Minutes of the Houston Planning Commission

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

November 13, 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 Absent
Antoine Bryant Absent
Lisa Clark
Truman C. Edminster III
James R. Jard
Paul R. Nelson
Linda Porras-Pirtle
Algenita Davis
Mike Sikes
Martha Stein
Eileen Subinsky Absent
Blake Tartt 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 OCTOBER 30, 2014 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the October 30, 2014 Planning Commission meeting minutes.
Motion: Tarrant Second: Clark Vote: Carries Abstaining: Asakura, Porras-Pirtle, Sikes, and Zakaria

I. PRESENTATION AND CONSIDERATION OF THE 2015 PLANNING COMMISSION CALENDAR
Commission action: Approved the Planning Commission calendar for 2015.
Motion: Brave Second: Alleman Vote: Unanimous Abstaining: None

II. PLATTING ACTIVITY (Consent items A and B, 1-141)
Items 27-34 and 64 were taken out of order and will be taken with variance items. Item 98 was taken separately to allow time for speaker. Items removed for separate consideration: 40, 42, 47, 49, 50, 55, 82, 83, 85, 88, and 141.
Staff recommendation: Approve staff’s recommendations for items 1 – 141 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1 – 141 subject to the CPC 101 form conditions.
Motion: Garza Second: Alleman Vote: Unanimous Abstaining: None

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

Staff recommendation: Approve staff’s recommendation to approve items 40, 42, 47, 49, 50, 55, 82, 83, 85, 88, and 141 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendation to approve items 40, 42, 47, 49, 50, 55, 82, 83, 85, 88, and 141 subject to the CPC 101 form conditions.
Motion: Garza Second: Sikes Vote: Unanimous Abstaining: None

Commissioners Alleman, Brave, Clark, Edminster, and Porras-Pirtle returned.

Item 98 was taken at this time to allow for speaker.

98 Central Houston Nissan C2R 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: Edminster Vote: Carries Abstaining: Garza
Speaker for item 98: Donald Perkins, Chief of Staff for Councilmember Larry Green, District K

C PUBLIC HEARINGS

142 Amended Golfcrest Addition 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: Alleman Second: Sikes Vote: Unanimous Abstaining: None

143 Brookhaven partial replat no 1 C3N Withdrawn
144 Craig Woods partial replat no 14  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: Clark  Vote: Unanimous  Abstaining: None

145 Kings Crossing Sec 9 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: Alleman  Vote: Unanimous  Abstaining: None

146 Museum Terrace 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: Edminster  Vote: Unanimous  Abstaining: None

147 Riverside Terrace Sec 6 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: Davis  Second: Stein  Vote: Unanimous  Abstaining: None

148 Riverside Terrace Sec 7 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: Clark  Vote: Unanimous  Abstaining: None

149 Riverwood at Oakhurst Sec 4 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: Mooney  Second: Nelson  Vote: Unanimous  Abstaining: None

150 Silver Grove  C3N  Defer
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: Davis  Vote: Unanimous  Abstaining: None

151 West Houston partial replat no 2  C3N  Withdrawn

152 Whispering Pines Estates partial replat no 6  C3N  Defer
Replat no 1
Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Deferred the plat for two weeks to allow time for further study and review.
Motion: Jard  Second: Edminster  Vote: Unanimous  Abstaining: None
Speakers for item 152: Tim Lincoln- no position stated; Richard Smith, Managing Engineer, Public Works and Engineering Department, Mary McKenzie

153 Woodland Acres partial replat no 1  C3N  Withdrawn

D VARIANCES

Items 154, 163, 169, and 170 were taken together at this time with staff requesting a two week deferral for the reasons stated.
154 Aliana GP
163 Mills Road Business Park
169 Laurel Park Sec 2
170 Aliana Sec 38

Staff recommendation: Defer the plats for three weeks for the reasons stated.
Commission action: Deferred the plats for three weeks for the reasons stated.
Motion: Clark Second: Foriester Vote: Unanimous Abstaining: None

155 Creekside Ranch GP

Staff recommendation: Grant the requested variances and approve the general plan subject to the CPC 101 form conditions.
Commission action: Granted the requested variances and approved the general plan subject to the CPC 101 form conditions.
Motion: Clark Second: Foriester Vote: Unanimous Abstaining: None

