Minutes of the Houston Planning Commission

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

October 2, 2014
Meeting to be held in
Council Chambers, Public Level, City Hall Annex
2:30 p.m.

Call to order:

Chair, Mark Kilkenney called the meeting to order at 2:42 p.m. with a quorum present.

Mark A. Kilkenney, Chair
M. Sonny Garza
Susan Alleman Absent
Keiji Asakura
Fernando Brave arrived at 2:48 during item #124
Kenneth Bohan Absent
Antoine Bryant Absent
Lisa Clark
Truman C. Edminster III
James R. Jard
Paul R. Nelson
Linda Porras-Pirtle
Algerita Davis
Mike Sikes
Martha Stein
Eileen Subinsky
Blake Tarr III Absent
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 Patrick Walsh, Director, Planning and Development Department.

APPROVAL OF THE SEPTEMBER 19, 2014 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the September 19, 2014 Planning Commission meeting minutes.
Motion: Clark Second: Subinsky Vote: Unanimous Abstaining: None

I. PLATTING ACTIVITY (Consent items A and B, 1-123)

Item 70 was changed from approve to defer for Chapter 42 planning standards. Item 77 was changed from approve to defer for further study and review. Items removed for separate consideration: 31, 45, 52, 65, 70, 71, 72, 79, and 80.

Staff recommendation: Approve staff’s recommendations for items 1 – 123 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1 – 123 subject to the CPC 101 form conditions.
Motion: Garza Second: Sikes Vote: Unanimous Abstaining: None

Commissioners Edminster, Porras-Pirtle, and Sikes abstained and left the room.

Staff recommendation: Approve staff’s recommendation to approve items 31, 45, 52, 65, 70, 71, 72, 79, and 80 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendation to approve items 31, 45, 52, 65, 70, 71, 72, 79, and 80 subject to the CPC 101 form conditions.
Motion: Subinsky Second: Clark Vote: Unanimous Abstaining: None

Commissioners Edminster, Porras-Pirtle, and Sikes returned.

C PUBLIC HEARINGS

124 Alys Park C3N Approve
Staff recommendation: Grant the requested variance to allow a shared driveway to extend longer than 200 feet subject to the paving section of all public right of ways or 20 feet 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: Zakaria Vote: Unanimous Abstaining: None
Speakers for item 124: Antonio Bove, Richard Humphreys, Brook Ingraham, and Laury Adams-supportive; Richard Smith, City Engineer, City of Houston Public Works and Engineering Department

125 Amended Plat of Almeda Place partial replat 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: Edminster Vote: Unanimous Abstaining: None

126 Braeswood partial replat no 2 C3N Defer
Staff recommendation: Defer the plat for two weeks for Chapter 42 planning standards.
Commission action: Deferred the plat for two weeks for Chapter 42 planning standards.
Motion: Garza Second: Clark Vote: Unanimous Abstaining: None
127  Craig Woods partial replat no 12  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: Porras-Pirtle  Second: Sikes  Vote: Unanimous  Abstaining: None

128  Grand Lismar Estates  C3N  Disapprove
Staff recommendation: Disapprove the plat.
Commission action: Disapproved the plat.
Motion: Asakura  Second: Davis  Vote: Unanimous  Abstaining: None

129  Hilldale 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: Garza  Second: Subinsky  Vote: Unanimous  Abstaining: None

130  Hyde Park partial replat no 3  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: Jard  Second: Garza  Vote: Unanimous  Abstaining: None
Speakers for item 130: Mary Lou Henry, applicant, Stephen Zimmerman and Natassia McMillian – supportive

131  Melody Oaks partial replat no 12  C3N  Defer
Staff recommendation: Defer the plat for two weeks at the applicant’s request.
Commission action: Deferred the plat for two weeks at the applicant’s request.
Motion: Clark  Second: Davis  Vote: Unanimous  Abstaining: None

D  VARIANCES

132  Alexandra Grove  C3P  Approve
Staff recommendation: Grant the requested variances and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variances and approved the plat subject to the CPC 101 form conditions.
Motion: Garza  Second: Asakura  Vote: Unanimous  Abstaining: None

133  Aliana Sec 35  C3P  Defer
Staff recommendation: Defer the plat for two weeks per the applicant’s request.
Commission action: Deferred the plat for two weeks per the applicant’s request.
Motion: Forister  Second: Clark  Vote: Unanimous  Abstaining: None

