Minutes of the Houston Planning Commission

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

February 5, 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
Lisa Clark
Truman C. Edminster III
James R. Jard
Paul R. Nelson
Linda Porras-Pirtle
Algenita Davis
Mike Sikes
Martha Stein
Eileen Subinsky
Blake Tattt 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 22, 2015 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the January 22, 2015 Planning Commission meeting minutes.
    Motion: Subinsky    Second: Clark    Vote: Carries    Abstaining: Porras-Pirtle

I. PLANNING TODAY
Presentation was given by Patrick Walsh, Director, Planning and Development Department.

II. PLATING ACTIVITY    (Consent items A and B, 1-99)

Item 45 was taken separately to allow time for speakers. Items removed for separate consideration:
36, 37, 59, 62, 64, 65, 66, and 67.
Staff recommendation: Approve staff’s recommendations for items 1 – 99 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1 – 99 subject to the CPC 101 form conditions.
    Motion: Garza    Second: Nelson    Vote: Unanimous    Abstaining: None

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

Staff recommendation: Approve staff’s recommendation to approve items 36, 37, 59, 62, 64, 65, 66, and 67 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendation to approve items 36, 37, 59, 62, 64, 65, 66, and 67 subject to the CPC 101 form conditions.
    Motion: Porras-Pirtle    Second: Stein    Vote: Unanimous    Abstaining: None

Commissioners Anderson, Clark, and Edminster returned.

Item 45 was taken at this time.

45  Padfield Estates  C3F  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: Jard    Second: Nelson    Vote: Unanimous    Abstaining: None
Speakers for item 45: Chris Weekly, applicant – supportive; Nan Tatum, Jenn Allen, Judy Allen, Gail Saywer, Carolyn Wessels, Richard Rexroad, Lilo Kubena, Mary Carr, Janice Hall, Miles Mohnkern, Mike Mattalino, and Al Allen - opposed

C PUBLIC HEARINGS

100  Braeburn Gardens partial 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: Bryant    Second: Clark    Vote: Unanimous    Abstaining: None
101 Colina Homes on West 24th Street replat no 1
C3N
Defer
Staff recommendation: Defer the plat for two weeks to allow time for applicant to provide revised information.
Commission action: Deferred the plat for two weeks to allow time for applicant to provide revised information.
Motion: Garza Second: Edminster Vote: Unanimous Abstaining: None

102 Harvard Center
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: Edminster Second: Bryant Vote: Unanimous Abstaining: None

103 Hidden Oaks replat no 2 partial replat no 5 C3N
Defer
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Deferred the plat for two weeks to allow time to hear additional information from residents.
Motion: Jard Second: Brave Vote: Unanimous Abstaining: None
Speakers for item 103: Michael Villemarette and Lan Meggs- no position stated

104 Honeycomb Ridge replat no 1
C3N
Defer
Staff recommendation: Defer the plat for two weeks to allow time for further study and legal review of separately filed deed restrictions.
Commission action: Deferred the plat for two weeks to allow time for further study and legal review of separately filed deed restrictions.
Motion: Mooney Second: Bryant Vote: Unanimous Abstaining: None

105 Rayford Ridge Sec 1 partial replat no 1 C3N
Withdrawn

106 Shops at Cinco Spring Green 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: Sikes Vote: Unanimous Abstaining: None
Speaker for item 106: Viet Nguyen – no position stated

Commissioner Edminster abstained and left the room.

107 Towne Lake Sec 32 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: Porras Second: Clark Vote: Unanimous Abstaining: None

Commissioner Edminster returned.

108 Treviso 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: Garza Second: Davis Vote: Unanimous Abstaining: None
Speakers for item 108: LaDonna Mueller – undecided; Virginia Evans
109 Wheeler Avenue Baptist Church Central 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: Davis Second: Bohan Vote: Unanimous Abstaining: None

110 Wheeler Avenue Baptist Church South 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: Bryant Vote: Unanimous Abstaining: None

111 Woodland Heights partial replat no 3 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: Zakaria Second: Edminster Vote: Unanimous Abstaining: None

D VARIANCES

112 Bow Zone LLC C2 Approve
Staff recommendation: Grant the requested variance to not extend and not terminate with a cul-de-sac, Tree Bright Lane 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, Tree Bright Lane and approved the plat subject to the CPC 101 form conditions.
Motion: Clark Second: Bryant Vote: Unanimous Abstaining: None