156 Cultural Collision Center

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: Edminster Vote: Unanimous Abstaining: None

157 Dowling Villas

Staff recommendation: Grant the requested 15' building line variance along Dowling Street and approve the plat subject to the CPC 101 form conditions. As a condition of approval the applicant must provide minimum 6' sidewalk, 3' caliper street trees in addition to the required trees per lot. Any fence must be decorative and semi-opaque and allow for a pedestrian access gate for the lot siding on the major thoroughfare.
Commission action: Granted the requested 15' building line variance along Dowling Street and approved the plat subject to the CPC 101 form conditions. As a condition of approval the applicant must provide minimum 6' sidewalk, 3' caliper street trees in addition to the required trees per lot. Any fence must be decorative and semi-opaque and allow for a pedestrian access gate for the lot siding on the major thoroughfare.
Motion: Davis Second: Clark Vote: Unanimous Abstaining: None

Consent items 27-34; 64 and item 158 are taken together at this time.

27 Elyson Sec 1 C3P Approve
28 Elyson Sec 2 C3P Approve
29 Elyson Sec 3 C3P Approve
30 Elyson Sec 4 C3P Approve
31 Elyson Sec 5 C3P Approve
32 Elyson Sec 6 C3P Approve
33 Elyson Sec 7 C3P Approve
34 Elyson Sec 8 C3P Approve
64 Porter Road Street Dedication Sec 1 C3P Approve
158 Elyson GP GP Defer

Staff recommendation: Grant the requested variance and approve the general plan and the plats subject to the CPC 101 form conditions.
Commission action: Grant the requested variance and approve the general plan and the plats subject to the CPC 101 form conditions.
Motion: Jard Second: Anderson Vote: Unanimous Abstaining: None
159  Enclave at Cypress Run GP  GP  Withdrawn
160  Goode Company Bartlett replat no 1  C2R  Withdrawn

161  Lakes of Bella Terra GP  GP  Approve
Staff recommendation: Grant the requested variance and special exception and approve the general plan subject to the CPC 101 form conditions.
Commission action: Granted the requested variance and special exception and approve the general plan subject to the CPC 101 form conditions.
Motion: Forlester  Second: Alleman  Vote: Carris  Abstaining: Clark

162  Mayfield Place GP  GP  Defer
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

164  Polk Court  C2  Defer
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: Sikes  Vote: Unanimous  Abstaining: None

165  Studemont Junction  C3R  Defer
Staff recommendation: Grant the requested variances and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance for a 10’ BL along Studemont (from Hicks to proposed Summer Street), disapproved the variance not to dedicate Court St. north of Summer and approved the plat subject to additional ROW dedication on Lakin to allow for an ultimate ROW of 50’ and the CPC 101 form conditions.
Motion: Davis  Second: Garza  Vote: Carries  Abstaining: Porras-Pirtle
Speaker for item 165: Tracy Houston – no position stated; Jennifer Ostlind, Division Manager, Planning and Development Department

Items 166 and 167 are taken together at this time.

166  Sunset Ridge East GP  GP  Approve
167  Sunset Ridge Sec 6  C3P  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: Clark  Second: Alleman  Vote: Unanimous  Abstaining: None

168  Transcendence  C2R  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.
E  SPECIAL EXCEPTIONS

Item 169 was taken with the deferral items earlier in the meeting.

F  RECONSIDERATION OF REQUIREMENTS

171  Manors on Oakley Street  C2R  Approve
Staff recommendation: Deny the requested variance and approve the plat subject to 5’ ROW dedication for the widening of Oakley Street and the CPC 101 form conditions.
Commission action: Denied the requested variance and approved the plat subject to 5’ ROW dedication for the widening of Oakley Street and the CPC 101 form conditions.
  Motion: Edminster  Second: Garza  Vote: Carries  Abstaining: Zakaria and Tartt
Speaker for item 171: Ori Batalower - supportive

172  Samantha Fitness 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: Davis  Second: Edminster  Vote: Unanimous  Abstaining: None
Speakers for item 172: Cindy Chapman and Councilmember Larry Green- supportive

