Minutes of the Houston Planning Commission

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

April 16, 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 2:39 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
Mark 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

Arrived at 2:43 p.m. during item II

Arrived at 3:01 p.m. during item #119

Absent

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 APRIL 2, 2015 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the April 2, 2015 Planning Commission meeting minutes.
   Motion: Clark    Second: Bryant    Vote: Carries    Abstaining: Garza

I. PRESENTATION AND PUBLIC HEARING ON PROPOSED AMENDMENTS TO CHAPTERS 10, 33, 39, 40 AND 42 OF THE CODE OF ORDINANCES.
Due to technical difficulties this item was discussed later in the meeting.

II. PLATTING ACTIVITY (Consent items A and B, 1-116)
Items removed for separate consideration: 35, 37, 43, 63, 64, 67, 74, and 87.

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: Subinsky    Second: Bryant    Vote: Unanimous    Abstaining: None

Commissioners Alleman, Clark, Edminster, and Porras-Pirtle abstained and left the room.

Staff recommendation: Approve staff's recommendation to approve items 35, 37, 43, 63, 64, 67, 74, and 87 subject to the CPC 101 form conditions.
Commission action: Approved staff's recommendation to approve items 35, 37, 43, 63, 64, 67, 74, and 87 subject to the CPC 101 form conditions.
   Motion: Garza    Second: Bryant    Vote: Unanimous    Abstaining: None

Commissioners Alleman, Clark, Edminster, and Porras-Pirtle returned.

C PUBLIC HEARINGS

117 Breckenridge Park 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: Bryant    Second: Alleman    Vote: Unanimous    Abstaining: None

118 Hyde Park partial replat no 4  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-Pirtle    Second: Brave    Vote: Unanimous    Abstaining: None
   Speakers for item 118: Scott Petry – undecided; Mary Lou Henry, applicant - supportive

Items 119, 120, 121, and 122 were taken together at this time.

119 Kings Village North partial replat no 1  C3N     Approve
120 Kings Village North partial replat no 2  C3N     Approve
121 Kings Village North partial replat no 3  C3N     Approve
122 Kings Village North partial replat no 1  C3N     Approve
Staff recommendation: Deny the 10’ building line variance for 31 lots 2) grant the shared COS variance and 3) grant the variance to allow the conversion of a single family lot to a parking reserve and approve the plats subject to the CPC 101 form conditions.
Commission action: Denied the 10’ building line variance for 31 lots 2) grant the shared COS variance and 3) grant the variance to allow the conversion of a single family lot to a parking reserve and approved the plats subject to the CPC 101 form conditions.

Motion: Anderson    Second: Garza    Vote: Carries    Abstaining: None
Opposed: Brave, Bohan, and Jard

Speakers for items 119-122: Nichole Bowden, Melissa Bohannon, and Marty Weiner – supportive

123 Retreat at Sherwood partial replat no 1 C3N 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: Edminster    Second: Clark    Vote: Unanimous    Abstaining: None

124 Southgate Addition Sec no 3 replat no 1 partial replat no 3 C3N Disapprove
Staff recommendation: Disapprove the plat.
Commission action: Disapproved the plat.

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

125 Walden on Lake Houston Phase 5 Champions Village C3N Defer
Staff recommendation: Defer the plat for two weeks for additional information.
Commission action: Deferred the plat for two weeks for additional information.

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

126 Westheimer Estates partial replat no 5 C3N Withdrawn

127 Westlawn Terrace partial replat no 1 C3N Withdrawn

D VARIANCES

128 Belfort Farms GP GP Approve
Staff recommendation: Grant the requested variance to allow excessive block length along the eastern boundary north of Oyster Creek but deny the variance to not extend Winding Path Way and approve the general plan subject to CPC 101 Form conditions.
Commission action: Granted the requested variances: 1. to allow excessive block length along the eastern and western boundary; 2 to not extend Winding Path Way, and approve the general plan subject to CPC 101 Form conditions.

Motion: Forister    Second: Nelson    Vote: Unanimous    Abstaining: None

129 Brookside GP GP 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: Bohan    Second: Subinsky    Vote: Unanimous    Abstaining: None
130  **Champion Woods Enclave**  C2  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: Davis  Second: Clark  Vote: Unanimous  Abstaining: None

131  **CQ Gosling**  C2 R  Approve
Staff recommendation: Grant the requested variance at to allow five lots to take access via access easement and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance at to allow five lots to take access via access easement and approve the plat subject to the CPC 101 form conditions.
Motion: Clark  Second: Tritt  Vote: Unanimous  Abstaining: None

132  **Crescent Island replat no 1 partial replat no 2**  C2R  Defer
Staff recommendation: Defer the plat for two weeks to allow time for Legal review of single family restrictions filed separately.
Commission action: Deferred the plat for two weeks to allow time for Legal review of single family restrictions filed separately.
Motion: Davis  Second: Garza  Vote: Unanimous  Abstaining: None

133  **Dowling Vista**  C2R  Approve
Staff recommendation: Grant the requested 15’ BL variance along Dowling Street and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested 15’ BL variance along Dowling Street and approve the plat subject to the CPC 101 form conditions.
Motion: Clark  Second: Alleman  Vote: Unanimous  Abstaining: None

134  **Levey Group Five Corners Business Center**  C2  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: Unanimous  Abstaining: None

135  **Memorial Hermann Hospital**  C2R  Defer
Staff recommendation: Grant the requested dual building line variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Deferred the plat for two weeks per Legal request to allow time for additional information.
Motion: Jard  Second: Tritt  Vote: Unanimous  Abstaining: None

Items 136 and 139 were taken together at this time.

