Minutes of the Houston Planning Commission

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

September 18, 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 2:30 p.m. with a quorum present.

Mark A. Kilkenny, Chair
M. Sonny Garza
Susan Alleman
Keiji Asakura
Fernando Brave Absent
Kenneth Bohan Absent
Antoine Bryant
Lisa Clark
Truman C. Edminster III
James R. Jard
Paul R. Nelson
Linda Porras-Pirtle
Algenita Davis Left at 4:30 during item XI(a)
Mike Sikes
Martha Stein
Eileen Subinsky
Blake Tartt III
Shaukat Zakaria
Mark Mooney for Absent
James Noack
Clay Forister for Absent
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 Michael Kramer, Assistant Director, Planning and Development Department.

APPROVAL OF THE SEPTEMBER 4, 2014 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the September 4, 2014 Planning Commission meeting minutes.
Motion: Clark Second: Alleman Vote: Carries Abstaining: Asakura, Nelson and Sikes

I. PLATTING ACTIVITY (Consent items A and B, 1-96)

Items removed for separate consideration: 16, 21, 22, 44, 45, 48, 56, and 58.

Staff recommendation: Approve staff's recommendations for items 1 – 96 subject to the CPC 101 form conditions.
Commission action: Approved staff's recommendations for items 1 – 96 subject to the CPC 101 form conditions.
Motion: Garza Second: Tartt Vote: Unanimous Abstaining: None

Commissioners Alleman and Edminster abstained and left the room.

Staff recommendation: Approve staff's recommendation to approve items 16, 21, 22, 44, 45, 48, 56, and 58 subject to the CPC 101 form conditions.
Commission action: Approved staff's recommendation to approve items 16, 21, 22, 44, 45, 48, 56, and 58 subject to the CPC 101 form conditions.
Motion: Porras-Pirtle Second: Sikes Vote: Unanimous Abstaining: None

Commissioners Alleman and Edminster returned.

C PUBLIC HEARINGS

97 Cedar Grove replat no 1 C3N Disapprove
Staff recommendation: Deny the requested variance and disapprove 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: Jard Second: Zakaria Vote: Unanimous Abstaining: None
Speaker for item 97: Kathleen Carpenter – supportive

98 Craig Woods partial replat no 5 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: Alleman Vote: Unanimous Abstaining: None

99 Hillcrest 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: Porras-Pirtle Second: Stein Vote: Unanimous Abstaining: None
100' Hilldale partial replat no 1 C3N Defer
Staff recommendation: Defer the plat for two weeks to allow time for further study and review.
Commission action: Deferred the plat for two weeks to allow time for further study and review.
Motion: Garza Second: Tartt Vote: Unanimous Abstaining: None

101 Houston Community College Eastside Campus C3N Approve
Sec 3
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: Clark Vote: Unanimous Abstaining: None

102 Longwoods 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: Stein Second: Nelson Vote: Unanimous Abstaining: None

103 Melody Oaks partial replat no 9 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 conditions.
Motion: Clark Second: Sikes Vote: Unanimous Abstaining: None

104 Shadow Creek South Sec 2 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: Nelson Second: Asakura Vote: Unanimous Abstaining: None

105 Southampton 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: Clark Second: Garza Vote: Unanimous Abstaining: None

106 Temple Terrace 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: Garza Second: Alleman Vote: Unanimous Abstaining: None

107 Westheimer Estates 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: Davis Vote: Unanimous Abstaining: None

D VARIANCES

Items 108, 111, 112, 114, 116, 117, 120, 121, 125, 126, 127, and 128 were taken together at this time with staff requesting a two week deferral for the reasons stated.

108 Alexandra Grove C3P Defer
111 Ansleigh Park C2R Defer
112 Beltway Southwest Logistics Center C2 Defer
114 CST Store Beechnut C2 Defer
116 Koehlers 1st Addition partial replat no 2 C2R Defer
117  Lakin Park Villas  C2R  Defer
120  Southwest Wire Rope  C2R  Defer
121  Uptown North  C2R  Defer
125  Parkway Terrace Sec 2  C3P  Defer
126  Reserves at FM 529 and Kentwick  C3P  Defer
127  Ashley Pointe Sec 8  C3R  Defer
128  Ashley Pointe Sec 12  C3R  Defer

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

Agenda items 109 and 110 are taken together at this time.

