

Minutes of the Houston Planning Commission

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

January 22, 2015
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 2:33 p.m. with a quorum present.

Mark A. Kilkenny, Chair

M. Sonny Garza

Susan Alleman

Fernando Brave

Kenneth Bohan

Antoine Bryant

Absent

Lisa Clark

Truman C. Edminster III

James R. Jard

Paul R. Nelson

Linda Porrás-Pirtle

Absent

Algenita Davis

Arrived at 2:53 p.m. during item 79

Mike Sikes

Martha Stein

Eileen Subinsky

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 JANUARY 8, 2015 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the January 8, 2015 Planning Commission meeting minutes.

Motion: **Clark** Second: **Brave** Vote: **Carries** Abstaining: **Stein**

APPROVAL OF THE JANUARY 8, 2015 PLANNING COMMISSION EXECUTIVE MEETING MINUTES

Commission action: Approved the January 8, 2015 Planning Commission Executive meeting minutes.

Motion: **Clark** Second: **Subinsky** Vote: **Carries** Abstaining: **Stein**

I. PRESENTATION ON THE JANUARY 2015 SEMI ANNUAL REPORT OF THE CAPITAL ADVISORY COMMITTEE ON IMPACT FEES

Presentation was given by Rudy Moreno, Deputy Assistant Director, Public Works and Engineering Department.

Commission action: Considered the January 2015 Semi Annual Report of the Capital Advisory Committee on Impact Fees and forwarded to City Council.

Motion: **Zakaria** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**

II. PRESENTATION AND CONSIDERATION OF THE JANUARY 2015 SEMI ANNUAL REPORT OF THE CAPITAL ADVISORY COMMITTEE ON DRAINAGE IMPACT FEES

Presentation was given by Rudy Moreno, Deputy Assistant Director, Public Works and Engineering Department.

Commission action: Considered the January 2015 Semi Annual Report of the Capital Advisory Committee on Drainage Impact Fees and forwarded to City Council.

Motion: **Zakaria** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**

III. PLATTING ACTIVITY (Consent items A and B, 1-76)

Items removed for separate consideration: **17, 18, 33, 43, 46, and 54.**

Staff recommendation: Approve staff's recommendations for items **1 – 76** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 76** subject to the CPC 101 form conditions.

Motion: **Clark** Second: **Subinsky** Vote: **Unanimous** Abstaining: **None**

Commissioners Alleman, Clark and Edminster abstained and left the room.

Staff recommendation: Approve staff's recommendation to approve items **17, 18, 33, 43, 46, and 54** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation to approve items **17, 18, 33, 43, 46, and 54** subject to the CPC 101 form conditions.

Motion: **Bohan** Second: **Subinsky** Vote: **Unanimous** Abstaining: **None**

Commissioners Alleman, Clark, and Edminster returned.

C PUBLIC HEARINGS

- 77 Bayou Fifth Sec 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: **Jard** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**
Speakers for item 77: Robert Meaney – undecided; Mary Lou Henry, applicant
- 78 Bayou Fifth Sec 3 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: **Clark** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**
- 79 Braeburn Gardens partial replat no 1 C3N Defer**
Staff recommendation: Defer the plat for two weeks to allow applicant time to coordinate with staff and the Legal department and submit revised information.
Commission action: Defer the plat for two weeks to allow applicant time to coordinate with staff and the Legal department and submit revised information.
Motion: **Bohan** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**
- 80 Castle Rock Reserve Southwest 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**
Speakers for item 80: Chris Patterson, applicant; Leslie Hart
- 81 Craig Woods partial replat no 15 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**
- 82 Hamill Ranch Sec 1 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: **Davis** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**
- 83 Hidden Oaks replat no 2 partial replat no 5 C3N 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: **Edminster** Second: **Bohan** Vote: **Unanimous** Abstaining: **None**
- 84 Hyde Park Heights 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: **Clark** Second: **Tartt** Vote: **Unanimous** Abstaining: **None**

