILDING LINE BLOCK APPLICATION FOR THE 1200 BLOCK OF WALTON STREET (EAST AND WEST SIDES):

Withdrawn.

**VI. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE APPLICATION FOR THE 1200 BLOCK OF WALTON STREET (EAST AND WEST SIDES):
Withdrawn.**

VII. PUBLIC HEARING AND CONSIDERTATION OF SPECIAL MINIMUM LOTS SIZE AREA APPLICATION FOR PORTIOS OF RIVERSIDE TERRACE SECTION12, ABST 51 L MOORE, RIVERSIDE TERRACE SECTION 15 AND CALHOUN VILLA RES A SUBDIVISION:

Staff recommendation: Forward the application to City Council for approval.

Commission action: Forwarded the application to City Council for approval.

Motion: **Davis** Second: **Tartt** Vote: **Unanimous** Abstaining: **None**

Speakers for item VII: Jay Tapp, applicant –supportive.

VIII. PUBLIC COMMENT

Commissioner Zakaria asked for an update on the past agenda item Corner Table that was denied, yet is still functioning as before. Commissioner Jard asked about Council about incorrectly giving Corner Table credit about parking. Commissioner Zakaria requested the applicant meet with the community to get support and advice. Director Walsh stated that the department is working with the applicant to get them in compliance. Jennifer Ostlind stated they have resubmitted the application and are closely working with staff. Commissioner Edminster made a comment on drive ways fronting the street to encourage or change the regulations to preserve street parking.


X. ADJOURNMENT

There being no further business brought before the Commission Chair, Mark Kilkenny adjourned the meeting at 4:30 p.m.

Motion: **Edminster** Second: **Clark** Vote: **Unanimous** Abstaining: **None**



Mark Kilkenny, Chair



Patrick Walsh, Secretary