109  Aliana Sec 34  C3P  Approve
110  Aliana Sec 35  C3P  Defer

Staff recommendation: Approve the plat for Sec 34 subject to the CPC 101 form conditions and defer the plat for Sec 35 for two weeks per the applicant's request.
Commission action: Approved the plat for Sec 34 subject to the CPC 101 form conditions and deferred the plat for Sec 35 for two weeks per the applicant's request.
Motion: Edminster  Second: Asakura  Vote: Unanimous  Abstaining: None

113  Commerce 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: Asakura  Second: Stein  Vote: Unanimous  Abstaining: None

115  Gulf Terminal Vistas  C2R  Approve

Staff recommendation: Grant the requested variance and approve the plat with the following conditions and 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

Commissioner Tartt abstained and left the room.

118  Landrys Reserve  C2R  Approve

Staff recommendation: Grant the requested variance and approve the plat with the following conditions listed and subject to the CPC 101 form conditions.
1) Minimum 3" caliper street trees along all public ROWs
2) Minimum 6' wide sidewalks meeting the design guidelines for Hollyhurst Lane which is a Type A street and a minimum 6' wide sidewalk for all other public streets
Commission action: Granted the requested variance and approved the plat with the following conditions listed and subject to the CPC 101 form conditions.
1) Minimum 3" caliper street trees along all public ROWs
2) Minimum 6' wide sidewalks meeting the design guidelines for Hollyhurst Lane which is a Type A street and a minimum 6' wide sidewalk for all other public streets
Motion: Jard  Second: Edminster  Vote: Unanimous  Abstaining: None

Commissioner Tartt returned.
119  Roa Interests
Staff recommendation:  Grant the requested variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Grant the requested variance and approved the plat subject to the CPC 101 form conditions.
Motion: Bryant  Second: Anderson  Vote: Unanimous  Abstaining: None

Commissioner Alleman abstained and left the room.

122 Willow Creek Industrial Park GP
Staff recommendation:  Grant the requested variance and approve the general plan subject to the CPC 101 form conditions.
Commission action: Grant the requested variance and approved the general plan subject to the CPC 101 form conditions.
Motion: Edminster  Second: Anderson  Vote: Unanimous  Abstaining: None
Speaker for item 22: Bob Boozer, applicant - supportive

Commissioner Alleman returned.

123 Workshop Houston
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: Asakura  Second: Bryant  Vote: Unanimous  Abstaining: None

E SPECIAL EXCEPTIONS

124 Grand Parkway Distribution Center GP
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: Porras-Purtle  Second: Alleman  Vote: Unanimous  Abstaining: None

F RECONSIDERATION OF REQUIREMENTS

129 Heaven Estates
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: Sikes  Vote: Unanimous  Abstaining: None

Items G, H, and I are taken together at this time.

G EXTENSIONS OF APPROVAL

130 Houston Amature Works East  EOA  Approve
131 Museum of Fine Arts Houston Sec 1  EOA  Approve
132 Northside Industrial Park Sec 2  EOA  Approve
133 Triumph Rig and Fabrication Spring  EOA  Approve
134 Veterans Memorial Plaza  EOA  Approve
H. NAME CHANGES

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<th>#</th>
<th>Address</th>
<th>City</th>
<th>Recommendation</th>
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<tbody>
<tr>
<td>135</td>
<td>Maple at Garden Oaks</td>
<td>NC</td>
<td>Approve</td>
</tr>
<tr>
<td></td>
<td>(prev. Maple on Judiway)</td>
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I. CERTIFICATES OF COMPLIANCE