85 Plainview 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**

86 Rayford Ridge Sec 1 partial replat no 1 C3N 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: **Mooney** Second: **Tartt** Vote: **Unanimous** Abstaining: **None**

87 Shadyvilla Addition no 2 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: **Stein** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**
Speaker for item 87: Donald Henderson

88 Southgate Addition Sec no 3 replat no 1 C3N Approve
partial replat no 2
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**

89 Wheeler Avenue Baptist Church Central C3N Defer
Staff recommendation: Defer the plat for two weeks to allow time for additional information to be provided.
Commission action: Deferred the plat for two weeks to allow time for additional information to be provided.
Motion: **Jard** Second: **Davis** Vote: **Unanimous** Abstaining: **None**

90 Wheeler Avenue Baptist Church South C3N Defer
Staff recommendation: Defer the plat for two weeks to allow time for additional information to be provided.
Commission action: Deferred the plat for two weeks to allow time for additional information to be provided.
Motion: **Jard** Second: **Davis** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

91 Brittmoore Place C3R Approve
Staff recommendation: Grant the requested variance to not extend and not terminate with a cul-de-sac, Kersten Drive and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance to not extend and not terminate with a cul-de-sac, Kersten Drive and approved the plat subject to the CPC 101 form conditions.
Motion: **Clark** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

92 City Centre at Midtown 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: **Edminster** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

- 93 Cypress Oaks Sec 2** **C3R** **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.
 Motion: **Garza** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
- 94 Dowling Green** **C2R** **Defer**
 Staff recommendation: Grant the requested 15' building line variance along Dowling Street and as condition of approval the applicant must provide minimum 6' sidewalk, 3" caliper street trees, and fence must be decorative and semi-opaque.
 Commission action: Deferred the plat for two weeks to allow time for additional information and clarification on expansion plan for Dowling.
 Motion: **Davis** Second: **Jard** Vote: **Unanimous** Abstaining: **None**
- 95 Fall Creek GP** **GP** **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.
 Motion: **Alleman** Second: **Subinsky** Vote: **Unanimous** Abstaining: **None**
- 96 Fore Washington Apartments** **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: **Jard** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
- 97 Houston Views** **C2** **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: **Jard** Second: **Tartt** Vote: **Unanimous** Abstaining: **None**
- 98 Oakcrest North at Wildwood GP** **GP** **Defer**
 Staff recommendation: Defer the plat for two weeks for additional information.
 Commission action: Deferred the plat for two weeks for additional information.
 Motion: **Alleman** Second: **Subinsky** Vote: **Unanimous** Abstaining: **None**
- 99 Spring Ridge Office Condominiums** **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: **Alleman** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

E SPECIAL EXCEPTIONS NONE

100 Azalea District Sec 3 C3P Approve
Staff recommendation: Grant the requested special exception to allow 551.86 feet for minimum intersection spacing and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested special exception to allow 551.86 feet for minimum intersection spacing and approved the plat subject to the CPC 101 form conditions.
Motion: **Clark** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**

F RECONSIDERATION OF REQUIREMENTS

101 Gateway 290 Business Park C2 Defer
Staff recommendation: Defer the plat for two weeks to allow applicant time to submit revised information.
Commission action: Deferred the plat for two weeks to allow applicant time to submit revised information.
Motion: **Garza** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

102 Greenhouse Road Apartments C3F 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: **Jard** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**

103 Studemont Junction C2R Approve
Staff recommendation: Grant the requested reconsideration of requirement to allow ROW to be dedicated to Lakin Street; grant the requested variance to not dedicate widening for the remaining portion of Court Street and approve the plat subject to the CPC 101 form conditions.
Commission action: Denied the requested reconsideration of requirement to allow ROW to be dedicated to Lakin Street; granted the requested variance not to dedicate widening for the remaining portion of Court Street and approved the plat subject to the CPC 101 form conditions.
Motion: **Davis** Second: **Brave** Vote: **Carries** Abstaining: **None**
Opposed: **Clark, Edminster, Jard and Stein**
Speakers for item 103: Tom Davis, Josh Aruh, and Helen Huey – supportive; Cora Johnson- no position stated

