Minutes of the Houston Planning Commission

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

February 19, 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 2:40 p.m. with a quorum present.

Mark A. Kilkenny, Chair
M. Sonny Garza
Susan Alleman
Fernando Brave
Kenneth Bohan
Antoine Bryant
Lisa Clark
Alegenita Davis
Truman C. Edminster III
James R. Jard
Paul R. Nelson
Linda Porras-Pirtle
Mike Silkes
Martha Stein
Eileen Subinsky
Blake Tatt III
Shaukat Zakaria
Mark Mooney for
Commissioner 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 FEBRUARY 5, 2015 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the February 5, 2015 Planning Commission meeting minutes.
  Motion: Bohan  Second: Sikes  Vote: Carries  Abstaining: Alleman

I. PRESENTATION OF THE MAJOR THOROUGHFARE AND FREEWAY PLAN POLICY PROPOSED REVISIONS
Presentation was given by Amar Mohite, Division Manager, Planning and Development Department.

II. PLATTING ACTIVITY  (Consent items A and B, 1-116)
Items 65 and 113 were taken separately to allow time for discussion per Commissioner Edminster. Items removed for separate consideration: 35, 37, 42, 68, 71, 79, and 104.
Staff recommendation: Approve staff’s recommendations for items 1 – 116 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1 – 116 subject to the CPC 101 form conditions.
  Motion: Clark  Second: Bryant  Vote: Unanimous  Abstaining: None

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

Staff recommendation: Approve staff’s recommendation to approve items 35, 37, 42, 68, 71, 79, and 104 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendation to approve items 35, 37, 42, 68, 71, 79, and 104 subject to the CPC 101 form conditions.
  Motion: Bryant  Second: Bohan  Vote: Unanimous  Abstaining: None

Commissioners Alleman, Clark, and Edminster returned.

Items 65 and 113 were taken together at this time.

65  Studemont Junction GP  GP  Defer
113 Studemont Junction Sec 1  C2R  Defer
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Defer the plat for two weeks to allow time for staff to provide additional map information.
  Motion: Davis  Second: Tartt  Vote: Carries  Abstaining: None
  Opposed: Alleman, Clark, Garza, Forister, Sikes, Stein and Nelson

C  PUBLIC HEARINGS

117  Aldine ISD Greenspoint Complex  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: Brave  Second: Sikes  Vote: Unanimous  Abstaining: None
Speakers for item 117: Matthew Brazzel, applicant – supportive; Alfredo Trevino - undecided
118 Allendale Townsite Sec A 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: Garza Second: Clark Vote: Unanimous Abstaining: None

119 Colina Homes on West 24th Street 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: Bryant Second: Nelson Vote: Unanimous Abstaining: None

120 Glendower Court partial replat no 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: Garza Second: Stein Vote: Unanimous Abstaining: None
Speakers for item 120: Edward Gomulka and Mary Williams - opposed

121 Hidden Oaks replat no 2 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: Zakarla Second: Clark Vote: Unanimous Abstaining: None
Speakers for item 103: Reid Wilson, Mary Lou Henry, and Sal Qadir – supportive; Daniel Wilson, Robert Komora, Martin Reichenthal, Annette Eriksen, and Philip Kass - opposed

122 Honeycomb Ridge 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: Garza Second: Bohan Vote: Unanimous Abstaining: None

123 North Main Parking Reserve C3N Defer
Staff recommendation: Defer the plat for two weeks to allow time for applicant to provide additional information.
Commission action: Deferred the plat for two weeks to allow time for applicant to provide additional information.
Motion: Clark Second: Tarrant Vote: Unanimous Abstaining: None

124 Oakcrest North Sec 5 partial replat no 3 and extension 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 for additional information.
Motion: Edminster Second: Davis Vote: Unanimous Abstaining: None

125 Remington Ranch Sec 27 C3N Approve
Staff recommendation: Grant the requested variance 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: Porras-Pirtle Vote: Unanimous Abstaining: None
126  Summit Place Addition 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: Bryant  Second: Davis  Vote: Unanimous  Abstaining: None

127  Treviso 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: Alleman  Second: Tartt  Vote: Unanimous  Abstaining: None

128  Willowcreek 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: Bryant  Second: Sikes  Vote: Unanimous  Abstaining: None

D  VARIANCES

129  Center Square Lofts  C2  Disapprove
Staff recommendation: Deny the requested variance and disapprove the plat.
Commission action: Denied the requested variance and disapproved the plat.
  Motion: Tartt  Second: Zakaria  Vote: Unanimous  Abstaining: None
Speaker for item 129: Karen Brasier and Dominic Tijerina – supportive; Sergio Leal, Jane West
Meg Poissant, and Kathy Lang - opposed

130  City Centre at Midtown  C2R  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: Alleman  Vote: Carries  Abstaining: None
  Opposed: Edminster, Davis, Bohan, Bryant, Brave, and Forister
Speakers for item 130: Richard Smith, Managing Engineer, Public Works and Engineering
Department