113 City Centre at Midtown C2R Defer
Staff recommendation: Deter 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: Garza Vote: Unanimous Abstaining: None

114 Dowling Green C2R Approve
Staff recommendation: Grant the requested 15’ building line variance along Dowling Street and approve the plat subject to the CPC 101 form conditions.
Commission action: Grant the requested 15’ building line variance along Dowling Street and approved the plat subject to the CPC 101 form conditions.
Motion: Subinsky Second: Jard Vote: Carries Abstaining: None Opposed: Davis

115 Fore Washington Apartments C2R Approve
Staff recommendation: Grant the requested variances and approve the plat subject to the CPC 101 form conditions
Commission action: Denied the requested variances and approved the plat subject to the CPC 101 form conditions
Motion: Jard Second: Garza Vote: Unanimous Abstaining: None
Speaker for item 115: Patrick Byrne and Johnathan Cornelius – supportive; Tom Dornbusch and Jane West – opposed; Meg Poissant – no position stated

116 George R. Brown Convention Center 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: Edminster Second: Jard Vote: Unanimous Abstaining: None
117  Houston Heights Partial replat no 13  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: Porras-Pirtle  Second: Bryant  Vote: Unanimous  Abstaining: None

118  Houston Views  C2  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: Bryant  Second: Subinsky  Vote: Unanimous  Abstaining: None

119  Murphy USA Store No 297  C2R  Defer
Staff recommendation: Defer the plat for two weeks to allow time for applicant to submit revised information.
Commission action: Deferred the plat for two weeks to allow time for applicant to submit revised information.
Motion: Jard  Second: Bryant  Vote: Unanimous  Abstaining: None

120  Oakcrest North at Wildwood GP  GP  Defer
Staff recommendation: Grant the requested variance and approve the general plan subject to the entire collector street system having a 60' ROW and for lots not to take direct access from any portion of this proposed collector street.
Commission action: Granted the requested variance and approved the general plan subject to providing 60' ROW for the collector street and having a 25' BL for lots fronting on the collector street.
Motion: Jard  Second: Tarr  Vote: Unanimous  Abstaining: None
Speaker for item 120: John Hammond – supportive

121  Park West Green GP  GP  Defer
122  Park West Green Sec 1  C3P  Defer
Staff recommendation: Defer the plats for two weeks per the applicant’s request.
Commission action: Deferred the plats for two weeks per the applicant’s request.
Motion: Bryant  Second: Davis  Vote: Unanimous  Abstaining: None

123  Sunrise Pines Sec 4  C3P  Approve
Staff recommendation: Grant the requested block length variance; deny the requested variance regarding COS and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested block length variance; denied the requested variance regarding COS and approved the plat subject to the CPC 101 form conditions.
Motion: Porras-Pirtle  Second: Clark  Vote: Unanimous  Abstaining: None

124  Villas at River Oaks  C2R  Approve
Staff recommendation: Grant the requested variances and approve the plat subject to the CPC 101 form conditions. If the existing buildings and structures are demolished in the future, any new structures and additions must meet the building line requirements and no visibility triangle encroachment is allowed.
Commission action: Granted the requested variances and approved the plat subject to the CPC 101 form conditions. If the existing buildings and structures are demolished in the future, any new structures and additions must meet the building line requirements and no visibility triangle encroachment is allowed.
Motion: Davis  Second: Bohan  Vote: Unanimous  Abstaining: None
E SPECIAL EXCEPTIONS NONE
None

F RECONSIDERATION OF REQUIREMENTS

125 Gateway 290 Business Park 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: Clark Vote: Unanimous Abstaining: None

126 Greenhouse Road Apartments C3F Approve
Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Approved the plat subject to the conditions listed.
Motion: Edminster Second: Anderson Vote: Unanimous Abstaining: None

127 Woodbridge Baptist Church GP GP Approve
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: Davis Second: Anderson Vote: Unanimous Abstaining: None

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

G EXTENSIONS OF APPROVAL

128 Academy Warehouse and Distribution Center EOA Approve
129 Bridgeland Hidden Creek Sec 24 EOA Approve
130 Fort Bend Market Petco EOA Approve
131 Sawdust Retail EOA Approve

