Minutes of the Houston Planning Commission

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

June 11, 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 2:37 p.m. with a quorum present.

Mark A. Kilkenny, Chair
M. Sonny Garza
Susan Alleman
Fernando Brave
Kenneth Bohan
Antoine Bryant
Lisa Clark
Absent
Algenita Davis
Truman C. Edminster III
James R. Jard
Paul R. Nelson
Linda Porras-Pirtle
Mark Sikes
Martha Stein
Absent
Eileen Subinsky
Absent
Blake Tartt III
Arrived at 2:53 pm during agenda item # I.
Shaukat Zakaria
Mark Mooney for
Commissioner James Noack
Rick Staigle for
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 28, 2015 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the May 28, 2015 Planning Commission meeting minutes.
  Motion: Davis  Second: Zakaria  Vote: Carries  Abstaining: Garza and Sikes

I. Presentation of the status of Plan Houston (Jennifer Osling)
Presentation of the Plan Houston status was given by Jennifer Ostlind, Planning and Development Department.

II. PLATTING ACTIVITY (Consent items A and B, 1 - 91)
Items removed for separate consideration: 4, 13, 29, 35, 42, 43, 55, 61, 81 and 91.

Staff recommendation: Approve staff’s recommendations for items 1 – 91 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1 – 91 subject to the CPC 101 form conditions.
  Motion: Bryant  Second: Edminster  Vote: Unanimous  Abstaining: None
Commissioner Alleman and Commissioner Edminster recused and left the room.

Staff recommendation: Approve staff’s recommendation to approve items 4, 13, 29, 35, 42, 43, 55, 61 and 91 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendation to approved items 4, 13, 29, 35, 42, 43, 55, 61 and 91 subject to the CPC 101 form conditions.
  Motion: Sikes  Second: Bryant  Vote: Unanimous  Abstaining: None
Commissioner Alleman and Edminster returned.

Item 81 was taken out of order and voted on at this time.
81 Kern Villas C2R C3N
Staff recommendation: Defer the plat for two weeks to allow time for the applicant to provide additional information.
Commissioner action: Deferred the plat for two weeks to allow time for the applicant to provide additional information.
  Motion: Garza  Second: Alleman  Vote: Unanimous  Abstaining: None

C PUBLIC HEARINGS

92 Cypress Creek Lakes Sec 26 C3N
replat no 1 C2R
Approve
Defer
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-Pirrie  Second: Bryant  Vote: Unanimous  Abstaining: None

93 Decker Place partial replat no 1 C3N
Approve
Staff recommendation: Defer the plat for two weeks to allow time for the applicant to provide additional information.
Commission action: Deferred the plat for two weeks to allow time for the applicant to provide additional information.

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

94  Martin 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: Garza  Second: Alleman  Vote: Unanimous  Abstaining: None
Speakers: Kathy Patterson – opposed; Mary Villareal, applicant – supportive.

95  McIlhenny Street Landing  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

96  Olde Oaks Sec 2 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: Garza  Second: Tattt  Vote: Unanimous  Abstaining: None
Speakers: Mary Villareal, applicant - supportive; Mia Cordova and Alicia Wyche – opposed; Arva Howard, legal;

97  Riverside Terrace Sec 1 partial replat no 3  C3N  Defer
Staff recommendation: Defer the plat for two weeks to allow time for the applicant to provide additional information.
Commission action: Deferred the plat for two weeks to allow time for the applicant to provide additional information.

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

98  Sage 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: Bryant  Second: Garza  Vote: Unanimous  Abstaining: None

99  Terrace Oaks 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: Sikes  Second: Tattt  Vote: Carries  Abstaining: Bryant

100  West Houston 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: Zakaria  Vote: Unanimous  Abstaining: None

D – Variances

Items 101 and 102 were taken together at this time.
101  Aliana GP                        GP                        Approve
102  Aliana Sec 54                  C3P                        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 plat subject to the CPC 101 form conditions.
   Motion: Bryant       Second: Staigle    Vote: Unanimous    Abstaining: None

103  Bucaw Acres                   C2                        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 plat subject to the CPC 101 form conditions.
   Motion: Alleman      Second: Bohan      Vote: Unanimous    Opposed: None

104  Cypress Creek Apartment Homes at Wayside South
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: Porras-Pirtle Second: Edminster  Vote: Unanimous  Abstaining: None

105  Groves GP                      GP                        Defer

Staff recommendation: Defer the plat for two weeks at the request of Harris County to allow for further coordination and discussion with respect to the variance being requested.
Commission action: Deferred the plat for two weeks at the request of Harris County to allow for further coordination and discussion with respect to the variance being requested.
   Motion: Jard         Second: Tarrt      Vote: Unanimous    Abstaining: None

106  Museum at Caroline            C2R                        Defer

Staff recommendation: Defer the requested variance per applicant’s request.
Commission action: Deferred the requested variance per applicant’s request.
   Motion: Davis        Second: Bohan      Vote: Unanimous    Abstaining: None

Items 107, 127, and IV were taken together at this time and voted on separately.

107  Saudi Arabia Royal Consulate  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: Zakaria      Second: Brave      Vote: Carries       Opposed: Porras-Pirtle

127  2951 Wilcrest Drive           DPV                        Approve

Staff recommendation: Approve 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: Approved the requested variance to allow an internal 24’ driveway instead of a 28’ private street to provide access and fire protection on the site.
   Motion: Zakaria      Second: Garza      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: Approve the requested variance
Commission action: Approved the requested variance

Motion: Zakaria    Second: Garza    Vote: Carries    Opposing: Jard, Porras-Pirtle, Bryant, and Brave
Speakers: Micah Simecek, applicant and Faisal Shah – supportive; Mary L. Henry – opposed

Commission returned to Agenda Item 108 at this time and proceeded with the remaining agenda items.