131  Cullen at 45 Reserves  C2R  Approve
Staff recommendation: Grant the requested variance to allow ROW dedicated for the widening of
Hussion Street to 50’ ROW instead of 60’ as required and approve the plat subject to the CPC 101
form conditions.
Commission action: Granted the requested variance to allow ROW dedicated for the widening of
Hussion Street to 50’ ROW instead of 60’ as required and approved the plat subject to the CPC 101
form conditions.
  Motion: Alleman  Second: Tartt  Vote: Unanimous  Abstaining: None
Speakers for item 131: Richard Smith, Managing Engineer, Public Works and Engineering
Department

132  Grand Vista  GP  Approve
Staff recommendation: Grant the requested variance and special exception and approve the general
plan subject to the CPC.
Commission action: Granted the requested variance and special exception and approved the general
plan subject to the CPC.
  Motion: Tartt  Second: Forister  Vote: Unanimous  Abstaining: None
133 Houston Views
Staff recommendation: Grant the requested variance and approve the plat subject to the CPC.
Commission action: Grant the variance to allow a 15’ building line along Houston Avenue, deny the variance to not provide right-of-way dedication to Hickory Street, and approve the plat subject to CPC 101 Form conditions.
Motion: Edminster  Second: Davis  Vote: Carries  Abstaining: None
Opposed: Clark, Garza, Forister, Nelson, Sikes, Tartt

134 Laurel Park Sec 2
Staff recommendation: Grant the requested variance and approve the plat subject to the CPC.
Commission action: Granted the requested variance and approved the plat subject to the CPC.
Motion: Bryant  Second: Tartt  Vote: Unanimous  Abstaining: None

135 Louetta Mini Storage
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: Nelson  Vote: Unanimous  Abstaining: None
Commissioners Alleman and Edminster abstained and left the room.

Items 136 and 137 were taken together at this time.

136 Park West Green GP
137 Park West Green Sec 1
Staff recommendation: Grant the requested variance and approve the general plan and the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance and approved the general plan and the plat subject to the CPC 101 form conditions.
Motion: Garza  Second: Bryant  Vote: Unanimous  Abstaining: None
Commissioners Alleman and Edminster returned.

138 Skyline Villas
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

139 Valley Ranch Sec 7
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: Bryant  Second: Clark  Vote: Unanimous  Abstaining: None

140 Walmart Store No 297
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: Tartt  Second: Zakaria  Vote: Unanimous  Abstaining: None

141 Waverly Place on 13th Street  C2R  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: Tartt  Second: Bohan  Vote: Unanimous  Abstaining: None

142 Woodlands Gate  C3P  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: Tartt  Second: Bohan  Vote: Unanimous  Abstaining: None

E SPECIAL EXCEPTIONS NONE
None

F RECONSIDERATION OF REQUIREMENTS

143 Kings Mill Sec 12  C3P  Defer
Staff recommendation: Defer the plat to allow time for additional information.
Commission action: Deferred the plat to allow time for additional information.
Motion: Zakaria  Second: Clark  Vote: Unanimous  Abstaining: None

144 Ventana Lakes Sec 10  C3P  Approve
Staff recommendation: Grant the special exception and approve the plat subject to the conditions listed.
Commission action: Granted the special exception and approved the plat subject to the conditions listed.
Motion: Davis  Second: Bohan  Vote: Unanimous  Abstaining: None

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

G EXTENSIONS OF APPROVAL

145 Above and Beyond Fellowship  EOA  Approve
146 Crossfield Plaza  EOA  Approve
147 Ella Boulevard Street Dedication Sec 2  EOA  Approve
148 Foxwood Preserve Drive Street Dedication Sec 1  EOA  Approve
149 Investex Credit Union North  EOA  Approve
150 Northeast Coating Reserve  EOA  Approve
151 Villages at Tour 18 Sec 2  EOA  Approve
152 Villas of Cottage Grove  EOA  Approve
153 Watermark at Cypress Springs  EOA  Approve
154 Woodlands Carlton Woods Creekside Sec 15 in the Village of Creekside Park  EOA  Approve
155 World Star Enterprises  EOA  Approve

H NAME CHANGES
NONE
I  CERTIFICATES OF COMPLIANCE

156  25120 Needham Road       COC         Approve
157  0 Live Oak N             COC         Approve

Staff recommendation: Approve staff's recommendation for items 145-157.
Motion: Davis    Second: Clark    Vote: Unanimous    Abstaining: None

J  ADMINISTRATIVE

NONE

K  DEVELOPMENT PLATS WITH VARIANCE REQUESTS

158  907, 909, 911, East 25th St       DPV         Disapprove
Staff recommendation: Deny the requested variance and disapprove the plat.
Commission action: Denied the requested variance and disapprove the plat.
Motion: Garza    Second: Anderson    Vote: Unanimous    Abstaining: None
Speakers for item 158: Gary Mouser, Claudio Carugati, Novid Rezai, and Alex Torres – supportive;
Daniel Dovalina, Philip Krieg, Lenona Brimes, John Bolling, Mary Ellen Arbuckle, Roumen
Kalabachev, Keana Taylor, Luis Brimes, Randi Czaplicki, and Natalie Czapicki – opposed

