Minutes of the Houston Planning Commission

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

May 28, 2015
Meeting to be held in
Council Chambers, Public Level, City Hall Annex
2:30 p.m.

Call to order:

Chair, Mark A. Kilkenny called the meeting to order at 2:36 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 Tritt 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 MAY 14, 2015 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the May 14, 2015 Planning Commission meeting minutes.
    Motion: Clark    Second: Brave    Vote: Carries    Abstaining: Alleman

I. PLATTING ACTIVITY    (Consent items A and B)

Items removed for separate consideration: 38, 62, 63, 64, 66, 88 and 89.

Staff recommendation: Approve staff’s recommendations for items 1 – 105 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1 – 105 subject to the CPC 101 form conditions.
    Motion: Brave    Second: Zakaria    Vote: Unanimous    Abstaining: None

Commissioner Alleman and Commissioner Edminster recused and left the room.

Staff recommendation: Approve staff’s recommendation to approve items 38, 62, 63, 64, 66, 88 and 89 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendation to approve items 38, 62, 63, 64, 66, 88 and 89 subject to the CPC 101 form conditions.
    Motion: Zakaria    Second: Porras-Pirtle    Vote: Unanimous    Abstaining: None

Commissioner Alleman and Commissioner Edminster returned.

C PUBLIC HEARINGS

106  Aliana Sec 15 replat no 3    C3N    Approve
     and extension 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: Jard    Second: Forrester    Vote: Unanimous    Abstaining: None

107  Douglas E Bundy Amenity Lake
     no 1 replat no 1 and extension
     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: Clark    Second: Alleman    Vote: Unanimous    Abstaining: None

108  Lakeview Homes Addition    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: Porras-Pirtle    Second: Edminster    Vote: Unanimous    Abstaining: None
109 Long Point Woods 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: Alleman Second: Edminster Vote: Unanimous Abstaining: None
Speakers: John Hall – opposed; Cyd Dillahunty - undecided

110 Melody Oaks partial replat no 14 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: Alleman Vote: Unanimous Abstaining: None

111 Scenic Woods partial replat no 2 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: Porras-Pirtle Second: Stein Vote: Unanimous Abstaining: None

112 Scottcrest partial replat no 1 C3N Withdrawn

113 Spring Village Estates 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: Alleman Vote: Unanimous Abstaining: None

114 Terrace Oaks partial replat no 1 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 the neighborhood to get a better understanding of the project.
Motion: Davis Second: Bryant Vote: Unanimous Abstaining: None
Speakers: Joyce Owens, Rep. Developer – supportive; Charlotte Jones, and Jamie Aycock – opposed.

115 Washington Terrace partial replat no 2 C3N Approve
Staff recommendation: Deny the requested variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Denied the requested variance and approved the plat subject to the CPC 101 form conditions.
Motion: Davis Second: Zakaria Vote: Unanimous Abstaining: None
Speaker: Marlena Jones – supportive

D – Variances

116 Adara Pointe GP GP Approve
Staff recommendation: Grant the requested special exception and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested special exception and approved the plat subject to the CPC 101 form conditions.
Motion: Clark Second: Bryant Vote: Carries Abstaining: Edminster
Items 117 and 118 were taken together at this time.

117  Albion partial replat no 1  C2R  Approve
118  Albion partial replat no 2  C2R  Approve
Staff recommendation: Grant the requested variances and approve the plats subject to the CPC 101 form conditions.
Commission action: Granted the requested variances and approved the plats subject to the CPC 101 form conditions.
Motion: Brave  Second: Bohan  Vote: Carries  Opposed: Stein

119  Aldine Westfield Business Park  C2  Withdrawn

120  Kubricht White  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: Stein  Second: Bryant  Vote: Unanimous  Abstaining: None

121  Polk Avenue Landing  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: Bohan  Second: Tar	  Vote: Unanimous  Abstaining: None

122  Rosine Gardens  C2  Deny
Staff recommendation: Deny the requested variance and disapprove the plat.
Commission action: Denied the requested variance and disapproved the plat.
Motion: Tar	  Second: Nelson  Vote: Unanimous  Abstaining: None
Speakers: Mary Villareal, applicant, Mike Dishberger, builder, Mike Salomon – supportive; Steven Rapoport, Richard Brian, Teresa McOmber and Jerome Goldstein – opposed.

Items 123, 141, and IV were taken together at this time and voted on separately.