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<tbody>
<tr>
<td>136</td>
<td>24078 Butterfly Lane</td>
<td>COC</td>
<td>Approve</td>
</tr>
<tr>
<td>137</td>
<td>26233 Shadow Lane</td>
<td>COC</td>
<td>Approve</td>
</tr>
<tr>
<td>138</td>
<td>26923 Spanish Oaks Drive</td>
<td>COC</td>
<td>Approve</td>
</tr>
<tr>
<td>139</td>
<td>24179 Parker Road</td>
<td>COC</td>
<td>Approve</td>
</tr>
<tr>
<td>140</td>
<td>23214 W. Heritage Oaks Drive</td>
<td>COC</td>
<td>Approve</td>
</tr>
<tr>
<td>141</td>
<td>13051 Ann Louise Road</td>
<td>COC</td>
<td>Approve</td>
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Staff recommendation: Approve staff’s recommendation for items 130-141.
Commission action: Approved staff’s recommendation for items 130-141.

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

J. ADMINISTRATIVE
NONE

K. DEVELOPMENT PLATS WITH VARIANCE REQUESTS

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<th>Recommendation</th>
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<tbody>
<tr>
<td>142</td>
<td>2022 Candlelight Place Drive</td>
<td>DPV</td>
<td>Approve</td>
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Staff recommendation: Grant the requested variance.
Commission action: Granted the requested variance.

Motion: Garza Second: Asakura Vote: Unanimous Abstaining: None

<table>
<thead>
<tr>
<th>#</th>
<th>Address</th>
<th>City</th>
<th>Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td>149</td>
<td>3123 Gannett Street</td>
<td>DPV</td>
<td>Approve</td>
</tr>
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</table>

Staff recommendation: Grant the requested variance for a 15’ building line along Buffalo Speedway and to allow reuse of the existing curb cut along Buffalo Speedway to provide vehicular access to the lot but only if a turnaround is provided on-site without creating a second curb cut along Buffalo Speedway and approve the plat.
Commission action: Granted the requested variance for a 15’ building line along Buffalo Speedway and to allow reuse of the existing curb cut along Buffalo Speedway to provide vehicular access to the lot but only if a turnaround is provided on-site without creating a second curb cut along Buffalo Speedway and approved the plat.

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

II. ESTABLISH A PUBLIC HEARING DATE OF OCTOBER 16, 2014 for:

a. Carolina Place partial replat no 1
b. Hyde Park Court partial replat no 1
c. Interfield Business Park
d. Little White Oak Park
e. Richmond Square
f. Shady Acres Extension no 3 partial replat no 1
g. Whispering Pines Estates partial replat no 6 replat no 1

Staff recommendation: Establish a public hearing date of October 16, 2014 for items II a-g.
Commission action: Established a public hearing date of October 16, 2014 for items II a-g.

Motion: Clark Second: Bryant Vote: Unanimous Abstaining: None
III. CONSIDERATION OF A PARKING VARIANCE FOR A PROPERTY LOCATED AT 6529 Beverly Hill Street (Lee High School)
Staff recommendation: Approve the requested off street parking variance.
Commission action: Approved the requested off street parking variance.
Motion: Asakura    Second: Bryant    Vote: Unanimous    Abstaining: None

IV. PUBLIC HEARING FOR DESIGNATION OF A SPECIAL PARKING AREA FOR THE MENIL COLLECTION AND CAMPUS
Staff recommendation: Defer the plat for two weeks to allow time for applicant to submit revised report.
Commission action: Deferred the plat for two weeks to allow time for applicant to submit revised report.
Motion: Garza    Second: Edminster    Vote: Unanimous    Abstaining: None

V. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM BUILDING LINE BLOCK FOR THE 200 BLOCK OF ARCHER STREET, EAST AND WEST SIDES.
(WITHDRAWN BY APPLICANT)

VI. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR THE 500 BLOCK OF CORDELL STREET (east and west sides)
Staff recommendation: Approve the Special Minimum Lot Size Block application for the 500 block of Cordell Street (east and west sides) and forward to City Council.
Commission action: Approved the Special Minimum Lot Size Block application for the 500 block of Cordell Street (east and west sides) and forwarded to City Council.
Motion: Edminster    Second: Clark    Vote: Unanimous    Abstaining: None
Speaker for item VI: Timothy Goings – supportive