134  Ansleigh Park  C2R  Defer
Staff recommendation: Defer the plat for two weeks per the applicant’s request.
Commission action: Deferred the plat for two weeks per the applicant’s request.
Motion: Davis  Second: Nelson  Vote: Unanimous  Abstaining: None
135  Beltway Southwest Logistics Center  C2  Withdrawn

136  Briar Pointe GP  GP  Defer
Staff recommendation: Defer the plat for two weeks per the applicant’s request.
Commission action: Deferred the plat for two weeks per the applicant’s request.
  Motion: Garza  Second: Davis  Vote: Unanimous  Abstaining: None
Speaker for item 136: Reginald E. McKamie – opposed

137  CST Store Beechnut  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: Forrester  Second: Edminster  Vote: Unanimous  Abstaining: None

138  Dell Court Townhomes  C2R  Defer
Staff recommendation: Defer the plat for two weeks to allow time for Legal review of deed restrictions.
Commission action: Deferred the plat for two weeks to allow time for Legal review of deed restrictions.
  Motion: Clark  Second: Edminster  Vote: Unanimous  Abstaining: None

Items 139, 140, 141, and 142 were taken together at this time.

139  Hayden Lakes GP  GP  Approve
140  Hayden Lakes Sec 7  C3P  Approve
141  Hayden Lakes Sec 8  C3P  Approve
142  Hayden Lakes Sec 9  C3P  Approve
Staff recommendation: Grant the requested variances and approve the general plan and the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variances and approved the general plan and the plat subject to the CPC 101 form conditions.
  Motion: Clark  Second: Garza  Vote: Unanimous  Abstaining: None

143  Houston Heights Swift Replat  C2R  Approve
Staff recommendation: Defer the plat for two weeks to allow time for additional information.
Commission action: Deferred the plat for two weeks to allow time for additional information.
  Motion: Edminster  Second: Asakura  Vote: Carries  Abstaining: Sikes

144  Koehlers 1st Addition partial replat no 2  C2R  Approve
Staff recommendation: Grant the requested variance for a 5’ BL along Eli Avenue and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance for a 5’ BL along Eli Avenue and approved the plat subject to the CPC 101 form conditions.
  Motion: Porras-Pirtle  Second: Edminster  Vote: Unanimous  Abstaining: None

145  Lakin Park Villas  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: Asakura  Vote: Unanimous  Abstaining: None
Commissioner Edminster abstained and left the room.

146  McKenzie Park Reserve  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: Davis  Second: Anderson  Vote: Unanimous  Abstaining: None

Commissioner Edminster returned.

147  North Post Oak Terrace  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: Subinsky  Second: Sikes  Vote: Unanimous  Abstaining: None

148  Saudi Arabia Royal Consulate  C2R  Defer
Staff recommendation: Defer the plat for two weeks per the applicant’s request.
Commission action: Deferred the plat for two weeks per the applicant’s request.
   Motion: Garza  Second: Clark  Vote: Unanimous  Abstaining: None

149  Southwest Wire Rope  C2R  Defer
Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Defer the plat for two weeks for further study and review.
   Motion: Jard  Second: Brave  Vote: Unanimous  Abstaining: None
Speakers for item 149: Neil Atkinson- no position stated; Susan Lawson and Harry Lawson - opposed

150  Uptown North  C2R  Withdrawn

151  Villages of Cypress Lakes GP  C2  Approve
Staff recommendation: Grant the requested variance and approve the general subject to the CPC 101 form conditions.
Commission action: Granted the requested variance and approved the general plan subject to the CPC 101 form conditions.
   Motion: Clark  Second: Anderson  Vote: Unanimous  Abstaining: None

152  Woodmill Creek Sec 1  C3P  Defer
Staff recommendation: Defer the plat for two weeks per the applicant’s request.
Commission action: Deferred the plat for two weeks per the applicant’s request.
   Motion: Nelson  Second: Jard  Vote: Unanimous  Abstaining: None

153  Yard Depot FM 529  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: Clark  Second: Subinsky  Vote: Unanimous  Abstaining: None
E   SPECIAL EXCEPTIONS

154  Parkway Terrace 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: Davis    Second: Edminster    Vote: Unanimous    Abstaining: None

155  Reserves at FM 529 and Kentwick  C3P     Defer
Staff recommendation: Defer the plat for two weeks to allow time for additional information.
Commission action: Deferred the plat for two weeks to allow time for additional information.
   Motion: Porras-Pirtle    Second: Sikes    Vote: Unanimous    Abstaining: None

F   RECONSIDERATION OF REQUIREMENTS

156  Aliana Sec 38     C3P     Defer
Staff recommendation: Defer the plat for two weeks for Chapter 42 planning standards.
Commission action: Deferred the plat for two weeks for Chapter 42 planning standards.
   Motion: Forister    Second: Davis    Vote: Unanimous    Abstaining: None

Items 157 and 158 were taken together at this time.

