Minutes of the Houston Planning Commission

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

July 10, 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
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
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
The Director's Report was given by Patrick Walsh, Director, Planning and Development Department.

APPROVAL OF THE JUNE 26, 2014 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the June 26, 2014 Planning Commission meeting minutes.
  Motion: Clark    Second: Subinsky    Vote: Unanimous    Abstaining: None

I. PRESENTATION AND CONSIDERATION OF THE JULY 2014 SEMI ANNUAL REPORT OF
THE CAPITAL ADVISORY COMMITTEE ON IMPACT FEES:

The presentation and consideration of the July 2014 Semi Annual Report of the Capital Advisory Committee was given by Jessica Dennis.
Commission action: Approve the Capital Advisory Committee on Impact Fees.
  Motion: Zakaria    Second: Nelson    Vote: Unanimous    Abstaining: None

II. PLATTING ACTIVITY (Consent items A and B, 1-120)

Items removed for separate consideration: 7, 29, 54 and 97.
Items removed to allow speakers: 11 and 87.
Staff recommendation: Approve staff's recommendations for items 1 – 120 subject to the CPC 101 form conditions.
Commission action: Approved staff's recommendations for items 1 – 120 subject to the CPC 101 form conditions.
  Motion: Garza    Second: Edminster    Vote: Unanimous    Abstaining: None

Commissioner Clark, Commissioner Edminster and Commissioner Asakura abstained and left the room.

Staff recommendation: Approve staff's recommendation to approve items 7, 29, 54 and 97 subject to the CPC 101 form conditions.
Commission action: Approved staff's recommendation to approve items 7, 29, 54 and 97 subject to the CPC 101 form conditions.
  Motion: Subinsky    Second: Porras-Pirtle    Vote: Unanimous    Abstaining: None

Commissioner Clark, Commissioner Edminster and Commissioner Asakura returned.

A  CONSENT

11 Capital Commons
  Staff recommendation: Defer the plat per Chapter 42 planning standards.
  Commission action: Approved the plat subject to the CPC 101 form conditions
  Motion: Edminster    Second: Nelson    Vote: Unanimous    Abstaining: None
  Speaker for item 1: Mary Lou Henry —applicant.

B  REPLATS
87 Broadstone Bering
  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: Nelson    Vote: Carries    Abstaining: Tarrt
  Speakers for item 87: Craig Murray, Council Member Pennington, District G and Tim Lincoln, Office of City Engineer.
C PUBLIC HEARINGS

121 Contemporary Main Plaza 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: Jard    Second: Brave    Vote: Unanimous    Abstaining: None
Speakers for item 121: William Gray, owner —supportive. Donald Perkins representing Council
Member Green —opposed.

Commissioner Asakura abstained and left the room.

122 East End on the Bayou Sec 2   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: Bryant    Second: Edminster    Vote: Unanimous    Abstaining: None

Commissioner Asakura returned.

123 Fannin Station Sec 2 replat no 1   C3N   Approve
Staff recommendation: Refer the plat per Chapter 42 planning standards.
Commission action: Deferred the plat per Chapter 42 planning standards.
   Motion: Edminster    Second: Garza    Vote: Unanimous    Abstaining: None

124 Gilbert Estates 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: Anderson    Vote: Unanimous    Abstaining: None
Speakers for item 124: Kim King and Pat King —opposed.

125 Hyde Park Extension 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

126 Lamar Terrace 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: Porras-Pirtle    Second: Sikes    Vote: Carries    Abstaining: Edminster

127 Westhaven Estates Sec 2 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: Bryant    Second: Clark    Vote: Unanimous    Abstaining: None
D VARIANCES

128 Aerovillas Hanger Home C2 Withdrawn.

129 Baer Meadow Court 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: Clark  Second: Garza  Vote: Unanimous  Abstaining: None

130 Crosby High School Sec 1 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: Clark  Vote: Unanimous  Abstaining: None

Agenda items 131, 133, 135, 140 and 141 were taken together at this time.