123  Saudi Arabia Royal Consulate  C2R  Defer
Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Deferred the plat for two weeks for further study and review by the Commission.
Motion: Jard  Second: Tar	  Vote: Unanimous  Abstaining: None
Speakers: Faisal Shah, Micah Simecek, applicant - supportive

141  2951 Wilcrest Drive  DPV  Defer
Staff recommendation: Grant the variance to allow an internal 24’ driveway instead of a 28’ private street to provide access and fire protection on the site.
Commission action: Deferred the plat for two weeks for further study and review by the Commission.
Motion: Jard  Second: Bryant  Vote: Unanimous  Abstaining: None
IV. CONSIDERATION OF A LANDSCAPE VARIANCE FOR A PROPERTY LOCATED AT 2951 WILCREST DRIVE – GENERAL CONSULATE OF SAUDI ARABIA

Staff recommendation: Grant to approve the requested variance and allow an alternative landscaping plan in lieu of required landscaping per Chapter 33 along major thoroughfare Wilcrest Drive and within the subject site.

Commission action: Deferred the plat for two weeks for further study and review by the Commission.

   Motion: Jard        Second: Bryant       Vote: Unanimous   Opposing: None

124 Thrustmaster Sec 2 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: Clark       Second: Edminster    Vote: Unanimous   Abstaining: None

Commissioner Edminster recused and left the room.

125 Willowcreek Ranch GP GP Defer
Staff recommendation: Defer plat for two weeks to allow time for applicant to provide additional information.
Commission action: Deferred plat for two weeks to allow time for applicant to provide additional information.

   Motion: Tartt       Second: Bohan        Vote: Carries     Abstaining: None

Commissioner Edminster returned.

E  SPECIAL EXCEPTIONS

126 Sendero Tract GP GP Approve
Staff recommendation: Grant the requested special exception and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested special exception and approved the plat subject to the CPC 101 form conditions.

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

F  RECONSIDERATION OF REQUIREMENTS

127 Aliana Sec 45 C3P Defer
Staff recommendation: Defer the plat per applicant request.
Commission action: Deferred the plat per applicant request.

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

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

G  EXTENSIONS OF APPROVAL

128 Briscoe Falls Sec 5 EOA Approve
129 DNA Properties EOA Approve
130 East End on the Bayou Sec 2 EOA Approve
131 Foley Road Ranch EOA Approve
132 Greenwood Plaza EOA Approve
133 Hidden Oaks replat no 2 EOA Approve
partial replat no 1 and extension
134 Lakecrest Village Sec 5 EOA Approve
135 Pine Trace Sec 6 EOA Approve
136 Pros Drywall EOA Approve
137 WPW Management Corporation EOA Approve

H NAME CHANGES
NONE

I CERTIFICATES OF COMPLIANCE
138 24254 Kelly Road COC Approve
Staff recommendation: Approve staff’s recommendation for items 128 - 138.
Commission action: Approved staff’s recommendation for items 128 - 138.
Motion: Davis Second: Bryant Vote: Unanimous Abstaining: None

J ADMINISTRATIVE
NONE

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS
139 768 East 16th Street DPV Approve
Staff recommendation: Approve the requested variances to allow a 20’ 10” garage building line and a
10’ 9” building line for the addition to the existing single family home.
Commission action: Approved the requested variances to allow a 20’ 10” garage building line and a
10’ 9” building line for the addition to the existing single family home.
Motion: Edminster Second: Davis Vote: Unanimous Abstaining: None

140 12819 Hansel Lane DPV Deny
Staff recommendation: Deny the requested variance to allow a 5’ BL for an addition to an existing
single family home.
Commission action: Denied the requested variance to allow a 5’ BL for an addition to an existing
single family home.
Motion: Bryant Second: Clark Vote: Unanimous Abstaining: None

Item 141 was taken at an earlier time with items 123 and IV.

142 2100 Woodhead DPV Deny
Staff recommendation: Disapprove the requested variance require that the applicant comply with the
current Chapter 42 – 10’ Building Line along both Woodhead and Indiana Streets.
Commission action: Disapproved the requested variance and require that the applicant comply with
the current Chapter 42 – 10’ Building Line along both Woodhead and Indiana Streets.
Motion: Bryant Second: Brave Vote: Carries Opposing: Bohan
Speakers: Scott Leichtenberg, owner/applicant – supportive; Sam Schon, Dave Johnson, Cindy
Brown – opposed; and Mary Lou Henry.

