

Minutes of the Houston Planning Commission

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

December 18, 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	Absent
Fernando Brave	
Kenneth Bohan	Absent
Antoine Bryant	Absent
Lisa Clark	Absent
Truman C. Edminster III	Absent
James R. Jard	
Paul R. Nelson	
Linda Porrás-Pirtle	
Algenita Davis	
Mike Sikes	
Martha Stein	
Eileen Subinsky	Absent
Blake Tartt III	Absent
Shaukat Zakaria	
Mark Mooney for James Noack	Absent
Clay Forister for The Honorable Grady Prestage	
Raymond Anderson for The Honorable Ed Emmett	Absent

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 DECEMBER 4, 2014 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the December 4, 2014 Planning Commission meeting minutes.

Motion: **Sikes** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

I. PLATTING ACTIVITY (Consent items A and B, 1- 131)

Items removed for separate consideration: **14, 15, 66, 67, 68, 80 and 111.**

Staff recommendation: Approve staff's recommendations for items **1 – 131** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 131** subject to the CPC 101 form conditions.

Motion: **Garza** Second: **Brave** Vote: **Unanimous** Abstaining: **None**

Commissioners Alleman, abstained and left the room.

Staff recommendation: Approve staff's recommendation to approve items **14, 15, 66, 67, 68, 80 and 111** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation to approve items **14, 15, 66, 67, 68, 80 and 111** subject to the CPC 101 form conditions.

Motion: **Sikes** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

Commissioners Alleman returned.

Agenda item VIII was taken out of order and addressed at this time.

VIII CONSIDERATION OF A HOTEL MOTEL VARIANCE FOR A REGENCY INN & SUITES LOCATED AT 12855 S. POST OAK ROAD

Staff recommendation: Deny the requested variance for a hotel motel variance at 12855 S. Post Oak Road by the applicant.

Commission action: Denied the requested variance for a hotel motel variance at 12855 S. Post Oak Road by the applicant.

Motion: **Jard** Second: **Brave** Vote: **Unanimous** Abstaining: **None**

Speakers for item: Council Member Larry Green and Donald Perkins – opposed; Ronald Campana - supportive

C PUBLIC HEARINGS

132 Broad Oaks partial replat No. 7

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: **Alleman** Vote: **Unanimous** Abstaining: **None**

133 Craig Woods partial replat no. 13

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**

- 134 Ella Estates replat no 1** **C3N** **Approve**
 Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.
 Commission action: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.
 Motion: **Jard** Second: **Davis** Vote: **Unanimous** Abstaining: **None**
- 135 Lamar Terrace partial replat no 5** **C3N** **Approve**
 Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
 Commission action: Approve the plat subject to the CPC 101 form conditions.
 Motion: **Nelson** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**
- 136 Lismar Estates replat no 1** **C3N** **Approve**
 Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
 Commission action: Approve the plat subject to the CPC 101 form conditions.
 Motion: **Garza** Second: **Sikes** Vote: **Unanimous** Abstaining: **None**
- 137 Long Point Woods Sec 1 partial replat no 1** **C3N** **Disapprove**
 Staff recommendation: Disapprove the plat.
 Commission action: Disapproved the plat.
 Motion: **Stein** Second: **Garza** Vote: **Unanimous** Abstaining: **None**
- 138 Mangum Manor Sec 2 partial replat no 1** **C3N** **Withdrawn**
- 139 Melody Oaks partial replat no 13** **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: **Alleman** Vote: **Unanimous** Abstaining: **None**
- 140 Oak Park Ridge Sec 3 partial replat no 1** **C3N** **Approve**
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: **Alleman** Second: **Sikes** Vote: **Unanimous** Abstaining: **None**
- 141 Pecore Industrial** **C3N** **Withdrawn**
- 142 Westbrooke Cornerbrook Apartments 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: **Nelson** Second: **Brave** Vote: **Unanimous** Abstaining: **None**
 Speaker for item 142 Peter Evans opposed, Warren Escovy (applicant) supportive
- 143 Winfield Lakes Sec 17 partial replat no 1** **C3N** **Defer**
Replat no 1
 Staff recommendation: Defer the plat for three weeks for additional information.
 Commission action: Deferred the plat for three weeks for additional information.
 Motion: **Jard** Second: **Forister** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

144 Ahmed Realty **C2R** **Defer**
Staff recommendation: Defer the plat for three weeks for additional information.
Commission action: Deferred the plat for three weeks for additional information.
Motion: Jard **Second:** Zakaria **Vote:** Unanimous **Abstaining:** None

145 Gloria's Restaurant **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 approve the plat subject to the CPC 101 form conditions.
Motion: Davis **Second:** Brave **Vote:** Unanimous **Abstaining:** None

146 Cypress North Houston Road Street Dedication Sec 3 **C3P** **Approve**
Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.
Commissioner Alleman abstained and left the room.
Motion: Garza **Second:** Porras-Pirtle **Vote:** Unanimous **Abstaining:**
Alleman

Commissioner Alleman returned.