131 Ellisor Investments Ltd on Gant C2 Defer

133 Med Park C3P Defer

135 Parkway at Eldridge Sec 3 C3P Defer

140 Terraces on Crawford C2R Defer

141 Uptown North 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: Bryant  Second: Subinsky  Vote: Unanimous  Abstaining: None

132 Mcduffie Place C2R Approve
Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Denied the requested variance and disapproved the plat subject to the CPC 101 form conditions.
Motion: Tartt  Second: Nelson  Vote: Unanimous  Abstaining: None

134 North Durham Estates 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: Edminster  Vote: Unanimous  Abstaining: None

136 Pearl on Helena C2R Defer
Staff recommendation: Defer the plats for two weeks for further study and review.
Commission action: Deferred the plats for two weeks for further study and review.
Speakers for item 136: Tim Losie – undecided.
Motion: Asakura  Second: Tartt  Vote: Unanimous  Abstaining: None
137  Pease Street Townhomes 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: Sikes  Vote: Unanimous  Abstaining: None
Speakers for item 137: Angelina Von Graff—opposed.

138  Reserve at Parkway Terrace 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: Porras-Pirtle  Vote: Carries  Abstaining: Clark
Commissioner Edminster abstained and left the room.

139  Telge Road Facilities Reserves C2 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: Garza  Second: Clark  Vote: Unanimous  Abstaining: None
Speakers for item 140: Mary Lou Henry—supportive.
Commissioner Edminster returned.

142  West Area Relief School C2 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: Brave  Second: Sikes  Vote: Unanimous  Abstaining: None
Speakers for item 142: Alex Van Duzer, Mary Elizabeth Miller and Cindy Garza—supportive.

E  SPECIAL EXCEPTIONS

Agenda items 143, 144, 145 and 146 were taken together at this time.

143  Bauer Road Tract GP GP Approve
144  Bauer Road Tract Sec 1 C3P Approve
145  Bauer Road Tract Sec 2 C3P Approve
146  Bauer Road Tract Sec 3 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: Porras-Pirtle  Second: Subinsky  Vote: Unanimous  Abstaining: None
Agenda items 147, 148 and 149 were taken together at this time.

147  Fieldstone GP                  GP  Approve
148  Fieldstone Sec 10              C3P  Approve
149  Fieldstone Sec 11              C3P  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: Forister  Second: Tartt  Vote: Unanimous  Abstaining: None

F  RECONSIDERATION OF REQUIREMENTS

150  Gosling Office Park             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: Garza  Second: Bryant  Vote: Unanimous  Abstaining: None

151  Grandway West                   C2  Withdraw
Withdrawn.

Agenda items 152 and 153 were taken together at this time.

152  Hampton Creek GP                GP  Approve
153  Hampton Creek Sec 5             C3F  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: Bryant  Second: Clark  Vote: Unanimous  Abstaining: None

154  Houston Branch Oates Road       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: Subinsky  Second: Garza  Vote: Unanimous  Abstaining: None

155  Pinto Business Park GSC Reserve Sec 1  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: Porras-Pirtle  Second: Clark  Vote: Unanimous  Abstaining: None

G  Extensions of Approval, H  Name Changes and I  Certificates of Compliance were taken together at this time.
EXTENSIONS OF APPROVAL

156 Bridgeland Lakeland Heights Sec 6 EOA Approve
157 Greenhouse Road Street Dedication Sec 3 EOA Approve
158 Harris County MUD no 374 Detention Pond Extension EOA Approve
159 Larson Intermodal EOA Approve
160 Meadowview Farms Sec 8 EOA Approve
161 Towne Lake Sec 30 EOA Approve
162 Valley Precision EOA Approve

NAME CHANGES

163 Views at Rosewood (prev. Rodewood Place) NC Approve

CERTIFICATES OF COMPLIANCE

164 25240 Redbird Lane COC 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: Bryant Second: Sikes Vote: Unanimous Abstaining: None

