Minutes of the Houston Planning Commission

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

December 4, 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 2:36 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  Absent
James R. Jard
Paul R. Nelson
Linda Porras-Pirtle
Algenita Davis
Mike Sikes
Martha Stein
Eileen Subinsky  Absent
Blake Tarrt III
Shaukat Zakaria
Mark Mooney for  Absent
   James Noack
Clay Forister for
The Honorable Grady Prestage
Raymond Anderson for  Absent
   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 NOVEMBER 13, 2014 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the November 13, 2014 Planning Commission meeting minutes.
   Motion: Alleman    Second: Sikes    Vote: Unanimous    Abstaining: None

I. PLATTING ACTIVITY (Consent items A and B, 1-145)
Item 37 was changed from defer to approve. Item 16 was taken separately to allow for speakers. Items removed for separate consideration: 19, 20, 30, 33, 38, 51, 52, 79, 86, 87, 114, 116, 123, and 139.
Staff recommendation: Approve staff’s recommendations for items 1 – 145 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1 – 145 subject to the CPC 101 form conditions.
   Motion: Garza    Second: Clark    Vote: Unanimous    Abstaining: None

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

Staff recommendation: Approve staff’s recommendation to approve items 19, 20, 30, 33, 38, 51, 79, 86, 87, 114, 116, 123, and 139 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendation to approve items 19, 20, 30, 33, 38, 51, 79, 86, 87, 114, 116, 123, and 139 subject to the CPC 101 form conditions.
   Motion: Clark    Second: Stein    Vote: Unanimous    Abstaining: None

Commissioners Alleman, Porras-Pirtle, and Sikes returned.

Commissioner Clark abstained and left the room.

Staff recommendation: Approve staff’s recommendation to approve item 52 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendation to approve items 52 subject to the CPC 101 form conditions.
   Motion: Garza    Second: Sikes    Vote: Unanimous    Abstaining: None

Commissioner Clark returned.

Item 16 was taken at this time to allow for speakers.

16 Cooper Smith Court
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: Alleman    Second: Edminster    Vote: Unanimous    Abstaining: None
Speakers for item 16: Councilmember Brenda Stardig – supportive; Jane West, Ed Browne, Cyd Dillahunty, Ella Park, and Sherry Young – opposed.
C  PUBLIC HEARINGS

146  Barker Village Sec 2 partial replat no 3 and extension 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: Clark  Second: Garza  Vote: Unanimous  Abstaining: None

147  Heritage Place 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: Sikes  Vote: Unanimous  Abstaining: None

148  Lismar Estates replat no 1 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

149  Mangum Manor Sec 2 partial replat no 1 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: Porras-Pirtle  Second: Davis  Vote: Unanimous  Abstaining: None

150  Oak Park Ridge Sec 3 partial replat no 1 C3N  Defer
Staff recommendation: Defer the plat for two weeks for Chapter 42 planning standards and to allow applicant time to submit revised information.
Commission action: Deferred the plat for two weeks for Chapter 42 planning standards and to allow applicant time to submit revised information.
Motion: Clark  Second: Davis  Vote: Unanimous  Abstaining: None

151  Plainview Second Addition 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: Garza  Vote: Unanimous  Abstaining: None

152  Riverside Terrace Sec 6 partial replat no 1 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 approve the plat subject to the CPC 101 form conditions.
Motion: Davis  Second: Asakura  Vote: Unanimous  Abstaining: None
153 Terrace Brook Sec 1 partial replat no 1 and extension
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: Clark Vote: Unanimous Abstaining: None
Speaker for item 153: Mark Garcia – no position stated

154 Whispering Pines Estates partial replat no 6 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: Bryant Second: Clark Vote: Unanimous Abstaining: None

155 Whispering Pines Estates partial replat no 8
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: Bryant Vote: Unanimous Abstaining: None

D VARIANCES

156 Aliana GP
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: Forister Second: Tartt Vote: Unanimous Abstaining: None

157 Boulevard Place Sec 3 partial replat no 1
Staff recommendation: Grant the requested reduced building line of 3.5’ to a length of 34’ along San Felipe for the proposed covered patio structure.
Commission action: Granted the requested reduced building line of 3.5’ to a length of 34’ along San Felipe for the proposed covered patio structure.
Motion: Asakura Second: Porras-Pirtle Vote: Unanimous Abstaining: None

Commissioner Porras-Pirtle abstained and left the room.