136  **Mueschke Road Tract**  C3P  Defer
139  **Safesite Tract**  C3P  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: Bohan  Second: Garza  Vote: Unanimous  Abstaining: None
137  Post Oak School C2R  Defer
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: Edminster  Second: Bryant  Vote: Unanimous  Abstaining: None
Commissioner Jard abstained and left the room.

138  Residences at Hardy Yards C2R  Approve
Staff recommendation: Grant the requested 5' building line variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested 5' building line variance and approved the plat subject to the CPC 101 form conditions.
Motion: Jard  Second: Tartt  Vote: Unanimous  Abstaining: None
Commissioner Jard returned.

140  Swan Terrace C2R  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: Subinsky  Second: Tartt  Vote: Unanimous  Abstaining: None

141  WalMart USA Store No 297 C2R  Defer
Staff recommendation: Defer the plat for two weeks to allow time for applicant to submit revised information by noon next Wednesday.
Commission action: Deferred the plat for two weeks to allow time for applicant to submit revised information by noon next Wednesday.
Motion: Alleman  Second: Garza  Vote: Unanimous  Abstaining: None

The Commission returned to agenda item I at this time.

I. PRESENTATION AND PUBLIC HEARING ON PROPOSED AMENDMENTS TO CHAPTERS 10, 33, 39, 40 AND 42 OF THE CODE OF ORDINANCES.
The presentation was given by Brian Crimmins, Planning and Development Department.

E  SPECIAL EXCEPTIONS
NONE

F  RECONSIDERATION OF REQUIREMENTS

142  Waterford Trails Sec 1 C2  Approve
Staff recommendation: Grant the reconsideration of requirement and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the reconsideration of requirement and approved the plat subject to the CPC 101 form conditions.
Motion: Clark  Second: Alleman  Vote: Unanimous  Abstaining: None
Items G, H, and I are taken together at this time.

G  EXTENSIONS OF APPROVAL

143 Highland Village partial replat no 2  EOA  Approve
144 Oak Estates Sec 1 partial replat no 1  EOA  Approve

H  NAME CHANGES
NONE

I  CERTIFICATES OF COMPLIANCE

145 25371 Needham Road  COC  Approve
146 23737 Briar Tree Drive  COC  Approve
Staff recommendation: Approve staff’s recommendation for items 145-146.
Commission action: Approved staff’s recommendation for items 145-146.
Motion: Davis    Second: Bryant    Vote: Unanimous    Abstaining: None

J  ADMINISTRATIVE
NONE

K  DEVELOPMENT PLATS WITH VARIANCE REQUESTS

147 1035 Herkimer  DPV  Approve
Staff recommendation: Grant the requested variances to 1) allow a 1’ building line along the major thoroughfare West 11th Street and 2) to not dedicate 5’ of ROW to Herkimer Street subject to the condition of a wrought iron fence along West 11th Street and one (1) street tree on the Herkimer Street.
Commission action: Granted the requested variances to 1) allow a 1’ building line along the major thoroughfare West 11th Street and 2) to not dedicate 5’ of ROW to Herkimer Street subject to the condition of a wrought iron fence along West 11th Street and one (1) street tree on the Herkimer Street.
Motion: Davis    Second: Garza    Vote: Unanimous    Abstaining: None

148 1235 Nasa Parkway  DPV  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 the applicant to submit revised information.
Motion: Jard    Second: Bryant    Vote: Unanimous    Abstaining: None

III. ESTABLISH A PUBLIC HEARING DATE OF May 14, 2015 for:
a. Douglas E Bundy Amenity Lake No 1 replat no 1 and extension  b. Treviso replat no 1  c. McKenzie Park Sec 4 partial replat no 1  d. Scenic Woods partial replat no 2  e. Spring Village Estates partial replat no 1  f. Westcott Place Sec 2 partial replat no 1
Staff recommendation: Establish a public hearing date of May 14, 2015 for items III a-f.
Commission action: Established a public hearing date of May 14, 2015 for items III a-f.
Motion: Bohan    Second: Subinsky    Vote: Unanimous    Abstaining: None
Items IV and V were taken together at this time.

IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY
   LOCATED AT 3501 SOUTHMORE BOULEVARD (ENERGY INSTITUTE HIGH SCHOOL)

V. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY
   LOCATED AT 520 MERCURY DRIVE (FURR HIGH SCHOOL)

Staff recommendation: Defer for the parking variances for two weeks.
Commission action: Deferred for the parking variances for two weeks.

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

VI. CONSIDERATION OF A LANDSCAPE VARIANCE FOR A PROPERTY LOCATED AT 9690
    WEST WINGFOOT ROAD (STAR PARK WAREHOUSE)

Staff recommendation: Defer the application for two weeks per the applicant’s request to allow time
   to meet with the Urban Forester.
Commission action: Deferred the application for two weeks per the applicant’s request to allow time
   to meet with the Urban Forester.

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

VII. Public Hearing and Consideration of a Special Minimum Lot Size Block Application for
     the 900 Block of Allston Street, east and west sides

Staff recommendation: Approve the Special Minimum Lot Size Block Application for the 900 block of
   Allston Street, east and west sides and forward to City Council.
Commission action: Approved the Special Minimum Lot Size Block Application for the 900 block of
   Allston Street, east and west sides and forwarded to City Council.

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

Speaker for item VII: Brenton A. Pharis – supportive

VIII. PLEASE EXCUSE THE ABSENCES OF COMMISSIONER TARTT

Commissioner Tartt was present so no action needed.

IX. PUBLIC COMMENT

NONE

X. ADJOURNMENT

There being no further business brought before the Commission, Chair, Mark Kilkenny adjourned the
   meeting at 4:34 p.m.

Motion: Alleman   Second: Subinsky     Vote: Unanimous     Abstaining: None

Mark Kilkenny, Chair

Patrick Walsh, Secretary