VII. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR THE 1200-1300 BLOCK OF BOMAR STREET (north and south sides)
Staff recommendation: Approve the Special Minimum Lot Size Block application for the 1200-1300 blocks of Bomar Street (north and south sides) and forward to City Council.
Commission action: Approved the Special Minimum Lot Size Block application for the 1200-1300 block of Bomar Street (north and south sides) and forwarded to City Council.
Motion: Stein    Second: Edminster    Vote: Unanimous    Abstaining: None
Speaker for item VII-Delia Cuellar, Janice Barber, Carolina Sierra, and Kelly Dowe- supportive; Russell Hyde – opposed

Agenda items VIII and IX are taken together at this time.

VIII. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR THE 800 BLOCK OF ALLSTON STREET (east and west sides)

IX. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM BUILDING LINE BLOCK APPLICATION FOR THE 800 BLOCK OF ALLSTON STREET (east and west sides)
Staff recommendation: Approve the Special Minimum Lot Size Block application and the Special Minimum Building Line Block application for the 800 block of Allston Street (east and west sides) and forward to City Council.
Commission action: Approved the Special Minimum Lot Size Block application and the Special Minimum Building Line Block application for the 800 block of Allston Street (east and west sides) and forwarded to City Council.
Motion: Garza    Second: Bryant    Vote: Unanimous    Abstaining: None
X. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR GLENCOVE SECTION 2 & 3 SUBDIVISION
Staff recommendation: Approve the Special Minimum Lot Size Area application for Glencove Section 2 & 3 subdivision and forward to City Council.
Commission action: Deferred the Special Minimum Lot Size Area application for Glencove Section 2 & 3 subdivision for two weeks.
Motion: Edminster Second: Tartt Vote: Carries Abstaining: None
Opposed: Bryant
Speakers for item X: Mike Van Dusen – supportive

XI. CONSIDERATION OF AN APPEAL OF THE DECISION OF THE HOUSTON ARCHEOLOGICAL AND HISTORICAL COMMISSION ON AUGUST 28, 2014 FOR A CERTIFICATE OF APPROPRIATENESS FOR:
   a. 128 West 17th Street- Houston Heights Historic District East
Staff recommendation: None
Commission action: Overturned the decision of the Houston Archeological and Historical Commission and granted a Certificate of Appropriateness for 128 West 17th Street-Houston Heights Historic District East.
Motion: Jard Second: Edminster Vote: Carries Abstaining: Anderson
Opposed: Alleman, Bryant, Garza and Porras-Pirtle
Speaker for item XI (a)- Timothy Kirwin – support reversal of HAHC denial

   b. 1226 Heights Boulevard- Houston Heights Historic District East
Staff recommendation: None
Commission: Upheld the decision of the Houston Archeological and Historical Commission to deny a Certificate of Appropriateness for 1226 Heights Boulevard- Houston Heights Historic District East.
Motion: Garza Second: Tartt Vote: Unanimous Abstaining: None
Speaker for item XI (b)- JD Bartell – support reversal of HAHC denial

XII. PUBLIC COMMENT
Speakers: Marvel Wimbley, the applicant for (Item 143) made comments in reference to staff’s recommendation for agenda item.

The item was reopened and a motion was made to allow the applicant to refile the Development Plat Variance without paying the fees.
Motion: Edminster Second: Garza Vote: Unanimous Abstaining: None

Commissioner Garza began chairing the meeting at this time.

Sue Lovell (XI (b)- Expressed concerns regarding the process for HAHC considerations in addressing Certificates of Appropriateness.

XIII. ADJOURNMENT
There being no further business brought before the Vice Chair, Sonny Garza adjourned the meeting at 5:17 p.m.
Motion: Clark Second: Subinsky Vote: Unanimous Abstaining: None

Mark Kilkenny, Chair
Patrick Walsh, Secretary