158 Grand Morton South
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: Zakaria Second: Bryant Vote: Unanimous Abstaining: None

Commissioner Porras-Pirtle returned.

159 Harris County MUD no 171 Water Plant 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: Nelson Second: Asakura Vote: Unanimous Abstaining: None
160  HISD North Forest High School GP  GP  Approve
Staff recommendation: Grant the requested variance to allow excessive block length along Mesa Dr and deny the variance to allow excessive block length along the northern and southern boundary and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance to allow excessive block length along Mesa Dr and deny the variance to allow excessive block length along the northern and southern boundary and approve the plat subject to the CPC 101 form conditions.
Motion: Davis  Second: Jard  Vote: Carries  Abstaining: None
Opposed: Garza and Asakura
Speaker for item 160: Chuck Davis

161  Klein ISD Willow Lake Village Elementary School  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: Davis  Vote: Unanimous  Abstaining: None

162  Mills Road Business Park  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: Clark  Second: Alleman  Vote: Unanimous  Abstaining: None

163  Uptown North Sec 1  C3R  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: Alleman  Vote: Unanimous  Abstaining: None

E  SPECIAL EXCEPTIONS

164  Bering Place  C2  Approve
Staff recommendation: Grant the requested special exception subject to the reserve being designated as “Restricted Reserve-A restricted office use” and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested special exception subject to the reserve being designated as “Restricted Reserve-A restricted office use” and approve the plat subject to the CPC 101 form conditions.
Motion: Jard  Second: Zakaria  Vote: Unanimous  Abstaining: None
Speaker for item 164: Craig Murray- opposed

165  Laurel Park Sec 2  C3P  Withdrawn
RECONSIDERATION OF REQUIREMENTS

166  Aldine Westfield Business Park  C3P  Defer
Staff recommendation: Defer the plat for two weeks to allow time for further study and review and to coordinate with the applicant and Montgomery County with respect to the provision of a cul-de-sac for McGuinness Drive and access to the unplatted outtract.
Commission action: Deferred the plat for two weeks to allow time for further study and review and to coordinate with the applicant and Montgomery County with respect to the provision of a cul-de-sac for McGuinness Drive and access to the unplatted outtract.
Motion: Jard  Second: Tartt  Vote: Unanimous  Abstaining: None

167  Aliana Sec 38  C3P  Approve
Staff recommendation: Approve the requested variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the requested variance and approve the plat subject to the CPC 101 form conditions.
Motion: Forister  Second: Jard  Vote: Unanimous  Abstaining: None

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

EXTENSIONS OF APPROVAL

168  Bavaria Sec 5  EOA  Approve
169  Covenant Baptist Church  EOA  Approve
170  Eagle View  EOA  Approve
171  Fall Creek Lift Station No 5  EOA  Approve
172  Fry 529 Center  EOA  Approve
173  HCMUD No 321 Lift Station No 1  EOA  Approve
174  McKinney Green  EOA  Approve
175  Providence Classical School  EOA  Approve
176  Reservoir Acres partial replat no 1  EOA  Approve
177  Richmond Central  EOA  Approve
178  Saternalia Peristyle  EOA  Approve
179  Sunset Canyon Street Dedication Sec 1  EOA  Approve
180  Westfield Properties  EOA  Approve

NAME CHANGES

CERTIFICATES OF COMPLIANCE

181  19714 Live Oak N  COC  Approve
182  18653 Summer Hills Drive  COC  Approve
Staff recommendation: Approve staff’s recommendation for items 168-182.
Commission action: Approved staff’s recommendation for items 168-182.
Motion: Davis  Second: Bryant  Vote: Unanimous  Abstaining: None

