Minutes of the Houston Planning Commission

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

October 30, 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
Susan Alleman
Keiji Asakura Absent
Fernando Brave
Kenneth Bohan Absent
Antoine Bryant
Lisa Clark
Truman C. Edminster III
James R. Jard
Paul R. Nelson
Linda Porras-Pirtle Absent
Algentta Davis
Mike Sikes Absent
Martha Stein
Eileen Subinsky
Blake Tartt III
Shaukat Zakaria Absent
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 OCTOBER 16, 2014 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the October 16, 2014 Planning Commission meeting minutes.
  Motion: Alleman       Second: Stein     Vote: Carries     Abstaining: Clark, Garza, and Nelson

I. PLATTING ACTIVITY (Consent items A and B, 1-136)

Items removed for separate consideration: 56, 57, 85, 86, 88, 97, and 110.

Staff recommendation: Approve staff’s recommendations for items 1 – 136 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1 – 136 subject to the CPC 101 form conditions.
  Motion: Subinsky      Second: Bryant    Vote: Unanimous   Abstaining: None

Commissioners Alleman and Edminster abstained and left the room.

Staff recommendation: Approve staff’s recommendation to approve items 56, 57, 85, 86, 88, 97, and 110.
Commission action: Approved staff’s recommendation to approve items 56, 57, 85, 86, 88, 97, and 110 subject to the CPC 101 form conditions.
  Motion: Tartt         Second: Clark     Vote: Unanimous   Abstaining: None

Commissioners Alleman and Edminster returned.

C PUBLIC HEARINGS

137 Brookhaven partial replat no 1  C3N Defer
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Defer the plat for two weeks per the Legal department to allow time for further study and review.
  Motion: Edminster     Second: Bryant    Vote: Unanimous   Abstaining: None
Speakers for item 137: Jonathan Morgan, Brenda Morgan, Berniece Davis, and Mable Carter – opposed

138 Craig Woods partial replat no 13 C3N Withdrawn

139 Kings Crossing Sec 9 replat no 1 C3N 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: Jard          Second: Davis     Vote: Unanimous   Abstaining: None

140 Riverwood at Oakhurst Sec 4 partial replat no 1 C3N 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: Subinsky      Second: Nelson    Vote: Unanimous   Abstaining: None
141  Sage 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: Clark  Second: Bryant  Vote: Unanimous  Abstaining: None

142  Shady Acres Extension no 3 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: Clark  Vote: Carries  Abstaining: None
Opposed: Brave, Bryant, Edminster, Garza, and Subinsky

143  Silver Grove  C3N  Defer
Staff recommendation: Defer the plat for two weeks for further study and review.
Commission action: Deferred the plat for two weeks for further study and review.
Motion: Jard  Second: Bryant  Vote: Unanimous  Abstaining: None

144  Tanglewood Sec 12 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: Edminster  Second: Bryant  Vote: Unanimous  Abstaining: None

145  Woodland Acres partial replat no 1  C3N  Defer
Staff recommendation: Defer the plat for two weeks for further study and review of the separately filed deed restrictions.
Commission action: Deferred the plat for two weeks for further study and review of the separately filed deed restrictions.
Motion: Bryant  Second: Alleman  Vote: Unanimous  Abstaining: None

D  VARIANCES

146  Briar Pointe GP  GP  Defer
Staff recommendation: Deny the requested variance and disapprove the general plan.
Commission action: Denied the requested variance and disapproved the general plan.
Motion: Jard  Second: Bryant  Vote: Unanimous  Abstaining: None
Speakers for item 146: Reginald McKamie, Matthew Kirsch, and John Chapoton – opposed; Dr. Jennifer Erdely – supportive.

