Minutes of the Houston Planning Commission

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

April 2, 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 2:34 p.m. with a quorum present.

Mark A. Kilkenny, Chair
M. Sonny Garza
Susan Alleman
Fernando Brave
Kenneth Bohan
Antoine Bryant
Lisa Clark
Algenita Davis
Truman C. Edminster III
James R. Jard
Paul R. Nelson
Linda Porras-Pirtle
Mike Sikes
Martha Stein
Eileen Subinsky
Blake Tartt 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
Dale A. Rudick, P.E.
DIRECTOR’S REPORT
The Director’s Report was given by Patrick Walsh, Director, Planning and Development Department.

APPROVAL OF THE FEBRUARY 19, 2015 PLANNING COMMISSION MEETING MINUTES
APPROVAL OF THE MARCH 19, 2015 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the February 19, 2015 and the March 5, 2015 Planning Commission meeting minutes.
  Motion: Clark Second: Bryant Vote: Carries Abstaining: Subinsky
on February 19, 2015 minutes; Nelson, Sikes, and Porras-Pirtle on March 19, 2015 meeting
minutes

I. PLANNING MATTERS: PRESENTATION ON HOUSTON BAYOU GREENWAYS PROJECT
The presentation was given by Roksan Okan-Vick.

II. PLATTING ACTIVITY (Consent items A and B, 1-120)
Items removed for separate consideration: 37, 38, 40, 41, 42, 48, 63, 71, 72, 76, and 85.
Staff recommendation: Approve staff’s recommendations for items 1 – 120 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1 – 120 subject to the CPC 101 form conditions.
  Motion: Subinsky Second: Alleman Vote: Unanimous Abstaining: None
Commissioners Alleman and Edminster abstained and left the room.
Staff recommendation: Approve staff’s recommendation to approve items 37, 38, 40, 41, 42, 48, 63, 71, 72, 76, and 85 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendation to approve items 37, 38, 40, 41, 42, 48, 63, 71, 72, 76, and 85 subject to the CPC 101 form conditions.
  Motion: Porras-Pirtle Second: Bryant Vote: Unanimous Abstaining: None
Commissioners Alleman and Edminster returned.

C PUBLIC HEARINGS
121  Aldine Meadows partial replat no 2  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: Garza Second: Sikes Vote: Unanimous Abstaining: None

122  Braes Timbers 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: Clark Vote: Unanimous Abstaining: None

Items 123, 124, 125, and 126 were taken together at this time.
123  Kings Village North 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: Edminster  Vote: Unanimous  Abstaining: None
Speaker for item 123-126: Mary Jones – opposed

124  Kings Village North partial replat no 2      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: Clark     Second: Alleman    Vote: Unanimous  Abstaining: None

125  Kings Village North partial replat no 3      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: Sikes     Second: Stein      Vote: Unanimous  Abstaining: None

126  Kings Village North 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: Subinsky  Second: Bryant     Vote: Unanimous  Abstaining: None

127  Massaad Group Addition replat no 1          C3N       Approve
      partial 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: Bryant    Second: Subinsky   Vote: Unanimous  Abstaining: None

128  Scottcrest partial replat no 1              C3N       Disapprove
Staff recommendation:  Disapprove the plat.
Commission action:  Disapproved the plat.
   Motion: Nelson    Second: Garza      Vote: Unanimous  Abstaining: None
Speaker for item 128: Nick Buagie (sp) - opposed

129  Shady Acres Extension 3 partial replat no 6  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: Clark     Vote: Unanimous  Abstaining: None

130  Shamrock Manor 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: Sikes      Vote: Unanimous  Abstaining: None

131  Southgate Addition Sec no 3 replat no 1      C3N       Defer
      partial replat no 3
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: Alleman    Vote: Unanimous  Abstaining: None
132  Spring Branch Valley 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: Garza      Second: Davis      Vote: Unanimous      Abstaining: None

133  Threlkeld Point 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

134  Westheimer Estates 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: Bohan     Second: Garza      Vote: Unanimous      Abstaining: None

135  Westlawn Terrace 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: Byrant    Second: Subinsky    Vote: Unanimous      Abstaining: None

136  Woodland Acres 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: Edminster Second: Alleman    Vote: Unanimous      Abstaining: None

D VARIANCES

137  Annunciation Orthodox School Campus  C2R  Approve
partial 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: Bohan       Second: Alleman    Vote: Unanimous      Abstaining: None
Speaker for item 137: Richard Smith, Managing Engineer, Public Works and Engineering Department

138  Bonover Prestige Homes  C3P  Approve
Staff recommendation: Grant the requested variances to not extend Bonover Street nor terminate it
with a cul-de-sac and to allow a shared driveway to not intersect with a public street at a 90 degree angle, but deny the variance to not widen the paving section on Bonover Street and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variances to not extend Bonover Street nor terminate it
with a cul-de-sac and to allow a shared driveway to not intersect with a public street at a 90 degree angle, but deny the variance to not widen the paving section on Bonover Street and approve the plat subject to the CPC 101 form conditions
Motion: Edminster   Second: Garza      Vote: Unanimous      Abstaining: None

Commissioner Alleman abstained and left the room.
Bridgeland Cypress Fairbanks ISD Mason Road Multi School Site

Staff recommendation: Grant the requested variance to allow an excessive block length of 5700' along Mason Road and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance to allow an excessive block length of 5700' along Mason Road and approved the plat subject to the CPC 101 form conditions.