159  5500 Huisache St          DPV         Approve
Staff recommendation: Approve the requested variance to allow a 15' building line along the major
thoroughfare Chimney Rock Road.
Commission action: Approved the requested variance to allow a 15' building line along the major
thoroughfare Chimney Rock Road.
Motion: Stein    Second: Zakaria    Vote: Unanimous    Abstaining: None

160  3842 Piping Rock Lane      DPV         Approve
Staff recommendation: Grant the requested variance to allow a lot less than acre to take vehicular
access to a major thoroughfare and approve a 14' building line along Willowick Road instead of the
required 25' setback.
Commission action: Granted the requested variance to allow a lot less than acre to take vehicular
access to a major thoroughfare and approve a 14' building line along Willowick Road instead of the
required 25' setback.
Motion: Tartt    Second: Bohan    Vote: Unanimous    Abstaining: None
Speaker for item 160: Reagan Miller - supportive

161  2901 Rusk Street          DPV         Approve
Staff recommendation: Grant the three requested variances 1) to allow an existing building to have a
0' building line along Rusk and Paige Streets; 2) to allow a reduced building line of 5 feet for a new
clerestory roof along Paige Street, and 3) to not provide for a visibility triangle at the intersection of
Rusk and Paige Streets for an existing building.
Commission action: Granted the three requested variances 1) to allow an existing building to have a
0' building line along Rusk and Paige Streets; 2) to allow a reduced building line of 5 feet for a new
clerestory roof along Paige Street, and 3) to not provide for a visibility triangle at the intersection of
Rusk and Paige Streets for an existing building.
Motion: Davis    Second: Tartt    Vote: Unanimous    Abstaining: None
162  1043 West 7th 1/2 Street  DPV  Defer
Staff recommendation: Defer the plat for two weeks to allow applicant time to meet with staff.
Commission action: Deferred the plat for two weeks to allow applicant time to meet with staff.
   Motion: Brave  Second: Davis  Vote: Unanimous  Abstaining: None

163  2100 Woodhead Street  DPV  Defer
Staff recommendation: Defer the plat for two weeks to allow time to meet with applicant and review and address neighborhood concerns.
Commission action: Deferred the plat for two weeks to allow time to meet with applicant and review and address neighborhood concerns.
   Motion: Bohan  Second: Davis  Vote: Unanimous  Abstaining: None

III. ESTABLISH A PUBLIC HEARING DATE OF MARCH 19, 2015 for:
   a. Briardale partial replat no 2
   b. Colina Homes on Bingham Street
   c. Hollywood Gardens partial replat no 2 replat no 1
   d. Kings Village North partial replat no 1
   e. Kings Village North partial replat no 2
   f. Kings Village North partial replat no 3
   g. Kings Village North partial replat no 4
   h. Lecaroz Bakery
   i. Manors at Woodland Heights partial replat no 1
   j. Riverside Terrace Sec 1 partial replat no 2
   k. Southgate Addition Sec no 3 replat no 1 partial replat no 3
   l. Westlawn Terrace partial replat no 1
Staff recommendation: Establish a public hearing date of March 19, 2015 for items III a-l.
Commission action: Established a public hearing date of March 19, 2015 for items III a-l.
   Motion: Bohan  Second: Clark  Vote: Unanimous  Abstaining: None

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

V. Consideration of an Off-Street Parking Variance for a property located at 642 & 714 Yale Street; 645 & 709 Heights Blvd
Staff recommendation: Approve the requested variance.
Commission action: Denied the requested variance.
   Motion: Zakaria  Second: Stein  Vote: Unanimous  Abstaining: None
Speaker for item V: Mary Lou Henry (applicant), Philip Rife, Steve Radom, and Kathleen Powell-supportive; Kent Marsh, Anne Rodgers, Paul Stenhouse, Chris Pipkin, Jihye Deveau, Neal Cannon, Kelly Mathena, John Deveau, Ashish Mahendru, and Laurence Levinson - opposed

VI. Consideration of a Landscape Variance for a property located at the Intersection of Hensen Road/Panair Street
Staff recommendation: Grant the landscape variance.
Commission action: Granted the landscape variance.
   Motion: Davis  Second: Brave  Vote: Unanimous  Abstaining: None
VII. Public Hearing and Consideration of a Special Minimum Lot Size Area Application for Crane Woods Subdivision Sections 5 and 5A
Staff recommendation: Consider the Special Minimum Lot Size Area Application for Crane Woods Subdivision Sections 5 and 5A and forward to City Council.
Commission action: Considered the Special Minimum Lot Size Area Application for Crane Woods Subdivision Sections 5 and 5A and forward to City Council.
Motion: Davis Second: Clark Vote: Unanimous Abstaining: None
Speaker for item VII: Marjorie Mason, Andrew Washington, and Pauline Justice - supportive

VIII. PUBLIC COMMENT
NONE

IX. ADJOURNMENT
There being no further business brought before the Chair, Mark Kilkenny adjourned the meeting at 7:02 p.m.
Motion: Garza Second: Clark Vote: Unanimous Abstaining: None

Mark Kilkenny, Chair

Patrick Walsh, Secretary