Minutes of the Houston Planning Commission

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

October 16, 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 2:40 p.m. with a quorum present.

Mark A. Kilkenny, Chair
M. Sonny Garza Absent
Susan Alleman
Keiji Asakura
Fernando Brave
Kenneth Bohan Arrived at 2:50 p.m. during item 130
Antoine Bryant Absent
Lisa Clark Absent
Truman C. Edminster III
James R. Jard
Paul R. Nelson Absent
Linda Porras-Pirtle Left at 4:53 during item VI
Algenita Davis
Mike Sikes
Martha Stein
Eileen Subinsky
Blake Tattt III
Shaukat Zakaria
Mark Mooney for Absent
    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 OCTOBER 2, 2014 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the October 2, 2014 Planning Commission meeting minutes.
Motion: Subinsky Second: Asakura Vote: Unanimous Abstaining: None

I. PLATTING ACTIVITY (Consent items A and B, 1-127)

Item 83 was changed from approve to defer. Items removed for separate consideration: 64, 74, 75, 76, 82, 83, 98, and 116.

Staff recommendation: Approve staff’s recommendations for items 1 – 127 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1 – 127 subject to the CPC 101 form conditions.
Motion: Tatt Second: Bryant Vote: Unanimous Abstaining: None

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

Staff recommendation: Approve staff’s recommendation to approve items 64, 74, 75, 76, 82, 83, 98, and 116 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendation to approve items 64, 74, 75, 76, 82, 83, 98, and 116 subject to the CPC 101 form conditions.
Motion: Sikes Second: Asakura Vote: Unanimous Abstaining: None

Commissioners Alleman, Edminster, and Porras-Pirtle returned.

C PUBLIC HEARINGS

128 Braeswood 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: Byrant Second: Alleman Vote: Unanimous Abstaining: None

129 Carolina Place 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

130 Hyde Park Court 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: Alleman Second: Sikes Vote: Unanimous Abstaining: None
Speaker for item 130: Nancy Baird – undecided
131 Interfield Business Park
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: Zakaria Second: Bryant Vote: Unanimous Abstaining: None
Speakers for item 131: Mary Villareal, applicant – supportive; Mark Munn and Julio Gomez – undecided; Sylvia P. San Pedro – no position stated

132 Little White Oak Park
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: Alleman Vote: Unanimous Abstaining: None
Speaker for item 132: Russell V. Henderson – opposed

133 Melody Oaks partial replat no 12
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

134 Richmond Square
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: Alleman Vote: Unanimous Abstaining: None

135 Shady Acres Extension no 3 partial replat no 1
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Deferred the plat for two weeks to allow time for applicant to coordinate with Public Works for additional information.
Motion: Zakaria Second: Bryant Vote: Unanimous Abstaining: None
Speakers for item 135: Lynn Chamberlain and Rudy Galvan – opposed; Alberto Cestanor – undecided; Matt Tucker, Richard Smith, Managing Engineer, Public Works and Engineering Department

136 Whispering Pines Estates partial replat no 6
Staff recommendation: Establish a public hearing date of November 13, 2014.
Commission action: Established a public hearing date of November 13, 2014.

D VARIANCES

137 Aliana Sec 35
Staff recommendation: Deny the requested variance and approve the plat.
Commission action: Granted the requested variance and approved the plat subject to the CPC 101 form conditions.
Motion: Forister Second: Jard Vote: Unanimous Abstaining: None

138 Ansleigh Park
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: Tattt Vote: Unanimous Abstaining: None
139  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: Asakura  Second: Subinsky  Vote: Unanimous  Abstaining: None

140  Cultural Collision Center  C2R  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: Bryant  Second: Asakura  Vote: Unanimous  Abstaining: None

141  Dell Court Townhomes  C2R  Approve
Staff recommendation: Grant the 15’ building line variance for the proposed lots and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the 15’ building line variance for the proposed lots and approved the plat subject to the CPC 101 form conditions.
Motion: Edminster  Second: Stein  Vote: Unanimous  Abstaining: None

142  Eldridge Forty Six  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: Asakura  Second: Bryant  Vote: Unanimous  Abstaining: Sikes

143  Enclave at Cypress Run 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: Bryant  Second: Anderson  Vote: Unanimous  Abstaining: None
Speaker for item 143: Fred Mathis, Manager, Harris County Department of Public Infrastructure

Items 144, 145, and 146 are taken together at this time with staff requesting a two week deferral for the reasons stated.