108 Willowcreek Ranch GP

GP

Defer

Staff recommendation: Defer the plat per applicant’s request.
Commission action: Deferred the plat per applicant’s request.

Motion: Jard    Second: Tartt    Vote: Carries    Abstaining: Edminster

E SPECIAL EXCEPTIONS

None

F RECONSIDERATION OF REQUIREMENTS

109 Aliana Sec 45

C3P

Approve

Staff recommendation: Deny the requested variance for less than 600' intersection spacing along West Airport Blvd. and grant the variance not to provide an east west street through this section and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted both the requested variances and approved the plat subject to the CPC 101 form conditions.

Motion: Jard    Second: Tartt    Vote: Carries    Opposed: Garza
Speaker: Warren Escovy, applicant -supportive

110 Meadows at Cypress Creek

C2

Approve

Staff recommendation: Grant the requested special exceptions and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested special exceptions and approved the plat subject to the CPC 101 form conditions.

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

111 Technical Realty Group of Texas

C2R

Defer

Staff recommendation: Defer the plat for study and review.
Commission action: Deferred the plat study and review.

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

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

G EXTENSIONS OF APPROVAL

112 Broadmoor Addition

partial replat no 1

EOA

Approve

113 Deer Trail Drive and Greens Crossing Blvd. Street Dedication and Reserves

EOA

Approve

114 FMT Group

EOA

Approve
115  HISD Young Mens Preparatory School EOA Approve
116  Trajan Estates EOA Approve
117  Villas at Shady Acres EOA Approve
118  West Oak Plat No 2 partial Replat no 2 EOA Approve
119  World Houston International Business Center Sec 11 partial replat no 1 EOA Approve

H  NAME CHANGES
120  City Heights at Brittmoore (prev. Brittmoore Place) NC Approve
121  Lakemont Congregation (prev. Lakemont) NC Approve

I  CERTIFICATES OF COMPLIANCE
122  20309 Ravenwood Drive COC Approve
123  20179 Ravenwood Dr. COC Approve
124  26762 Burning Tree Ln. COC Approve
125  18576 Wisp Willow Way COC Approve

Staff recommendation: Approve staff’s recommendation for items 112 - 125.
Commission action: Approved staff’s recommendation for items 112 - 125.
Motion: Davis Second: Brave Vote: Unanimous Abstaining: None

J  ADMINISTRATIVE
NONE

K  DEVELOPMENT PLATS WITH VARIANCE REQUESTS
126  3842 Overbrook Lane DPV Defer

Staff recommendation: Defer the requested variance.
Commission action: Deferred the requested variance.
Motion: Alleman Second: Bryant Vote: Unanimous Abstaining: None

Item 127 was taken earlier with items 107 and IV.

III. ESTABLISH A PUBLIC HEARING DATE OF JULY 9, 2015 FOR:
   a. Blodgett Landing replat no 1
   b. Craig Woods partial replat no 16
   c. Crescent Island replat no 1 partial replat no 2
   d. Melody Oaks partial replat no 15
   e. Rockhurst replat no 1
   f. Villas at Antoine Sec 3 replat no 1
   g. West Court partial replat no 4
   h. Westhaven Estates Sec 2 partial replat no 4
   i. Westheimer Estates partial replat no 5

Staff recommendation: Establish a public hearing date of July 9, 2015 for items III a-i.
Commission action: Established a public hearing date of July 9, 2015 for items III a-i.
Motion: Davis Second: Anderson Vote: Unanimous Abstaining: None
Item IV was taken earlier with items 107 and 127.

V. CONSIDERATION OF A HOTEL MOTEL VARIANCE LOCATED AT 3414 SAGE ROAD
Staff recommendation: Approve the Hotel Motel variance.
Commission action: Approved the Hotel Motel variance.
   Motion: Davis    Second: Sikes    Vote: Unanimous    Abstaining: None

VI. PUBLIC HEARING AND CONSIDERATION OF A HOTEL MOTEL VARIANCE LOCATED AT 3825 WILCREST DRIVE
Staff recommendation: Defer the consideration of the requested variance.
Commission action: Deferred the consideration of the requested variance.
   Motion: Brave    Second: Davis    Vote: Unanimous    Abstaining: None

VII. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR NAVIGATION SUBDIVISION
Staff recommendation: Approve the consideration of the special minimum lot size area application for Navigation Subdivision and forward to City Council for approval.
Commission action: Approved the consideration of the special minimum lot size area application for Navigation Subdivision as amended and forward to City Council for approval.
   Motion: Garza    Second: Brave    Vote: Unanimous    Abstaining: None
Speaker: Mary Helen Ortega, applicant, and Miranda Rodriguez – supportive; Sanjuanita Guerra and Ramiro Martinez – opposed.

VIII. PUBLIC COMMENT
NONE

IX. ADJOURNMENT
There being no further business brought before the Commission, Chair, Mark A. Kilkenny adjourned the meeting at 4:59 p.m.
   Motion: Bryant    Second: Garza    Vote: Unanimous    Abstaining: None

Mark A. Kilkenny, Chair
Patrick Walsh, Secretary