157  Ashley Pointe Sec 8     C3R     Approve
158  Ashley Pointe Sec 12    C3R     Approve
Staff recommendation: Grant the requested variances and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variances and approved the plat subject to the CPC 101 form conditions.
   Motion: Davis    Second: Stein    Vote: Unanimous    Abstaining: None

159  GR Business Plaza    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: Clark    Vote: Unanimous    Abstaining: None

Commissioner Edminster abstained and left the room.

160  Houston Kenswick Trade Center    C2R     Approve
Staff recommendation: Defer the plat for two weeks for drainage plan requirements.
Commission action: Deferred the plat for two weeks for drainage plan requirements.
   Motion: Jard    Second: Zakaria    Vote: Unanimous    Abstaining: None

Commissioner Edminster returned.

Items 161 and 162 were taken together at this time.
161  Jackrabbit Office LLC GP  GP  Approve
162  Jackrabbit Office LLC Sec 1  C2  Approve

Staff recommendation: Defer the general plan and the plat for two weeks for further study and review.

Commission action: Deferred the general plan and the plat for two weeks for further study and review.

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

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

G  EXTENSIONS OF APPROVAL

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<thead>
<tr>
<th>Item</th>
<th>Description</th>
<th>Action</th>
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<tbody>
<tr>
<td>163</td>
<td>Aldine Western Road Street Dedication Sec 1</td>
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<td>164</td>
<td>Bangladesh American Center</td>
<td>EOA</td>
</tr>
<tr>
<td>165</td>
<td>Central Park West Sec 4</td>
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<td>166</td>
<td>Ella Boulevard Street Dedication Sec 1</td>
<td>EOA</td>
</tr>
<tr>
<td>167</td>
<td>Gault Road Acres</td>
<td>EOA</td>
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<tr>
<td>168</td>
<td>Hardy Center South</td>
<td>EOA</td>
</tr>
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<td>169</td>
<td>Irish Pub Kenneallys</td>
<td>EOA</td>
</tr>
<tr>
<td>170</td>
<td>Josey Ranch Road at Central Creek Drive Street Dedication</td>
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H  NAME CHANGES

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<td>171</td>
<td>Colquitt Court Sec 2 partial replat replat 1</td>
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<td>(prev. Colquitt Court partial replat no 1)</td>
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I  CERTIFICATES OF COMPLIANCE

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<td>172</td>
<td>19871 N. Plantation Estates</td>
<td>COC</td>
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<td>173</td>
<td>1715 Northpark Drive</td>
<td>COC</td>
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Staff recommendation: Approve staff’s recommendation for items 163-173.

Commission action: Approved staff’s recommendation for items 163-173.

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

J  ADMINISTRATIVE

NONE

K  DEVELOPMENT PLATS WITH VARIANCE REQUESTS

<table>
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<tr>
<th>Item</th>
<th>Description</th>
<th>Action</th>
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<tr>
<td>174</td>
<td>402 W 28th Street</td>
<td>DPV</td>
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</table>

Staff recommendation: Approve the development plat, with the requested 6’ BL along Ashland Street.

Commission action: Approved the development plat, with the requested 6’ BL along Ashland Street.

Motion: Zakaria  Second: Edminster  Vote: Unanimous  Abstaining: None
175  3123 Gannett Street  DPV  Approve
Staff recommendation: Approve the development plat, with 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: Approved the development plat, with 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: Edminster  Second: Clark  Vote: Unanimous  Abstaining: None
Speaker for item 175: Marvel Wimbley, applicant

176  1700 Haver Street  DPV  Defer
Staff recommendation: Approve the development plat with a staggered building line along Windsor
Street of 5’, a distance of approximately 31-11” along Windsor Street starting at the southwest corner
and set back to 15’ along the remaining portion of the lot to help preserve an existing 100 yr
substantial oak tree along with the following conditions:
   1) Submit an approved tree preservation plan with any site work plan and building plans
   2) The owner/builder must receive approval from the Urban Forester prior to cutting any of the
tree limbs.
Commission action: Deferred the plat for two weeks.
Motion: Edminster  Second: Jard  Vote: Carries  Abstaining: None
Opposed: Subinsky
Speakers for item 176: Zeea Paksima, and Trevor Jefferies – supportive; June Spencer, M.C.
Swearingen, Olive Hershey, Ursula Edwards, Shelia Millar, and Mark Romanchoch - opposed

