Minutes of the Houston Planning Commission

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

June 12, 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 2:35 p.m. with a quorum present.

Mark A. Kilkenny, Chair
M. Sonny Garza
Susan Alleman
Keiji Asakura Absent
Fernando Brave
Kenneth Bohan
Antoine Bryant
Lisa Clark Absent
Truman C. Edminster III
James R. Jard Absent
Paul R. Nelson Absent
Linda Porras-Purtle
Algenita Davis
Mike Sikes
Martha Stein
Eileen Subinsky
Blake Tattt III
Shaukat Zakaria Arrived at 2:59 item 139
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 29, 2014 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the May 29, 2014 Planning Commission meeting minutes.
Motion: Alleman    Second: Sikes    Vote: Unanimous    Abstaining: Subinsky Garza

I. PLATTING ACTIVITY    (Consent items A and B, 1-115)

Items removed for separate consideration: 11, 36 and 44. Item 84 was taken separately to allow time for speakers.
Staff recommendation: Approve staff’s recommendations for items 1 – 115 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1 – 115 subject to the CPC 101 form conditions.
    Motion: Porras-Pirtle    Second: Tartt    Vote: Unanimous    Abstaining: None

Commissioners Edminster and Alleman abstained and left the room.

Staff recommendation: Approve staff’s recommendation to approve items 11, 36 and 44 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendation to approve items 11, 36 and 44 subject to the CPC 101 form conditions.
    Motion: Brave    Second: Subinsky    Vote: Unanimous    Abstaining: None

Commissioners Edminster and Alleman returned.

84 Commonwealth Commons    C2R    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: Garza    Vote: Unanimous    Abstaining: None

C PUBLIC HEARINGS

116 Broadmoor 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: Bohan    Second: Alleman    Vote: Unanimous    Abstaining: None

117 Contemporary Main Plaza 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: Alleman    Vote: Unanimous    Abstaining: None

118 Craig Woods partial replat no 1    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: Garza    Second: Edminster    Vote: Unanimous    Abstaining: None
119  Hawthorne Place Addition Sec 8  
    partial replat no 1  
    C3N  
    Approve 
    Staff recommendation: Defer the plat subject per applicant's request. 
    Commission action: Deferred the plat subject per applicant's request. 
    Motion: Stein  Second: Sikes  Vote: Unanimous  Abstaining: None

120  Hollywood Gardens 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: Porras-Pirtle  Vote: Unanimous  Abstaining: None

121  Langwood 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: Subinsky  Second: Alleman  Vote: Unanimous  Abstaining: None

122  Melody Oaks partial replat no 9 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 conditions. 
    Motion: Garza  Second: Bryant  Vote: Unanimous  Abstaining: None

123  Riverway Estates Sec1 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: Forister  Vote: Unanimous  Abstaining: None

124  Riverway Estates Sec 1 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: Bohan  Second: Forister  Vote: Unanimous  Abstaining: None

125  West Court 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: Bryant  Second: Garza  Vote: Unanimous  Abstaining: None

126  Westheimer Gardens partial replat no 2  
    C3N  
    Withdrawn.
    Withdrawn.
D  VARIANCES

127  Advantage BMW Midtown at West Gray       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: Garza   Second: Bryant    Vote: Unanimous    Abstaining: None

Agenda items 128, 133, 135, 136, 139, 144, 148, 149, 152 and 155 were taken together at this
time with staff requesting a two week deferral on all items for the reasons stated.

Item 133 was changed from approve to defer at the podium per Fort Bend County’s request.

128  Aerovillas Hangar Villas           C2       Defer
133  Broadstone Falcon Landing           C2       Defer
135  Crosby High School Sec 1           C3P       Defer
136  Cypress Church Road Tract           C3P       Defer
139  Fairbanks Business Court           C3P       Defer
144  Mittlestead Estates                C3P       Defer
148  Reserve at Parkway Terrace         C3P       Defer
149  Pease Street Townhomes             C2R       Defer
152  Enclave at Wingmill Lakes          C3P       Defer
155  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: Subinsky   Second: Bohan    Vote: Unanimous    Abstaining: None

129  Bauer Road Tract       GP       Withdraw
Withdrawn

130  Bauer Road Tract Sec 1           C3P       Withdraw
Withdrawn

131  Bauer Road Tract Sec 2           C3P       Withdraw
Withdrawn

132  Bauer Road Tract Sec 2           C3P       Withdraw
Withdrawn

134  Capitol Commons        C2       Withdraw
Withdrawn

137  District West at Parkway Lakes   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: Forister   Second: Alleman    Vote: Unanimous    Abstaining: None
138 Eado Edge 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: Alleman Second: Bryant Vote: Unanimous Abstaining: None
Speaker for item 138: Thomas Redlinger –opposed and Richard Smith - PWE.

140 Fall Creek 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: Garza Second: Bryant Vote: Unanimous Abstaining: None

Items 141 and 142 were taken together at this time.