147  Creekside Ranch 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: Alleman  Vote: Unanimous  Abstaining: None

148  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: Clark  Second: Edminster  Vote: Unanimous  Abstaining: None

149  Elyson GP  GP  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: Edminster  Second: Bryant  Vote: Unanimous  Abstaining: None
150 Enclave at Cypress Run GP
Staff recommendation: Deny the requested variance and approve the general plan subject to the CPC 101 form conditions.
Commission action: Deferred the plat for two weeks at the applicant's request to allow time for further study and review.
Motion: Edminster  Second: Garza  Vote: Unanimous  Abstaining: None
Speakers for item 150: Fan Xu and Amos Benning – no position stated; Fred Mathis, Harris County Department of Infrastructure; Robert Strong – supportive; Mike Kramer, Assistant Director, Planning and Development Department

151 Goode Company Bartlett replat no 1
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: Bryant  Vote: Unanimous  Abstaining: None
Commissioner Alleman abstained and left the room.

152 Houston Heights Swift Replat
Staff recommendation: Grant the requested 10' building line variance along 6th Street and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested 10' building line variance along 6th Street and approved the plat subject to the CPC 101 form conditions.
Motion: Davis  Second: Nelson  Vote: Unanimous  Abstaining: None
Speaker for item 152: Kent Marsh, applicant – supportive.
Commissioner Alleman returned.

153 Huntingdon replat no 1
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: Alleman  Vote: Unanimous  Abstaining: None

154 Kermier Commercial
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: Jard  Second: Tartt  Vote: Unanimous  Abstaining: None

155 Live Oak Terrace
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
156 Mayfield Place GP  
Staff recommendation: Defer the plat for two weeks per the applicant’s request to allow time to submit additional information.
Commission action: Deferred the plat for two weeks per the applicant’s request to allow time to submit additional information.
Motion: Davis Second: Bryant Vote: Unanimous Abstaining: None

157 Polk Court  
Staff recommendation: Defer the plat for two weeks per the applicant’s request to allow time to submit additional information.
Commission action: Deferred the plat for two weeks per the applicant’s request to allow time to submit additional information.
Motion: Garza Second: Alleman Vote: Unanimous Abstaining: None

158 Retreat on Bingle Sec 1  
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

159 Saudi Arabia Royal Consulate  
C2R Withdrawn

160 Second Amended Map of Live Oaks partial replat no 1  
Staff recommendation: Grant the requested variance to allow a dual building line for the existing office structure along Shepherd Drive and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance to allow a dual building line for the existing office structure along Shepherd Drive and approved the plat subject to the CPC 101 form conditions.
Motion: Jard Second: Brave Vote: Unanimous Abstaining: None

161 Studemont Junction  
C3R Defer
Staff recommendation: Defer the plat for two weeks to allow time for applicant to submit new and additional information.
Commission action: Deferred the plat for two weeks to allow time for applicant to submit new and additional information.
Motion: Clark Second: Subinsky Vote: Unanimous Abstaining: None

Items 162 and 163 are taken together at this time.

Commissioner Alleman abstained and left the room.

162 Sunset Ridge East GP  
C2 Defer
163 Sunset Ridge Sec 6  
C3P Defer
Staff recommendation: Defer the plats for two weeks at the applicant’s request to allow time to submit revised information.
Commission action: Deferred the plats for two weeks at the applicant’s request to allow time to submit revised information.
Motion: Bryant Second: Garza Vote: Unanimous Abstaining: None

Commissioner Alleman returned.
Commissioners Alleman and Edminster abstained and left the room.

164 Towne Lake Sec 35 C3P Approve
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: Clark Second: Anderson Vote: Unanimous Abstaining: None

Commissioners Alleman and Edminster returned.

E SPECIAL EXCEPTIONS

165 SPA at Generation Park West Sec 1 C2 Approve
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: Clark Second: Anderson Vote: Unanimous Abstaining: None

F RECONSIDERATION OF REQUIREMENTS

166 Aliana Sec 38 C3P Withdrawn

Items 167 and 168 are taken together at this time.