147 Goode Company Bartlett replat no 1 **C2R** **Approve**
Staff recommendation: Grant the requested variances to allow dual building line along Kirby Drive and Bartlett, to allow the existing statute to encroach into the visibility triangle and to allow a 3 foot building line for the canopy along Bartlett, but deny the variance to allow a 0' building line for the trellis along Bartlett 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.
Speaker on item 147: Levi Goode, applicant- supportive
Motion: Jard **Second:** Davis **Vote:** Carries **Abstaining:** None
Opposed: Porras-Pirtle

148 Grand Morton South **C2** **Approve**
Staff recommendation: Grant the requested variance to not extend Williams chase Drive, Deny the requested variance to not extend Stratford House Lane and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance to not extend Williams chase Drive and to not extend Stratford House Lane and approve the plat subject to the CPC 101 form conditions.
Motion: Zakaria **Second:** Davis **Vote:** Unanimous **Abstaining:** None
Speaker for item 148: Stan Beard, applicant- supportive

149 Hobby Autoport **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: Porras-Pirtle **Second:** Stein **Vote:** Unanimous **Abstaining:** None

150 Komorebi Court **C2R** **Defer**
Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Deferred the plat for three weeks for applicant to meet with speaker.
Motion: **Jard** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**

151 Louetta Mini Storage **C2** **Defer**
Staff recommendation: Defer for further study and review.
Commission action: Deferred for further study and review.
Motion: **Anderson** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

152 Parkway at Eldridge Sec 4 **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: **Sikes** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

Items 153 and VI are taken together at this time.

153 Saudi Arabia Royal Consulate **C2R** **Disapprove**
Staff recommendation: Deny the requested variance the requested landscape variance.
Commission action: Denied the requested variance and requested landscape variance.
Motion: **Jard** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**
Speaker on item 153 and VI: Nicole Bowden (applicant)

154 Shreeram **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: **Stein** Second: **Sikes** Vote: **Unanimous** Abstaining: **None**

155 Spring at Taylor **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: **Garza** Second: **Davis** Vote: **Carries** Abstaining: **Porras-Pirtle**

156 Spring Cypress at Louetta Apartments **C2** **Defer**
Staff recommendation: Defer at applicant's request.
Commission action: Deferred at applicant's request.
Motion: **Brave** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

A motion to reconsider item 150 to allow for speaker was made at this time.
Motion: **Jard** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

E SPECIAL EXCEPTIONS NONE

157 Aldine Westfield Business Park C3P Withdrawn

F RECONSIDERATION OF REQUIREMENTS

158 Fairfield Village South Sec 15 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 approve the plat subject to the CPC 101 form conditions.

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

159 Pearl on Helena C2R 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: Davis Second: Garza Vote: Unanimous Abstaining: None

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

G EXTENSIONS OF APPROVAL

160 Aldine ISD Compass EOA Approve

161 Greens at Waverly East Addition EOA Approve

162 Teran Estate EOA Approve

163 Vintage Preserve East EOA Approve

164 Wong Estates EOA Approve

H NAME CHANGES

I CERTIFICATES OF COMPLIANCE

165 23555 Ivy Ridge COC Approve

Staff recommendation: Approve staff's recommendation for items 160-165.

Commission action: Approved staff's recommendation for items 166-165.

Motion: Davis Second: Stein Vote: Carries Abstaining: Alleman
abstained on 160; Porrás-Pirtle abstained on 163

J ADMINISTRATIVE
NONE

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

166 617 Fargo Street DPV Approve

Staff recommendation: Deny the requested variance.

Commission action: Approved the requested variance.

Motion: Stein Second: Davis Vote: Carries Abstaining: None

Opposed: Alleman, Brave, Jard, Porrás-Pirtle, and Sikes

Speakers for item 166: Liz Milstead, Richard Nunez, and Michele Nunez – supportive

167 3818 Rosalie Street	DPV	Approve
Staff recommendation: Grant the requested variance. Commission action: Granted the requested variance. Motion: Jard Second: Davis	Vote: Unanimous	Abstaining: None
168 6611 Supply Row	DPV	Approve
Staff recommendation: Grant the requested variance. Commission action: Granted the requested variance. Motion: Davis Second: Porras-Pritle	Vote: Unanimous	Abstaining: None
169 128 West 17th Street	DPV	Approve
Staff recommendation: Grant the requested variance. Commission action: Granted the requested variance. Motion: Jard Second: Sikes	Vote: Unanimous	Abstaining: None