II. Establish a public hearing date of October 30, 2014 for:
   a. Brookhaven partial replat no 1
   b. Craig Woods partial replat no 13
   c. Kings Crossing Sec 9 replat no 1
   d. Riverwood at Oakhurst Sec 4 partial replat no 1
   e. Sage partial replat no 3
   f. Silver Grove
   g. Tanglewood Sec 12 partial replat no 2
   h. Woodland Acres partial replat no 1
Staff recommendation: Establish a public hearing date of October 30, 2014 for items II a-h.
Commission action: Established a public hearing date of October 30, 2014 for items II a-h.
Motion: Sikes  Second: Garza  Vote: Unanimous  Abstaining: None

III. Consideration of an off-street parking variance for a property
located at 3217 Montrose Avenue
Staff recommendation: Defer the development plat for two weeks to allow time for further study and
review of the existing site conditions and to confirm the number of parking spaces that can be
provided on site.
Commission action: Deferred the development plat for two weeks to allow time for further study and
review of the existing site conditions and to confirm the number of parking spaces that can be
provided on site.
Motion: Jard  Second: Edminster  Vote: Unanimous  Abstaining: None
Speaker for item III: Nelli Nikova - opposed
IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 6804 MLK BLVD
Staff recommendation: Defer the plat for two weeks to allow time for further study and review of the supporting data for the studies performed on existing sites to calculate the proposed parking reduction and the proposed parking layout.
Commission action: Deferred the plat for two weeks to allow time for further study and review of the supporting data for the studies performed on existing sites to calculate the proposed parking reduction and the proposed parking layout.
Motion: Garza Second: Edminster Vote: Unanimous Abstaining: None
Speaker for IV: Lynn Conner – supportive

Item 70-Town Lake Parkway Sec 1 was reopened and reconsidered at this time with the Commission approving staff’s recommendation to approve the plat.
Motion: Zakaria Second: Clark Vote: Unanimous Abstaining: None

V. CONSIDERATION FOR THE DESIGNATION OF A SPECIAL PARKING AREA FOR THE MENIL COLLECTION AND CAMPUS
Staff recommendation: Defer the plat.
Commission action: Deferred the plat.
Motion: Garza Second: Nelson Vote: Unanimous Abstaining: None

VI. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR GLENCOVE SECTIONS 2 & 3 SUBDIVISION
Staff recommendation: Deferred the application for two weeks for further study and review.
Commission action: Deferred the application for two weeks for further study and review.
Motion: Zakaria Second: Edminster Vote: Unanimous Abstaining: None

VII. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR LINDALE SECTIONS 3 AND 5 SUBDIVISION
Staff recommendation: Approve the consideration of a special minimum lot size area application for Lindale Sections 3 and 5 subdivision and forward to City Council.
Commission action: Approved the consideration of a special minimum lot size area application for Lindale Sections 3 and 5 subdivision and forwarded to City Council.
Motion: Subinsky Second: Sikes Vote: Unanimous Abstaining: None
Speakers for item VII: Mike Bowlin, Gwen Guidy, and Kathleen Gutierrez - supportive

VIII. CONSIDERATION OF AN APPEAL OF THE DECISION OF THE HOUSTON ARCHAEOLOGICAL AND HISTORICAL COMMISSION ON AUGUST 28, 2014 FOR A CERTIFICATE OF APPROPRIATENESS FOR 521 Euclid Street-Woodland Heights Historic District
Staff recommendation: None
Commission action: Upheld the decision of the Houston Archeological and Historical Commission to deny a Certificate of Appropriateness for 521 Euclid Street- Woodland Heights Historic District
Motion: Garza Second: Jard Vote: Unanimous Abstaining: None
Speaker for item VIII- Robert Garner and Nathan Kopeky - supportive
IX. PUBLIC COMMENT
NONE

X. ADJOURNMENT
There being no further business brought before the Vice Chair, Sonny Garza adjourned the meeting at 6:17 p.m.

Motion: Sikes  Second: Subinsky  Vote: Unanimous  Abstaining: None

Mark Kilkenny, Chair  Patrick Walsh, Secretary