Motion: Jard Second: Clark Vote: Unanimous Abstaining: None

Commissioner Alleman returned.

Brookside GP

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: Porras-Pirtle Second: Bryant Vote: Unanimous Abstaining: None

BTU Solutions

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: Clark Second: Sikes Vote: Unanimous Abstaining: None

Crescent Island partial replat no 2

Staff recommendation: Defer the plat for two weeks to allow time for Legal review of single family restrictions filed separately and to correct the name of the plat.
Commission action: Deferred the plat for two weeks to allow time for Legal review of single family restrictions filed separately and to correct the name of the plat.

Motion: Bryant Second: Davis Vote: Unanimous Abstaining: None

Daharma

Staff recommendation: Grant the requested dual building line variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested dual building line variance and approved the plat subject to the CPC 101 form conditions.

Motion: Porras-Pirtle Second: Stein Vote: Unanimous Abstaining: None

Foxwood Sec 14

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: Subinsky Vote: Unanimous Abstaining: None

Post Oak School

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: Bryant Vote: Unanimous Abstaining: None
146  Rosslyn Addition partial replat no 2  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 approved the plat subject to the CPC 101 form conditions.
  Motion: Garza  Second: Bryant  Vote: Unanimous  Abstaining: None

147  Search Homeless Services  C2  Approve
Staff recommendation: Grant the requested dual line variance of 4’ along St. Emanuel Street for the new structure only with the remaining frontage on St. Emanuel subject to a 10’ building line and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested dual line variance of 4’ along St. Emanuel Street for the new structure only with the remaining frontage on St. Emanuel subject to a 10’ building line and approved the plat subject to the CPC 101 form conditions.
  Motion: Bohan  Second: Davis  Vote: Unanimous  Abstaining: None

Items 148 and 149 were taken together at this time.

148  Tin Hall GP  GP  Approve
149  Tin Hall Sec 1  C3P  Approve
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: Clark  Second: Davis  Vote: Unanimous  Abstaining: None

150  West at Grand Parkway GP  GP  Approve
Staff recommendation: Grant the variance to allow an excessive block length along all boundaries of the future West AT Grand Parkway Reserve, deny the variance to allow excessive block length along Peek Road in the northern section of the GP and approve the general plan subject to the CPC 101 form conditions.
Commission action: Granted the variance to allow an excessive block length along all boundaries of the future West AT Grand Parkway Reserve, deny the variance to allow excessive block length along Peek Road in the northern section of the GP and approved the general plan subject to the CPC 101 form conditions.
  Motion: Garza  Second: Bryant  Vote: Unanimous  Abstaining: None

E  SPECIAL EXCEPTIONS

Items 151 and 152 are taken together at this time.

151  Enclave at Northpoint Sec 4  C3F  Approve
152  Enclave at Northpoint Sec 5  C3F  Approve
Staff recommendation: Grant the requested variance and approve the plats subject to the CPC 101 form conditions.
Commission action: Granted the requested variance and approved the plats subject to the CPC 101 form conditions.
  Motion: Clark  Second: Garza  Vote: Unanimous  Abstaining: None
F   RECONSIDERATION OF REQUIREMENTS

153  Galveston 84 Lumber  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: Garza  Second: Alleman  Vote: Unanimous  Abstaining: None

154  Ruthven Lofts  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 approve the plat subject to the CPC 101 form conditions.
Motion: Davis  Second: Bohan  Vote: Unanimous  Abstaining: None
Speaker for item 154: Richard Smith, Managing Engineer, Public Works and Engineering Department

155  Waterford Trails Sec 1  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: Davis  Second: Alleman  Vote: Unanimous  Abstaining: None

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

G   EXTENSIONS OF APPROVAL

156  Alexander Way at Fishers Heights  EOA  Approve
157  Barker Cypress Addition Sec 1  EOA  Approve
158  Bradbury Forest Drive Street Dedication Sec 1  EOA  Approve
159  Cypress North Houston Business Park  EOA  Approve
160  Edwards Court  EOA  Approve
161  I Shine Express 8  EOA  Approve
162  Patton Myhre Sourcing LP  EOA  Approve
163  Rosa Plaza  EOA  Approve
164  Stone Creek Ranch Mound Road Street Dedication Sec 1  EOA  Approve

H   NAME CHANGES
NONE

I   CERTIFICATES OF COMPLIANCE
NONE
Staff recommendation: Approve staff’s recommendation for items 156-164.
Commission action: Approved staff’s recommendation for items 156-164.
Motion: Porras-Purtle  Second: Bryant  Vote: Unanimous  Abstaining: None

J   ADMINISTRATIVE
NONE
K. DEVELOPMENT PLATS WITH VARIANCE REQUESTS

Items 165 and 166 are taken together at this time.

