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
Susan Alleman
Keiji Asakura
Fernando Brave
Kenneth Bohan
Antoine Bryant
Lisa Clark
Truman C. Edminster III
James R. Jard
Paul R. Nelson
Linda Porrac-Purtle
Algenita Davis
Mike Sikes
Martha Stein
Eileen Subinsky
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 subject to the CPC 101 form 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 condition.
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: Taritt 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-Pittle Second: Alleman Vote: Unanimous Abstaining: None
Speakers for item 151: Charles Brownman and Bruce January –opposed.
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

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

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

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

Tanglewood Sec 11 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: Sikes  Second: Stein  Vote: Unanimous  Abstaining: None

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-Pittle  Second: Clark  Vote: Unanimous  Abstaining: None

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

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  C2  Defer
181  West 20th 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 extonsion
(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, 6505 Dixie Drive.

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

IV. CONSIDERATION OF A HOTEL MOTEL VARIANCE FOR A HILTON HOME 2 HAIR 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 CONSIDERATION OF SPECIAL MINIMUM LOTS SIZE AREA APPLICATION FOR PORTIONS OF RIVERSIDE TERRACE SECTION 12, 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: Tatt 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