167 Jackrabbit Office LLC GP GP Approve
168 Jackrabbit Office LLC Sec 1 C2 Approve
Staff recommendation: Grant the requested variance and approve the general plan and the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance and approved the general plan and the plat subject to the CPC 101 form conditions.
Motion: Garza Second: Clark Vote: Unanimous Abstaining: None

169 Koehler’s 1st addition partial replat no 3 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: Bryant Second: Edminster Vote: Unanimous Abstaining: None

170 Manors on Oakley Street 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: Bryant Second: Edminster Vote: Unanimous Abstaining: None

171 Samantha Fitness Center C2R Defer
Staff recommendation: Defer the plats for two weeks for Chapter 42 planning standards.
Commission action: Deferred the plats for two weeks for Chapter 42 planning standards.
Motion: Clark Second: Subinsky Vote: Unanimous Abstaining: None

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

172  Avalon at Timber Forest     EOA    Approve
173  Avalon Cypress              EOA    Approve
174  Blue Bell Terrace           EOA    Approve
175  City View                   EOA    Approve
176  Fall Creek View Drive and Redstone Maintenance Reserve EOA Approve
177  Fort Bend County Municipal District No 58 Water Plant No 2 EOA Approve
178  Future Pipe Industries      EOA    Approve
179  Leap Frog                   EOA    Approve
180  Pinto Business Park Drive Street Dedication Sec 1 EOA Approve
181  Plantation Lakes Sec 21     EOA    Approve
182  Vista Spring Green          EOA    Approve

H  NAME CHANGES

183  Elite Townhomes LLC (prev. Rlite Homes) NC Approve

I  CERTIFICATES OF COMPLIANCE
NONE

Staff recommendation: Approve staff’s recommendation for items 172-183.
Commission action: Approved staff’s recommendation for items 172-183.
Motion: Brave  Second: Edminster  Vote: Unanimous  Abstaining: None

J  ADMINISTRATIVE
NONE

K  DEVELOPMENT PLATS WITH VARIANCE REQUESTS

184  5335 Egbert Street    DPV    Defer
Staff recommendation: Defer the plat to allow time for the applicant to provide revised survey and site plan showing the location of the curb along TC Jester Boulevard.
Commission action: Deferred the plat to allow time for applicant to provide revised survey and site plan showing the location of the curb along TC Jester Boulevard.
Motion: Garza  Second: Alleman  Vote: Unanimous  Abstaining: None

185  1700 Haver Street     DPV    Approve
Staff recommendation: Approve the development plat, allowing a staggered building line variance along Windsor Street of 5’ along with the following conditions:
   1. Submit an approved tree preservation plan with any site work plans and building plans
   2. The owner/builder must receive approval from the Urban Forester prior to cutting any of the tree limbs
Commission action: Approved the development plat, allowing a staggered building line variance along Windsor Street of 5’ along with the following conditions:
   1. Submit an approved tree preservation plan with any site work plans and building plans
   2. The owner/builder must receive approval from the Urban Forester prior to cutting any of the tree limbs
   3. Any covered porch must be previous
Motion: Brave  Second: Garza  Vote: Unanimous  Abstaining: None

186 2603 Haverhill Drive
DPV  Approve
Staff recommendation: Grant the 12’ building line for the garage instead of the required 17’ building line with condition that applicant must close the second driveway abutting the proposed driveway and improve the sidewalks to minimum 5’ along Salford Drive.
Commission action: Granted the 12’ building line for the garage instead of the required 17’ building line with condition that applicant must close the second driveway abutting the proposed driveway and improve the sidewalks to minimum 5’ along Salford Drive.
Motion: Jard  Second: Garza  Vote: Unanimous  Abstaining: None