141 Falls at Dry Creek GP GP Approve
142 Falls at Dry Creek Sec 1 C3F 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: Anderson Vote: Unanimous Abstaining: None

143 Foley Road Ranch 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: Porras-Pirtle Second: Bryant Vote: Unanimous Abstaining: None

145 North Durham Estates C2R Withdraw
Withdrawn

147 Parkway Terrace Sec 2 C3P Defer
Staff recommendation: Defer the plats for two per applicant’s request.
Commission action: Deferred the plats for two weeks per applicant’s request.
Motion: Bryant Second: Bohan Vote: Unanimous Abstaining: None

146 Oak Forest of La Sierra C3P 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

150 Somerset Green Sec 5 C3R Approve
Staff recommendation: Grant the requested variances 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: Porras-Pirtle Vote: Unanimous Abstaining: None
151 West 20th Crossing C3R Approve
Staff recommendation: Grant the requested variances 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: Garza Vote: Unanimous Abstaining: None

E SPECIAL EXCEPTIONS
NONE

F RECONSIDERATION OF REQUIREMENTS

153 Interstate Commerce Center 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: Bryant Vote: Unanimous Abstaining: None

154 La Mesita Homes 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: Porras-Pirtle Second: Alleman Vote: Unanimous Abstaining: None

G EXTENSIONS OF APPROVAL

156 Cypresswood Point Sec 6 EOA Approve
157 Gosling Development replat no 2 EOA Approve
158 Pearl Woodlake Apartments EOA Approve
159 Sawdust Road Commercial partial replat no 1 EOA Approve
160 STS Simon and Jude Catholic Church EOA Approve
161 Westwind Business Park EOA Approve
162 Xplor and Valero Store no 1431 EOA Approve
Staff recommendation: Grant the requested variances and approve the plats subject to the CPC 101 form conditions.
Commission action: Granted the requested variances and approved the plats subject to the CPC 101 form conditions.
Motion: Alleman Second: Subinsky Vote: Unanimous Abstaining: None

H NAME CHANGES
NONE

I CERTIFICATES OF COMPLIANCE
NONE
ADMINISTRATIVE
NONE

DEVELOPMENT PLATS WITH VARIANCE REQUESTS

163 200 Carl street  
Staff recommendation: Defer the plat for two weeks. 
Commission action: Deferred the plat for two weeks. 
  Motion: Garza  Second: Bryant  Vote: Unanimous  Abstaining: None
  
164 4035 Colquit  
Staff recommendation: Defer the plat for two weeks. 
Commission action: Deferred the plat for two weeks 
  Motion: Sikes  Second: Stein  Vote: Unanimous  Abstaining: None
  
II. ESTABLISH A PUBLIC HEARING DATE OF JULY 10, 2014
  a. Contemporary Main Plaza partial replat no 1  
  b. East End on the Bayou Sec 2  
  c. Fannin Station Sec 2 partial replat no 1  
  d. Gilbert Estates partial replat no 1  
  e. Hyde Park Extension partial replat no 2  
  f. Lamar Terrace partial replat no 4  
  g. Westhaven Estates Sec 2 partial replat no 3  
Staff recommendation: Establish a public hearing date of July 10, 2014 for items II a-g. 
Commission action: Established a public hearing date of July 10, 2014 for items II a-g. 
  Motion: Alleman  Second: Sikes  Vote: Unanimous  Abstaining: None

III. CONSIDERATION FOR AN OFF STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 2736 VIRGINIA STREET:
Staff recommendation: Grant the requested variances and approve the plats subject to the CPC 101 form conditions. 
Commission action: Denied the requested variances and approved the plats subject to the CPC 101 form conditions. 
  Motion: Zakaria  Second: Porras-Pirtle  Vote: Unanimous  Abstaining: None
Speakers for item III: Craig Garcia, applicant, Michelle Coopwood, Marla Endieveria, Darwin Thomas, Tommie Tyler, Bob Myers, JoAnn Laitkep, Jesse Perez, Leslie Bennett, Darla Lexington and Rey Cantu —supportive. Ryan Morris and Gary Ruby —opposed.

IV. CONSIDERATION OF AN APPEAL OF THE DECISION OF HOUSTON ARCHAEOLOGICAL AND HISTORICAL COMMISSION ON MAY 22, 2014 FOR A CERTIFICATE OF APPROPRIATENESS FOR 1511 ASHLAND STREET IN HOUSTON HEIGHTS HISTORIC DISTRICT WEST:
WITHDRAWN

Items V. and VI were taken together at this time.

V. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM BUILDING LINE BLOCK APPLICATION FOR THE 1200 BLOCK OF WALTON STREET (EAST AND WEST SIDES):
VI. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE APPLICATION FOR THE 1200 BLOCK OF WALTON STREET (EAST AND WEST SIDES):
Staff recommendation: Forward the applications to City Council for approval.
Commission action: Forwarded the applications to City Council for approval.
   Motion: Bryant  Second: Tatt  Vote: Unanimous  Abstaining: None
Speakers for items V and VI: Coryne Rich, Angelika Schaefer and Amelia Gonzales —supportive.

VII. PUBLIC COMMENT
NONE

X. ADJOURNMENT
There being no further business brought before the Commission Chair, Mark Kilkenny adjourned the meeting at 4:44 p.m.
   Motion: Garza  Second: Subinksy  Vote: Unanimous  Abstaining: None

Mark Kilkenny, Chair
Patrick Walsh, Secretary