II. ESTABLISH A PUBLIC HEARING DATE OF JANUARY 22, 2015 for:

- a. Braeburn Gardens partial replat no 1
- b. Briardale partial replat no 2
- c. Castle Rock Reserve Southwest
- d. Cinco Ranch Southwest Sec 32 partial replat no 1
- e. Craig Woods partial replat no 15
- f. Hamill Ranch Sec 1 partial replat no 1
- g. Hidden Oaks partial replat no 5
- h. Hyde Park Heights replat no 1
- i. Parkway Lakes Sec 1 partial replat no 3
- j. Plainview partial replat 1
- k. Shadyvilla Addition no 2 partial replat no 1
- l. Southgate Addition Sec no 3 replat no 1 partial replat no 2
- m. Wheeler Avenue Baptist Church Central
- n. Wheeler Avenue Baptist Church South

Staff recommendation: Establish a public hearing date of January 22, 2015 for items III a-n.
Commission action: Established a public hearing date of January 22, 2015 for items III a-n.
Motion: **Davis** Second: **Brave** Vote: **Unanimous** Abstaining: **None**

III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 1101 QUITMAN

Staff recommendation: Defer the plat to allow time for the applicant to submit revised information.
Commission action: Deferred the plat to allow time for the applicant to submit revised information.
Motion: **Jard** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**

IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE LOCATED AT 7504 BISSONNET

Staff recommendation: Defer the plat to allow time for the applicant to submit revised information.
Commission action: Deferred the plat to allow time for the applicant to submit revised information.
Motion: **Jard** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

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

Staff recommendation: Approve the requested variance.
Commission action: Approved the requested variance.

Motion: **Jard** Second: **Davis** Vote: **Unanimous** Abstaining: **None**

VI. CONSIDERATION OF A LANDSCAPE VARIANCE FOR A PROPERTY LOCATED AT 2951 WILCREST DRIVE

This item was acted on earlier in the meeting with variance item 153.

VII. CONSIDERATION OF A LANDSCAPE VARIANCE FOR A PROPERTY LOCATED AT 790 AUSTIN STREET (HSPVA High School)

Staff recommendation: Grant the requested variance.

Commission action: Granted the requested variance.

Motion: **Davis** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

VIII. CONSIDERATION OF A HOTEL MOTEL VARIANCE FOR A REGENCY INN & SUITES LOCATED AT 12855 S. POST OAK ROAD

Staff recommendation: Grant the requested variance.

Commission action: Granted the requested variance.

Motion: **Davis** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

IX. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR GLENCOVE SUBDIVISION SECTIONS 2 AND 3

Staff recommendation: Approve the consideration of a special minimum lot size area application for Glencove Subdivision Sections 2 and 3 and forward to City Council.

Commission action: Approved the consideration of a special minimum lot size area application for Glencove Subdivision Sections 2 and 3 and forwarded to City Council.

Motion: **Davis** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

Agenda items X and XI were taken together at this time.

X. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR THE 700 BLOCK OF CORDELL STREET (east and west sides)

XI. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL BUILDING LINE BLOCK APPLICATION FOR THE 700 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 700 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 700 block of Cordell Street (east and west sides) and forwarded to City Council.

Motion: **Jard** Second: **Brave** Vote: **Unanimous** Abstaining: **None**

Speakers for item X and XI- Jennifer McNamara, Brant McNamara and Robert Koehl - supportive

XII. Consideration of the Appeal of the Decision of the Houston Archaeological and Historical Commission on November 20, 2014 for a Certificate of Appropriateness for 605 Courtlandt St/3500 White Oak Drive – Houston Heights Historic District South

Staff recommendation: No recommendation given.

Commission action: Deferred for three weeks to allow staff time to review new material provided by the applicant.

Motion: **Jard** Second: **Nelson** Vote: **Carries** Abstaining: **None**

Opposed: **Garza**

Speaker for item XII- Tim Kirwin, applicant

XIII. EXCUSE THE ABSENCES OF COMMISSIONER SUBINSKY

Commissioner Subinsky's absences were excused.

Motion: **Garza**

Second: **Brave**

Vote: **Unanimous**

Abstaining: **None**

XIV. PUBLIC COMMENT

NONE

XV. ADJOURNMENT

There being no further business brought before the Chair, Mark Kilkeny adjourned the meeting at 5:44 p.m.

Motion: **Garza**

Second: **Brave**

Vote: **Unanimous**

Abstaining: **None**


Mark Kilkeny, Chair


Patrick Walsh, Secretary