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

G  EXTENSIONS OF APPROVAL

173  Associated Steel  EOA  Approve
174  Gables at Waterford Square  EOA  Approve
175  Kimberlee Partners  EOA  Approve
176  Lindsey Lakes  EOA  Approve

H  NAME CHANGES

177  Bountiful Prairie (prev. Bountiful Beauty)  NC  Approve

I  CERTIFICATES OF COMPLIANCE

178  19818 Laurette Drive  COC  Approve
179  21546 W Hammond Drive  COC  Approve
180  27655 Burning Tree  COC  Approve
181  21200 Penny Street  COC  Approve
182  26169 Hunters Trail  COC  Approve
183  25389 Red Bird Lane  COC  Approve
184  24295 Cherry Laurel Drive  COC  Approve

Staff recommendation: Approve staff’s recommendation for items 173-184.
Commission action: Approved staff’s recommendation for items 173-184.
  Motion: Davis  Second: Clark  Vote: Unanimous  Abstaining: None
J  ADMINISTRATIVE
NONE

K  DEVELOPMENT PLATS WITH VARIANCE REQUESTS

185  5335 Egbert Street  DPV  Approve
Staff recommendation: Grant the 15' building line subject to the following conditions:
   1. 3" caliper street trees
   2. 6' wide sidewalks
   3. 8' maximum height wrought iron or semi-opaque fence
Commission action: Granted the 15' building line subject to the following conditions:
   1. 3" caliper street trees
   2. 6' wide sidewalks
   3. 8' maximum height wrought iron or semi-opaque fence
    Motion: Asakura  Second: Sikes  Vote: Unanimous  Abstaining: None

186  14520 Galveston Road  DPV  Refer
Staff recommendation: Refer the development plat for three weeks to allow time for the applicant to provide more information.
Commission action: Deferred the development plat for three weeks to allow time for the applicant to provide more information.
    Motion: Asakura  Second: Garza  Vote: Unanimous  Abstaining: None

187  5501 Grand Lake Street  DPV  Approve
Staff recommendation: Approve the development plat.
Commission action: Approved the development plat.
    Motion: Edminster  Second: Clark  Vote: Unanimous  Abstaining: None

III. ESTABLISH A PUBLIC HEARING DATE OF DECEMBER 18, 2014 for:
   a. Broad Oaks partial replat no 7
   b. Craigwood partial replat no 13
   c. Ella Estates replat no 1
   d. Lamar Terrace partial replat no 5
   e. Long Point Woods Sec 1 partial replat no 1
   f. Melody Oaks partial replat no 13
   g. Parkway Lakes Sec 1 partial replat no 1
   h. Pecore Industrial
   i. Westbrooke Cornerbrook Apartments replat no 1
   j. Winfield Lakes Sec 17 partial replat no 1
Staff recommendation: Establish a public hearing date of December 18, 2014 for items III a-j.
Commission action: Established a public hearing date of December 18, 2014 for items III a-j.
    Motion: Alleman  Second: Garza  Vote: Unanimous  Abstaining: None

IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 3217 MONTROSE BOULEVARD
Staff recommendation: Defer the plat for three weeks per applicant's request.
Commission action: Deferred the plat for three weeks per applicant's request.
    Motion: Edminster  Second: Brave  Vote: Unanimous  Abstaining: None
V. CONSIDERATION OF A LANDSCAPE VARIANCE FOR A PROPERTY LOCATED AT 2951 WILCREST DRIVE

Staff recommendation: Defer the landscape variance to allow time for further study and review of the separately filed deed restrictions.
Commission action: Deferred the landscape variance to allow time for further study and review of the separately filed deed restrictions.
Motion: Alleman Second: Asakura Vote: Unanimous Abstaining: None

VI. EXCUSE THE ABSENCES OF COMMISSIONER MOONEY
Commissioner Mooney was in attendance so there was no action needed.

VII. PUBLIC COMMENT
Christopher Browne addressed the Commission to extend an invite for them to attend the APA Planning Directors Conference.

VIII. ADJOURNMENT
There being no further business brought before the Chair, Mark Kilkenny adjourned the meeting at 4:40 p.m.
Motion: Clark Second: Garza Vote: Unanimous Abstaining: None

Mark Kilkenny, Chair

Patrick Walsh, Secretary