ADMINISTRATIVE
NONE
K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

183 14520 Galveston Road  DPV Approve
Staff recommendation: Grant the requested variance and approve with the following conditions:
1. Applicant shall provide a copy of the emergency ingress egress access agreement at the time of multi-family site review inclusive of the words perpetual and non-exclusive
2. Emergency entrance must be constructed and in place prior to final inspection of the project

Commission action: Granted the requested variance and approved with the following conditions:
1. Applicant shall provide a copy of the emergency ingress egress access agreement at the time of multi-family site review inclusive of the words perpetual and non-exclusive
2. Emergency entrance must be constructed and in place prior to final inspection of the project
Motion: Alleman  Second: Garza  Vote: Unanimous  Abstaining: None

II. ESTABLISH A PUBLIC HEARING DATE OF JANUARY 8, 2015 for:
a. Bayou Fifth Sec 1
b. Bayou Fifth Sec 2
c. Bayou Fifth Sec 3
d. Lamar Terrace partial replat no 6
e. Pine Terrace Sec 2 partial replat no 1
f. Rayford Ridge Sec 1 partial replat no 1
g. Rocking Ranch replat no 1
h. Shady Acres extension no 3 partial replat no 5
i. Shadyvilla Addition no 1 Annex partial replat no 1
j. Towne Lake Sec 15 partial replat no 2 partial replat no 1

Staff recommendation: Establish a public hearing date of January 8, 2015 for items III a-j.
Commission action: Established a public hearing date of January 8, 2015 for items III a-j.
Motion: Clark  Second: Bryant  Vote: Unanimous  Abstaining: None

Commissioner Zakaria abstained and left the room.

III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 3217 MONTROSE BOULEVARD

Staff recommendation: Grant the requested variance for a reduced parking requirement of 38 spaces for the mix of uses proposed by the applicant.
Commission action: Granted the requested variance for a reduced parking requirement of 38 spaces for the mix of uses proposed by the applicant.
Motion: Davis  Second: Asakura  Vote: Carries  Abstaining: Garza

Speakers for item: Boris Popov and Nelli Nikova – opposed; Daniel Ellis

Commissioner Zakaria returned.

IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 2901 RUSK STREET

Staff recommendation: Defer the parking variance for two weeks to allow time for further study and review.
Commission action: Deferred the parking variance for two weeks to allow time for further study and review.
Motion: Jard  Second: Bryant  Vote: Unanimous  Abstaining: None
V. CONSIDERATION OF A LANDSCAPE VARIANCE FOR A PROPERTY LOCATED AT 2951 WILCREST DRIVE
Staff recommendation: Defer the landscape variance for two more weeks to allow time for applicant and staff to meet.
Commission action: Deferred the landscape variance for two more weeks to allow time for applicant and staff to meet.
Motion: Jard  Second: Asakura  Vote: Unanimous  Abstaining: None

VI. CONSIDERATION FOR THE DESIGNATION OF A SPECIAL PARKING AREA FOR THE MENIL COLLECTION AND CAMPUS
Staff recommendation: Allow for creation of an SPA boundary as proposed with additional requirements.
Commission action: Allowed for creation of an SPA boundary as proposed with additional requirements.
Motion: Asakura  Second: Garza  Vote: Unanimous  Abstaining: None
Speakers for item VI: Fred Sedgwick, Paul Terry, and Sheryl Kolasinski – supportive; David Manuel