144  Houston Heights Swift Replat  C2R  Defer
145  Live Oak Terrace  C2  Defer
146  Saudi Arabia Royal Consulate  C2R  Defer
Staff recommendation: Defer the plats for two weeks.
Commission action: Deferred the plats for two weeks.
Motion: Jard  Second: Bryant  Vote: Carries  Abstaining:
Alleman on item 144; Porras-Pirtle on item 145

147  Southwest Wire Rope  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 149: Sue Lawson and Harry Lawson – supportive; Richard Smith, Managing Engineer, Public Works and Engineering Department
Commissioner Alleman abstained and left the room.

148 Springwoods Village District Sec 2 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: Asakura Second: Edminster Vote: Unanimous Abstaining: None

Commissioner Alleman returned.

Commissioners Alleman and Edminster abstained and left the room.

149 Towne Lake Sec 35 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: Bryant Second: Sikes Vote: Unanimous Abstaining: None

Commissioners Alleman and Edminster returned.

150 Woodmill Creek Sec 1 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: Asakura Second: Subinsky Vote: Unanimous Abstaining: None

E SPECIAL EXCEPTIONS

151 Reserves at FM 529 and Kentwick C3P Withdrawn

F RECONSIDERATION OF REQUIREMENTS

152 Alden Woods Sec 1 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: Bohan Second: Anderson Vote: Unanimous Abstaining: None

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

154 Houston Kenswick Trade Center 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: Asakura Vote: Unanimous Abstaining: None
Items 155, 156, and 158 were taken together at this time with staff requesting a two week deferral for the reasons stated.

155 Jackrabbit Office LLC GP  GP  Defer
156 Jackrabbit Office LLC Sec 1  C2  Defer
158 Samantha Fitness Center  C2R  Defer

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

157 Manors on Oakley Street  C2R  Defer

Staff recommendation: Deny the requested variance and approve the plat subject to the CPC 101 form conditions.  
Commission action: Deferred the plat for two weeks per applicant’s request.  
Motion: Jard  Second: Bohan  Vote: Unanimous  Abstaining: None

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

G  EXTENSIONS OF APPROVAL

159 Bridgeland Hidden Creek Sec 20  EOA  Approve
160 Bridgeland Hidden Creek Sec 23  EOA  Approve
161 Cypresswood at Town Center  EOA  Approve
162 Family Life Assembly of God  EOA  Approve
163 First Baptist Church of the Woodlands  EOA  Approve
164 FM 529 Center  EOA  Approve
165 Greatlands Circle K  EOA  Approve
166 Hardy Center North  EOA  Approve
167 Harris County Emergency Services District  EOA  Approve  
    No 16 Station 8
168 HCMUD No 406 Detention Pond No 3  EOA  Approve
169 Mason Grand  EOA  Approve
170 Menil Drawing Institute  EOA  Approve
171 New Life Baptist Church of Houston  EOA  Approve

H  NAME CHANGES

NONE

I  CERTIFICATES OF COMPLIANCE

172 24606 Butterfly Lane  COC  Approve
173 21695 Dogwood Drive  COC  Approve

Staff recommendation: Approve staff’s recommendation for items 159-173.  
Commission action: Approved staff’s recommendation for items 159-713.  
Motion: Tartt  Second: Subinsky  Vote: Unanimous  Abstaining: None

J  ADMINISTRATIVE

NONE
K  DEVELOPMENT PLATS WITH VARIANCE REQUESTS

174  1700 Haver Street          DPV  Defer
Staff recommendation: Defer the plat to allow time for applicant to satisfy notification requirements.
Commission action: Deferred the plat to allow time for applicant to satisfy notification requirements.
   Motion:  Tartt  Second:  Zakaria  Vote:  Unanimous  Abstaining:  None
Speakers for item 174:  Theresa Vincent – opposed.

