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 Porras-Pirtle
Algenita Davis
Mike Sikes
Martha Stein
Eileen Subinsky Absent
Blake Tartt III Absent
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 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
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
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

C3N Approve
<table>
<thead>
<tr>
<th>No.</th>
<th>Item Description</th>
<th>Recommendation</th>
<th>Action</th>
</tr>
</thead>
<tbody>
<tr>
<td>134</td>
<td>Ella Estates replat no 1</td>
<td>C3N</td>
<td>Approve</td>
</tr>
<tr>
<td></td>
<td>Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Commission action: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Motion: Jard</td>
<td>Second: Davis</td>
<td>Vote: Unanimous</td>
</tr>
<tr>
<td>135</td>
<td>Lamar Terrace partial replat no 5</td>
<td>C3N</td>
<td>Approve</td>
</tr>
<tr>
<td></td>
<td>Staff recommendation: Approve the plat subject to the CPC 101 form conditions.</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Commission action: Approve the plat subject to the CPC 101 form conditions.</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Motion: Nelson</td>
<td>Second: Alleman</td>
<td>Vote: Unanimous</td>
</tr>
<tr>
<td>136</td>
<td>Lismar Estates replat no 1</td>
<td>C3N</td>
<td>Approve</td>
</tr>
<tr>
<td></td>
<td>Staff recommendation: Approve the plat subject to the CPC 101 form conditions.</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Commission action: Approve the plat subject to the CPC 101 form conditions.</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Motion: Garza</td>
<td>Second: Sikes</td>
<td>Vote: Unanimous</td>
</tr>
<tr>
<td>137</td>
<td>Long Point Woods Sec 1 partial replat no 1</td>
<td>C3N</td>
<td>Disapprove</td>
</tr>
<tr>
<td></td>
<td>Staff recommendation: Disapprove the plat.</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Commission action: Disapproved the plat.</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Motion: Stein</td>
<td>Second: Garza</td>
<td>Vote: Unanimous</td>
</tr>
<tr>
<td>138</td>
<td>Mangum Manor Sec 2 partial replat no 1</td>
<td>C3N</td>
<td>Withdrawn</td>
</tr>
<tr>
<td>139</td>
<td>Melody Oaks partial replat no 13</td>
<td>C3N</td>
<td>Approve</td>
</tr>
<tr>
<td></td>
<td>Staff recommendation: Approve the plat subject to the CPC 101 form conditions.</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Commission action: Approved the plat subject to the CPC 101 form conditions.</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Motion: Garza</td>
<td>Second: Alleman</td>
<td>Vote: Unanimous</td>
</tr>
<tr>
<td>140</td>
<td>Oak Park Ridge Sec 3 partial replat no 1</td>
<td>C3N</td>
<td>Approve</td>
</tr>
<tr>
<td></td>
<td>Replat no 1</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Commission action: Granted the requested variance and approved the plat subject to the CPC 101 form conditions.</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Motion: Alleman</td>
<td>Second: Sikes</td>
<td>Vote: Unanimous</td>
</tr>
<tr>
<td>141</td>
<td>Pecore Industrial</td>
<td>C3N</td>
<td>Withdrawn</td>
</tr>
<tr>
<td>142</td>
<td>Westbrooke Cornerbrook Apartments replat no 1</td>
<td>C3N</td>
<td>Approve</td>
</tr>
<tr>
<td></td>
<td>Staff recommendation: Approve the plat subject to the CPC 101 form conditions.</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Commission action: Approved the plat subject to the CPC 101 form conditions.</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Motion: Nelson</td>
<td>Second: Brave</td>
<td>Vote: Unanimous</td>
</tr>
<tr>
<td></td>
<td>Speaker for item 142 Peter Evans opposed, Warren Escovy (applicant) supportive</td>
<td></td>
<td></td>
</tr>
<tr>
<td>143</td>
<td>Winfield Lakes Sec 17 partial replat no 1</td>
<td>C3N</td>
<td>Defer</td>
</tr>
<tr>
<td></td>
<td>Replat no 1</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Staff recommendation: Defer the plat for three weeks for additional information.</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Commission action: Deferred the plat for three weeks for additional information.</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Motion: Jard</td>
<td>Second: Forister</td>
<td>Vote: Unanimous</td>
</tr>
</tbody>
</table>
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
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; Porras-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, Porras-Pirtle, and Sikes
Speakers for item 166: Liz Milstead, Richard Nunez, and Michele Nunez – supportive
167  3818 Rosalie Street
Staff recommendation: Grant the requested variance.
Commission action: Granted the requested variance.
Motion: Jard  Second: Davis  Vote: Unanimous  Abstaining: None

DPV  Approve

168  6611 Supply Row
Staff recommendation: Grant the requested variance.
Commission action: Granted the requested variance.
Motion: Davis  Second: Porras-Pritle  Vote: Unanimous  Abstaining: None

DPV  Approve

169  128 West 17th Street
Staff recommendation: Grant the requested variance.
Commission action: Granted the requested variance.
Motion: Jard  Second: Sikes  Vote: Unanimous  Abstaining: None

DPV  Approve

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 2
   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.
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 Kilkenny adjourned the meeting at 5:44 p.m.
    Motion: Garza    Second: Brave    Vote: Unanimous    Abstaining: None

Mark Kilkenny, Chair

Patrick Walsh, Secretary