VII. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR THE 1200-1300 BLOCK OF WELCH STREET (north and south sides)
Staff recommendation: Approve the consideration of a special minimum lot size block application for the 1200-1300 blocks of Welch Street (north and south sides) and forward to City Council.
Commission action: Approved the consideration of a special minimum lot size block application for the 1200-1300 blocks of Welch Street (north and south sides) and forwarded to City Council
Motion: Garza  Second: Asakura  Vote: Carries  Abstaining: None
Opposed: Porras-Pirtle, Tattt, Jard, Clark, Sikes, and Nelson
Speakers for item VII: Ellen Pollard, Delia Cuellar, Sarah Frazier, Jessica Brown, and Jim Pollard – supportive; Gail Rosenthal, Brad Shumay, and David Harberg – opposed

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

VIII. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR THE 600 BLOCK OF CORDELL STREET (east and west sides)
IX. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL BUILDING LINE BLOCK APPLICATION FOR THE 600 BLOCK OF CORDELL STREET (east and west sides)
Staff recommendation: Approve the consideration of a special minimum lot size block application and the special building line block application for the 600 block of Cordell Street (east and west sides) and forward to City Council.
Commission action: Approved the consideration of a special minimum lot size block application and the special building line block application for the 600 block of Cordell Street (east and west sides) and forwarded to City Council.
Motion: Jard  Second: Bryant  Vote: Unanimous  Abstaining: None

X. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR THE 1200 BLOCK OF ARCHER STREET (east and west sides)
Staff recommendation: Defer the application.
Commission action: Deferred the application.
Motion: Jard  Second: Bryant  Vote: Unanimous  Abstaining: None
XI. PUBLIC HEARING AND CONSIDERATION OF SPECIAL MINIMUM LOT SIZE BLOCK
APPLICATION FOR THE 1000-1200 BLOCK OF E. 28TH STREET (north and south sides)
This application was withdrawn by the applicant.

XII. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM BUILDING LINE
BLOCK APPLICATION FOR THE 1000-1200 BLOCK OF E. 28TH STREET
This application was withdrawn by the applicant.

XIII. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK
APPLICATION FOR THE 1200 BLOCK OF KING STREET (north and south sides)
Staff recommendation: Approve the consideration of a special minimum lot size block application for
the 1200 block of King Street (north and south sides) and forward to City Council.
Commission action: Approved the consideration of a special minimum lot size block application for
the 1200 block of King Street (north and south sides) and forwarded to City Council.
Motion: Asakura Second: Garza Vote: Unanimous Abstaining: None
Speaker for item XIII: Katie Wood - supportive

XIV. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA
APPLICATION FOR LINDALE PARK SUBDIVISION SECTIONS 3 AND 5
Staff recommendation: Approve the consideration of a special minimum lot size area application for
the Lindale Park Subdivision Sections 3 and 5 and forward to City Council.
Commission action: Approved the consideration of a special minimum lot size area application for the
Lindale Park Subdivision Sections 3 and 5 and forwarded to City Council.
Motion: Jard Second: Bryant Vote: Unanimous Abstaining: None
Speakers for item XIV- Gwyn Guidy, Virginia Duke, and Sylvia Cavazos - supportive

XV. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA
APPLICATION FOR CRESTWOOD SUBDIVISION
Staff recommendation: Approve the consideration of a special minimum lot size area application for
the Crestwood subdivision and forward to City Council.
Commission action: Approved the consideration of a special minimum lot size area application for the
Crestwood subdivision and forwarded to City Council.
Motion: Clark Second: Bryant Vote: Unanimous Abstaining: None
Speaker for item XV- Mike VanDusen - supportive

XVI. EXCUSE THE ABSENCES OF COMMISSIONER BOHAN
Commissioner Bohan’s absences were excused.
Motion: Garza Second: Bryant Vote: Unanimous Abstaining: None

XVII. PUBLIC COMMENT
Roger Brown addressed the Commission regarding his opposition of agenda items XI and XII which
were withdrawn by the applicant.

XVIII. ADJOURNMENT
There being no further business brought before the Chair, Mark Kilkenny adjourned the meeting at
5:26 p.m.
Motion: Clark Second: Garza Vote: Unanimous Abstaining: None

Mark Kilkenny, Chair
Patrick Walsh, Secretary