187 603 Rutland Street
DPV  Approve
Staff recommendation: Grant a 10’ building line variance with condition that the applicant must provide a minimum 5’ wide sidewalk along the public ROW and 2-3” caliper street trees, pedestrian access from the W 6th Street side, and any fence on the property must be a decorative fence.
Commission action: Granted a 10’ building line variance with condition that the applicant must provide a minimum 5’ wide sidewalk along the public ROW and 2-3” caliper street trees, pedestrian access from the W 6th Street side, and any fence on the property must be a decorative fence.
Motion: Edminster  Second: Subinsky  Vote: Unanimous  Abstaining: None

188 1043 West 7th 1/2 Street
DPV  Disapprove
Staff recommendation: Deny the requested development plat variance.
Commission action: Denied the requested development plat variance.
Motion: Jard  Second: Tarrt  Vote: Unanimous  Abstaining: None

Agenda item V was taken out of order and acted on at this time.

V. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR ALLEN AC SUBDIVISION
Staff recommendation: Approve the special minimum lot size area application for Allen AC Subdivision and forward to City Council.
Commission action: Approved the special minimum lot size area application for Allen AC Subdivision and forward to City Council.
Motion: Garza  Second: Stein  Vote: Carries  Abstaining: None
Opposed: Edminster, Anderson, Tarrt
Speakers for item V.: Frank Aguilar, Louisa Hamilton, Nicola Parente, Lena Gallindo, and Jane Cahill West – supportive; Carl Hennalar, Mark Solomon, Susan Delgado, Claude Jinks, Rob Burchfield, and Lee Burchfield - opposed

II. ESTABLISH A PUBLIC HEARING DATE OF DECEMBER 4, 2014 for:
   a. Barker Village Sec 2 partial replat no 3 and extension
   b. Heritage Place replat no 1
   c. Lismar Estates replat no 1
   d. Mangum Manor Sec 2 replat partial replat no 1
   e. Oak Park Ridge Sec 3 partial replat no 1
   f. Planview Second Addition partial replat no 5
   g. Terrace Brook Sec 1 partial replat no 1 and extension
   h. Whispering Pines Estates partial replat no 8
Staff recommendation: Establish a public hearing date of December 4, 2014 for items II a-h.
Commission action: Established a public hearing date of December 4, 2014 for items II a-h.
  Motion: Bryant   Second: Subinsky   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 per applicant’s request.
Commission action: Deferred the plat for two weeks per applicant’s request.
  Motion: Bryant   Second: Clark   Vote: Unanimous   Abstaining: None

IV. CONSIDERATION OF A HOTEL MOTEL VARIANCE FOR AN DOUBLETREE HOTEL
     LOCATED AT 1010 BLACKHAW STREET
Staff recommendation: Approve the variance subject to Blackhawk Street and Redhawk Street being
improved to right of way that would each allow for 4 lanes of moving traffic.
Commission action: Approved the variance subject to Blackhawk Street and Redhawk Street being
improved to right of way that would each allow for 4 lanes of moving traffic.
  Motion: Bryant   Second: Subinsky   Vote: Unanimous   Abstaining: None

VI. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK
     APPLICATION FOR 700 BLOCK OF WALTON STREET (east and west sides)
Staff recommendation: Approve the consideration of a special minimum lot size block application for
the 700 block of Walton Street and forward to City Council.
Commission action: Approved the consideration of a special minimum lot size block application for
the 700 block of Walton Street forwarded to City Council.
  Motion: Edminster   Second: Bryant   Vote: Unanimous   Abstaining: None
Speakers for item VI.: Kristina Abshar and Laura Thorpe, Councillor Staff (Councillor Ed
Gonzalez’ office)

VII. PUBLIC COMMENT
Jacquelyn Kingsbury addressed the Commission regarding her opposition and concern about a
  current development permit.

VIII. ADJOURNMENT
There being no further business brought before the Chair, Mark Kilkenny adjourned the meeting at
  6:00 p.m.
  Motion: Bryant   Second: Clark   Vote: Unanimous   Abstaining: None

Mark Kilkenny, Chair

Patrick Walsh, Secretary