175  1043 West 7th ½ Street     DPV  Defer
Staff recommendation: Defer the plat to allow time for applicant to submit revised information.
Commission action: Deferred the plat to allow time for applicant to submit revised information.
   Motion:  Asakura  Second:  Porras-Pirtle  Vote:  Unanimous  Abstaining:  None
Commissioner Jard began chairing the meeting at this time.

176  2124 White Oak Drive       DPV  Approve
Staff recommendation: Grant the requested variance.
Commission action: Granted the requested variance.
   Motion:  Sikes  Second:  Subinsky  Vote:  Carries  Abstaining:  None
   Opposed:  Asakura, Bohan, Brave, Bryant
Speakers for item 176:  David Jordan, Greg Broyles, and Daniel Canty – opposed; Parker Patterson, applicant - supportive

177  4515 Yale Street           DPV  Approve
Staff recommendation: Grant the requested 10’ building line variance subject to providing minimum 6’ wide sidewalk and 2-3” caliper street trees and approve the development plat.
Commission action: Granted the requested 10’ building line variance subject to providing minimum 6’ wide sidewalk and 2-3” caliper street trees and approve the development plat.
   Motion:  Davis  Second:  Stein  Vote:  Unanimous  Abstaining:  None

II. ESTABLISH A PUBLIC HEARING DATE OF NOVEMBER 13, 2014 for:
   a. Amended Golfcrest Addition partial replat no 2
   b. Craig Woods partial replat no 14
   c. Museum Terrace replat no 2
   d. Riverside Terrace Sec 6 partial replat no 1
   e. Riverside Terrace Sec 7 partial replat no 1
   f. Riverside Terrace Sec 12 partial replat no 1
   g. West Houston partial replat no 2
   h. Westmoreland Farms Amended First partial replat no 2
Staff recommendation:  Establish a public hearing date of November 13, 2014 for items II a-h.
Commission action:  Established a public hearing date of November 13, 2014 for items II a-h.
   Motion:  Porras-Pirtle  Second:  Bryant  Vote:  Unanimous  Abstaining:  None

III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY
     LOCATED AT 3217 MONTROSE AVENUE
Staff recommendation: Defer the plat for two weeks to allow time for applicant to submit a revised site plan and parking calculations.
Commission action: Deferred the plat for two weeks to allow time for applicant to submit a revised site plan and parking calculations.
   Motion:  Tartt  Second:  Bohan  Vote:  Unanimous  Abstaining:  None
IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 6804 MLK BLVD
Staff recommendation: Deny the variance for reduced off-street parking spaces.
Commission action: Denied the variance for reduced off-street parking spaces.
Motion: Tartt Second: Bohan Vote: Unanimous Abstaining: None

V. CONSIDERATION OF A HOTEL MOTEL VARIANCE FOR AN ALOFT HOTEL LOCATED AT 1201 HOUSTON CHRONICLE BOULEVARD
Staff recommendation: Approve the variance to take access from an access easement instead of a street that allows for 4 lanes of moving traffic.
Commission action: Approved the variance to take access from an access easement instead of a street that allows for 4 lanes of moving traffic.
Motion: Asakura Second: Brave Vote: Unanimous Abstaining: None

Item VII was taken out of order and acted upon at this time.