H NAME CHANGES

132 Northgrove Sec 4 NC Approve
(prev. Woodgrove at Spring Creek Sec 4)

I CERTIFICATES OF COMPLIANCE

133 24756 Robert Drive COC Approve
134 22011 White Oak Drive COC Approve
135 25203 Kelly Road COC Approve
Staff recommendation: Approve staff’s recommendation for items 128-135.
Commission action: Approved staff’s recommendation for items 128-135.
Motion: Davis Second: Bryant Vote: Unanimous Abstaining: None

J ADMINISTRATIVE
NONE
136  3842 Piping Rock Lane  DPV  Defer
Staff recommendation: Defer the application per the applicant’s request.
Commission action: Deferred the application per the applicant’s request.
   Motion: Bohan  Second: Subinsky  Vote: Unanimous  Abstaining: None

137  2901 Rusk Street  DPV  Defer
Staff recommendation: Defer the application to allow time for applicant to provide revised information.
Commission action: Deferred the application to allow time for applicant to provide revised information.
   Motion: Bryant  Second: Tatt  Vote: Unanimous  Abstaining: None
Speaker for item 115: Will Lincoln, applicant

138  2100 Woodhead Street  DPV  Defer
Staff recommendation: Grant the requested variance.
Commission action: Deferred the application to allow time for further study and review.
   Motion: Brave  Second: Garza  Vote: Unanimous  Abstaining: None
Speaker for item 138: James A. McBride, applicant – supportive, Helen Menn and Sam Schon – opposed

III. ESTABLISH A PUBLIC HEARING DATE OF MARCH 5, 2015 for:
   a. Cinco Ranch Southwest Sec 32 partial replat no 2  
   b. Colquitt Court Sec 2 partial replat no 2  
   c. Lakewood Pines Sec 1 partial replat no 1  
   d. Lamar Terrace partial replat no 7  
   e. Morgan Addition partial replat no 5  
   f. Newport Sec 8 partial replat no 1  
   g. Parkway Lakes Sec 1 partial replat no 3  
   h. Spring Branch Valley partial replat no 5  
   i. Tall Timbers Section of River Oaks partial replat no 5  
   j. Threlkeld Point partial replat no 1  
   k. Valley Ranch Sec 4 partial replat no 1
Staff recommendation: Establish a public hearing date of March 5, 2015 for items III a-k.
Commission action: Established a public hearing date of March 5, 2015 for items III a-k.
   Motion: Bohan  Second: Bryant  Vote: Unanimous  Abstaining: None

IV. Consideration of an Off-Street Parking Variance for a property located at 4311 Bettis Drive (Chabad of Uptown)
Staff recommendation: Approve the request subject to the parking lease agreement being recorded prior to site plan approval.
Commission action: Approved the requested variance subject to the parking lease agreement being recorded prior to site plan approval.
   Motion: Stein  Second: Sikes  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: **Zakaria**  Second: **Bryant**  Vote: **Unanimous**  Abstaining: **None**

VI. **Consideration of an Off-Street Parking Variance for a property located at 642 & 714 Yale Street; 45 & 709 Heights Blvd**

Staff recommendation: Defer the plat for two weeks for further study and review to allow time to review the surrounding area and land-uses adjacent to the proposed site, in addition to meeting with representatives of the neighborhood to hear their concerns and concerns listed in a petition signed by 200+ people.
Commission action: Deferred the plat for two weeks for further study and review to allow time to review the surrounding area and land-uses adjacent to the proposed site, in addition to meeting with representatives of the neighborhood to hear their concerns and concerns listed in a petition signed by 200+ people.

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

Speaker for item VI: Emery Richards - opposed

VII. **Consideration of a Hotel Motel Variance for a Days Inn located at 12550 Kuykendahl Road**

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

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

VIII. **Public Hearing and Consideration of a Special Minimum Lot Size Area Application for Lindale Park Subdivision Sections 5, 6, and 7**

Staff recommendation: Consider the Special Minimum Lot Size Area Application for Lindale Park Subdivision Sections 5, 6, and 7 and forward to City Council.
Commission action: Considered the Special Minimum Lot Size Area Application for Lindale Park Subdivision Sections 5, 6, and 7 and forwarded to City Council.

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

Speaker for item VIII: Mark LeJeune, Mollie Hunt, and Gwyn Guidry – supportive

IX. **PUBLIC COMMENT**

NONE

X. **ADJOURNMENT**

There being no further business brought before the Chair, Mark Kilkenny adjourned the meeting at 5:45 p.m.

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

Mark Kilkenny, Chair

Patrick Walsh, Secretary