165  1919 Bittercreek Drive  DPV  Approve
166  1923 Bittercreek Drive  DPV  Approve
Staff recommendation: Approve the requested variance to allow the single family residence to be built at the zero foot building line.
Commission action: Approved the requested variance to allow the single family residence to be built at the zero foot building line.
Motion: Zakaria  Second: Brave  Vote: Unanimous  Abstaining: None

167  4514 Orange Street  DPV  Approve
Staff recommendation: Approve the requested variance to allow a 10’ rear building line on a major thoroughfare.
Commission action: Approved the requested variance to allow a 10’ rear building line on a major thoroughfare.
Motion: Davis  Second: Clark  Vote: Unanimous  Abstaining: None

III. ESTABLISH A PUBLIC HEARING DATE OF APRIL 30, 2015 FOR:
   a. Braes Heights Addition Sec 10 partial replat no 2
   b. Lakeview Homes Addition partial replat no 1
   c. Long Point Woods partial replat no 1
   d. Piney Point Estates partial replat no 5
   e. Plainview Second Addition partial replat no 6
   f. Shady Acres Extension no 3 partial replat no 7
   g. Spectrum Plaza
   h. Washington Terrace partial replat no 2
Staff recommendation: Establish a public hearing date of April 30, 2015 for items II a-h.
Commission action: Established a public hearing date of April 30, 2015 for items II a-h.
Motion: Bryant  Second: Garza  Vote: Unanimous  Abstaining: None

Commission Chair Mark Kilkenny left and Vice Chair Sonny Garza began chairing the meeting at this time.

IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 3501 SOUTHMORE BOULEVARD (ENERGY INSTITUTE HIGH SCHOOL)
Staff recommendation: Defer for two weeks at the request of Councilmember Dwight Boykins to allow time for the neighborhood to be informed about the proposed changes.
Commission action: Deferred for two weeks at the request of Councilmember Dwight Boykins to allow time for the neighborhood to be informed about the proposed changes.
Motion: Jard  Second: Davis  Vote: Unanimous  Abstaining: None
Speaker for item IV: Kendrick Wright, applicant – supportive; Martha A. Whiting- Goddard – opposed

V. CONSIDERATION OF A LANDSCAPE VARIANCE FOR A PROPERTY LOCATED AT 9690 WEST WINGFOOT ROAD (STARPAK WAREHOUSE)
Staff recommendation: Defer the application for two weeks to allow time for the applicant to meet with staff and provide more information.
Commission action: Deferred the application for two weeks to allow time for the applicant to meet with staff and provide more information.
VI. CONSIDERATION OF A HOTEL MOTEL VARIANCE FOR A RESIDENCE INN LOCATED AT 7807 KIRBY DRIVE.
Staff recommendation: Deny the requested variance.
Commission action: Denied the requested variance.
Motion: Alleman Second: Bohan Vote: Unanimous Abstaining: None
Speakers for item VI: Caroline Ordener, applicant and Stephen Woods - supportive

VII. Public Hearing and Consideration of a Special Minimum Lot Size Area Application for Brook-Woods Estates and Shell Mangum
Staff recommendation: Approve the Special Minimum Lot Size Area Application for Brook-Woods Estates and Shell Mangum and forward to City Council.
Commission action: Approved the Special Minimum Lot Size Area Application for Brook-Woods Estates and Shell Mangum and forwarded to City Council.
Motion: Brave Second: Bryant Vote: Unanimous Abstaining: None

VIII. Public Hearing and Consideration of a Special Minimum Lot Size Area Application for Lindale Park Subdivision, Sections 1, 2, and 3
Staff recommendation: Approve the Special Minimum Lot Size Area Application for Lindale Park Subdivision, Sections 1, 2, and 3 and forward to City Council.
Commission action: Approved the Special Minimum Lot Size Area Application for Lindale Park Subdivision, Sections 1, 2, and 3 and forwarded to City Council.
Motion: Davis Second: Subinsky Vote: Unanimous Abstaining: None
Speakers for item VIII: Gwyn Guidry and Virginia Duke - supportive

IX. PLEASE EXCUSE THE ABSENCES OF COMMISSIONERS NELSON AND PORRAS-PIRTLE
Commissioners Nelson and Porras-Pirtle were present so no action needed.

X. PUBLIC COMMENT
NONE

XI. ADJOURNMENT
There being no further business brought before the Commission, Vice Chair, Sonny Garza adjourned the meeting at 4:40 p.m.
Motion: Bryant Second: Subinsky Vote: Unanimous Abstaining: None

Mark Kilkenny, Chair
Patrick Walsh, Secretary