ADMINISTRATIVE

NONE

DEVELOPMENT PLATS WITH VARIANCE REQUESTS

165 1101 E 7th St DPV Defer
Staff recommendation: Defer the plats for two weeks for further study and review.
Commission action: Deferred the plats for two weeks for further study and review.
Motion: Garza Second: Bryant Vote: Unanimous Abstaining: None

166 2534 Glen Haven Blvd DPV Defer
Staff recommendation: Defer the plats for two weeks per applicant’s request.
Commission action: Deferred the plats for two weeks per applicant’s request.
Motion: Clark Second: Edminster Vote: Unanimous Abstaining: None

167 1226 Heights Blvd DPV Disapprove
Staff recommendation: Deny the requested variance and disapprove the development plat.
Commission action: Denied the requested variance and disapproved the development plat.
Motion: Jard Second: Tartt Vote: Unanimous Abstaining: None
Speakers for item 167: Julie representing Paksima Group and owner –supportive.

168 3122 Norris Dr DPV Approve
Staff recommendation: Grant the requested variance and approve the development plat subject to the conditions listed.
Commission action: Grant the requested variance and approved the development plat subject to the conditions listed.
Motion: Edminster Second: Asakura Vote: Unanimous Abstaining: None
III. ESTABLISH A PUBLIC HEARING DATE OF AUGUST 7, 2014
   a. Alys Park
   b. Bradbury Forest Sec 1 partial replat no 1
   c. Nobility Park replat no 1
   d. Pecore Industrial
   e. Southland Place partial replat no 1
   f. Southland Place partial replat no 2
   g. Southland Place partial replat no 3
   h. University of St. Thomas Central

Staff recommendation: Establish a public hearing date of August 7, 2014 for items II a-j.
Commission action: Established a public hearing date of August 7, 2014 for items II a-j.
   Motion: Bryant    Second: Garza    Vote: Unanimous    Abstaining: None

IV. CONSIDERATION FOR AN OFF STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 11625 MARTINDALE ROAD:

Staff recommendation: Grant the requested variances.
Commission action: Granted the requested variances.
   Motion: Zakaria    Second: Bryant    Vote: Unanimous    Abstaining: None

Speaker for item IV: Kendrick Wright—supportive.

V. CONSIDERATION FOR AN OFF STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 8800 SOUTHBLUFF BOULEVARD (DOBIE HIGH SCHOOL):

Staff recommendation: Defer the application for two weeks.
Commission action: Deferred the application for two weeks.
   Motion: Bryant    Second: Tattt    Vote: Unanimous    Abstaining: None

VI. CONSIDERATION FOR AN LANDSCAPE VARIANCE FOR A PROPERTY LOCATED AT 2902 GANO STREET:

Staff recommendation: Grant the requested variances.
Commission action: Granted the requested variances.
   Motion: Jard    Second: Garza    Vote: Unanimous    Abstaining: None

VII. CONSIDERATION FOR AN APPEAL OF THE DECISION OF THE HOUSTONARCHAEOLOGICAL AND HISTORICAL COMMISSION ON JUNE 19, 2014 FOR A CERTIFICATE OF APPROPRIateness FOR 128 WEST 17TH STREET IN HOUSTON HEIGHTS HISTORIC DISTRICT EAST:

Commission action: Upheld the appeal on the decision of the Houston Historical and Archaeological and Historical Commission for the Certificate of Appropriateness.
   Motion: Brave    Second: Garza    Vote: Carries    Opposing: Edminster,
   Tattt, Zakaria, Sikes and Subinsky    Abstaining: Jard

Speakers for item VII: Tim Kirwin, representing the applicant and owner—supportive.

VIII. PUBLIC COMMENT

None.
IX. ADJOURNMENT
There being no further business brought before the Commission Chair, Mark Kilkenny adjourned the meeting at 5:57 p.m.
Motion: Bryant    Second: Clark    Vote: Unanimous    Abstaining: None

[Signatures]
Mark Kilkenny, Chair
Patrick Walsh, Secretary