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

G EXTENSIONS OF APPROVAL

104	Bradbury Forest Sec 7	EOA	Approve
105	Brenwood South Sec 2	EOA	Approve
106	Park at Northgate Crossing Sec 3 partial replat No 1 and Extension	EOA	Approve
107	PCI Atascocita Ltd	EOA	Approve
108	Plantation Lakes Sec 22	EOA	Approve
109	World Tech Auto Expansion	EOA	Approve

H NAME CHANGES

110 Ashland Trails (prev. Tulane Ash) NC Approve

I CERTIFICATES OF COMPLIANCE

111 24582 Wayne Road COC Approve
112 26455 Lantern Lane COC Approve

Staff recommendation: Approve staff's recommendation for items **104-112**.

Commission action: Approved staff's recommendation for items **104-112**.

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

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

113 3402 Blalock Road DPV Approve

Staff recommendation: Grant the requested variance to allow a 10' building line for the construction of a wooden awning instead of the required 25' building line.

Commission action: Granted the requested variance to allow a 10' building line for the construction of a wooden awning instead of the required 25' building line.

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

114 3842 Piping Rock Lane DPV Defer

Staff recommendation: Defer the application for further study and review of the proposed site plan.

Commission action: Deferred the application for further study and review of the proposed site plan.

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

115 4003 Tartan Lane DPV Approve

Staff recommendation: Grant the requested variance with condition that proposed new garage must take vehicular access from the existing circular drive along Tartan Lane.

Commission action: Granted the requested variance without stipulation of circular driveway.

Motion: **Stein** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**

Speaker for item 115: Will Lincoln, applicant

116 2334 Valkeith Drive DPV Approve

Staff recommendation: Grant the requested variance.

Commission action: Granted the requested variance.

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

Commission Chair acknowledged that a speaker for item 115 was overlooked and a motion to reconsider this item was made.

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

IV. ESTABLISH A PUBLIC HEARING DATE OF FEBRUARY 19, 2015 for:

- a. Allendale Townsite Sec A partial replat no 1
- b. Aldine ISD Greenspoint Complex
- c. Glendower Court partial replat no 2
- d. North Main Parking Reserve
- e. Oakcrest North Sec 5 partial replat no 3 and Extension
- f. Remington Ranch Sec 27
- g. Summit Place Addition partial replat no 1
- h. Willowcreek Ranch Sec 1 partial replat no 1

Staff recommendation: Establish a public hearing date of February 19, 2015 for items III a-h.

Commission action: Established a public hearing date of February 19, 2015 for items III a-h.

Motion: **Subinsky** Second: **Bohan** Vote: **Unanimous** Abstaining: **None**

V. Consideration of an Off-Street Parking Variance for a property located at 520 Mercury Drive (Furr High School)

Staff recommendation: Defer the application for two weeks to allow time for the applicant to provide the PWE approved copy of the utility letter for the proposed new construction.

Commission action: Deferred the application for two weeks to allow time for the applicant to provide the PWE approved copy of the utility letter for the proposed new construction.

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

**VI. PUBLIC COMMENT
NONE**

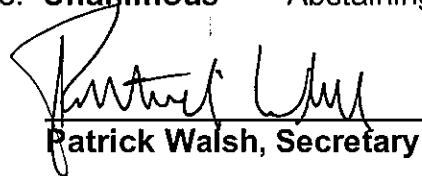
VII. ADJOURNMENT

There being no further business brought before the Chair, Mark Kilkenney adjourned the meeting at 4:57 p.m.

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



Mark Kilkenney, Chair



Patrick Walsh, Secretary