II. ESTABLISH A PUBLIC HEARING DATE OF JUNE 25, 2015 FOR:
   a. Amended Plat of Almeda Place partial replat no 5
   b. Briarcroft Subdivision partial replat no 1
   c. King Village North partial replat no 5
   d. King Village North partial replat no 6
   e. Memorial Green Sec 2 replat no 1 and extension
   f. Northborough Sec 2 partial replat no 1
g. Richwood partial replat no 1  
h. Shady Acres Extension no 3 partial replat no 9  
i. Shady Acres Extension no 3 partial replat no 10  
j. Walden on Lake Houston Phase 5 Champions Village replat no 1  
k. West Court partial replat no 3  
l. Whispering Pines Estates partial replat no 9  

Staff recommendation: Establish a public hearing date of June 25, 2015 for items II a-l.  
Commission action: Established a public hearing date of June 25, 2015 for items II a-l.  
Motion: Davis Second: Alleman Vote: Unanimous Abstaining: None  

III. ESTABLISH A PUBLIC HEARING DATE OF JUNE 11, 2015 FOR A HOTEL MOTEL VARIANCE LOCATED AT 3825 WILCREST DRIVE  
Staff recommendation: Establish a public hearing date of June 11, 2015 for a Hotel Motel variance located at 3825 Wilcrest Drive.  
Commission action: Established a public hearing date of June 11, 2015 for a Hotel Motel variance located at 3825 Wilcrest Drive.  
Motion: Davis Second: Clark Vote: Unanimous Abstaining: None  

Item IV was taken at an earlier time with items 123 and 141.  

V. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR GLEN PARK SUBDIVISION MLSA 482  
Staff recommendation: Approve the consideration of a special minimum lot size area application for the Glen Park Subdivision and forward to City Council for approval.  
Commission action: Approved the consideration of a special minimum lot size area application for the Glen Park Subdivision and forward to City Council for approval.  
Motion: Bohan Second: Davis Vote: Unanimous Abstaining: None  
Speaker: Beth Loutsteau, applicant – supportive.  

Items VI and VII were taken together at this time.  

VI. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR GLENSHIRE SUBDIVISION SECTIONS 2, 4, 6, and 8. MLSA 420  
Staff recommendation: Approve the consideration of the special minimum lot size area application for Glenshire subdivision Sections 2, 4, 6 and 8 and forward to City Council for approval.  
Commission action: Approved the consideration of the special minimum lot size area application for Glenshire subdivision Sections 2, 4, 6 and 8 and forward to City Council for approval.  

VII. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR GLENSHIRE SUBDIVISION SECTIONS 2 and 6 MLSA 421  
Staff recommendation: Approve the consideration of the special minimum lot size area application for the Glenshire subdivision Sections 2 and 6 and forward to City Council for approval.  
Commission action: Deferred the consideration of the special minimum lot size area application for the Glenshire subdivision Sections 2 and 6.  
Motion: Edminster Second: Bohan Vote: Unanimous Abstaining: None  
Speaker for VI and VII: Donald Perkins - supportive  

VIII. CONSIDERATION OF AN APPEAL OF THE DECISION OF THE HOUSTON ARCHAEOLOGICAL AND HISTORICAL COMMISSION ON APRIL 23, 2015 FOR A CERTIFICATE OF APPROPRIATENESS FOR 1548 CORTLANDT STREET – HOUSTON HEIGHTS HISTORIC DISTRICT EAST.  
Staff recommendation: No recommendation given.
Commission action: Overturned the decision of the Houston Archaeological and Historical Commission to deny a Certificate of Appropriateness for 1548 Cortlandt Street Houston Heights Historic District East.

Motion: Stein  Second: Bohan  Vote: Carries  Abstaining: Brave  Opposing: Clark
Speaker: Matthew Ager, owner – supportive.

IX.  Excuse the absences of Commissioners Alleman and Kilkenny
Commissioner Alleman and Kilkenny present no Commission action required.

X.  PUBLIC COMMENT
NONE

XI.  ADJOURNMENT
There being no further business brought before the Commission, Chair, Mark A. Kilkenny adjourned the meeting at 6:01 p.m.

Motion: Tartt  Second: Zakaria  Vote: Unanimous  Abstaining: None

Mark A. Kilkenny, Chair
Patrick Walsh, Secretary