VII. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR GLENCOVE SECTIONS 2 & 3 SUBDIVISION
Staff recommendation: Approve the consideration of a special minimum lot size area application for Glencove Sections 2 & 3 with the deletion of 3 block faces and forward to City Council.
Commission action: Approved the consideration of a special minimum lot size area application for Glencove Sections 2 & 3 with the deletion of 3 block faces and forwarded to City Council.
Motion: Edminster Second: Porras-Pirtle Vote: Unanimous Abstaining: None
Speaker for item VII: Mike Van Dusen - supportive

VI. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR ALLEN AC SUBDIVISION
Staff recommendation: Approve the consideration of a special minimum lot size area application for Allen AC Subdivision and forward to City Council.
Commission action: Deferred the item for two weeks to allow time for additional information.
Motion: Edminster Second: Bohan Vote: Unanimous Abstaining: None
Speakers for item VI: Gwen Guidy, Rosie Sanchez, and Lionardo Matamoris – supportive; Rudy Flores Jr. – opposed; Ken Price

VIII. CONSIDERATION OF AN APPEAL OF THE DECISION OF THE HOUSTON ARCHEOLOGICAL AND HISTORICAL COMMISSION ON SEPTEMBER 25, 2014 FOR A CERTIFICATE OF APPROPRIATENESS FOR:
   a. 1201 Rutland Street- Houston Heights Historic District West
Staff recommendation: None
Commission action: Upheld the decision of the Houston Archeological and Historical Commission to deny a Certificate of Appropriateness for 1201 Rutland Street- Houston Heights Historic District West
Motion: Asakura Second: Brave Vote: Carries Abstaining: None
Opposed: Bohan, Subinsky, Stein and Sikes
Speaker for item VIII (a)- Timothy Kerwin

   b. 1205 Rutland Street- Houston Heights Historic District West
Staff recommendation: None
Commission action: Upheld the decision of the Houston Archeological and Historical Commission to deny a Certificate of Appropriateness for 1205 Rutland Street- Houston Heights Historic District West
Motion: Asakura Second: Brave Vote: Carries Abstaining: None
Opposed: Stein, Sikes, Zakaria
Speaker for item VIII (b)- Timothy Kerwin

Item IX was taken out of order and addressed at this time.

IX. PLEASE EXCUSE THE ABSENCE OF COMMISSIONER BOHAN

Commissioner Bohan was present; therefore, no Commission action needed.

c. 1207 Rutland Street- Houston Heights Historic District West
Staff recommendation: None
Commission action: Upheld the decision of the Houston Archeological and Historical Commission to deny a Certificate of Appropriateness for 1207 Rutland Street- Houston Heights Historic District West
Motion: Alleman       Second: Asakura       Vote: Carries       Abstaining: None
Opposed: Stein and Subinsky
Speaker for item VIII (c) - Timothy Kerwin

d. 409 Harvard Street- Houston Heights Historic District South
Staff recommendation: None
Commission action: Overturned the decision of the Houston Archeological and Historical Commission to deny a Certificate of Appropriateness for 409 Harvard Street- Houston Heights Historic District South
Motion: Brave       Second: Subinsky       Vote: Unanimous       Abstaining: None
Speaker for item VIII (d) – Tina Han – support appeal

e. 544 Harvard Street- Houston Heights Historic District South
Staff recommendation: None
Commission action: Overturned the decision of the Houston Archeological and Historical Commission to deny a Certificate of Appropriateness for 544 Harvard Street- Houston Heights Historic District South
Motion: Edminster     Second: Anderson       Vote: Unanimous       Abstaining: None
Speaker for item VIII (e) – Bill Riley – support appeal

f. 528 Highland 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 528 Highland Street- Woodland Heights Historic District
Motion: Stein       Second: Subinsky       Vote: Carries       Abstaining: None
Opposed: Sikes
Speaker for item VIII (f) – Michael Czapski – support appeal

X. PUBLIC COMMENT
NONE

XI. ADJOURNMENT
There being no further business brought before the Chair, Mark Kilkenny adjourned the meeting at 6:25 p.m.
Motion: Subinsky       Second: Alleman       Vote: Unanimous       Abstaining: None

Mark Kilkenny, Chair

Patrick Walsh, Secretary