Minutes of the Houston Planning Commission

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

June 25, 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 2:30 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
Rick Staigle for
Clay Foriester for
The Honorable Grady Prestage
Raymond Anderson for
The Honorable Ed Emmett

Arrived at 2:57 pm during agenda item #104
Absent
Arrived at 2:40 pm during agenda item #103

Absence
Arrived at 3:38 pm during agenda item #113
Left at 3:40 pm during agenda item #114

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 JUNE 11, 2015 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the June 11, 2015 Planning Commission meeting minutes.
   Motion: Zakaria  Second: Sikes  Vote: Carries  Abstaining: Clark, Subinsky and Stein

I.  PLATING ACTIVITY (Consent items A and B, 1 - 98)

Items removed for separate consideration: 17 and 93.

Staff recommendation: Approve staff’s recommendations for items 1 - 98 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1 - 98 subject to the CPC 101 form conditions.
   Motion: Subinsky  Second: Clark  Vote: Unanimous  Abstaining: None

Commissioner Alleman recused herself and left the room.

Staff recommendation: Approve staff’s recommendation to approve items 17 and 93 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendation to approved items 17 and 93 subject to the CPC 101 form conditions.
   Motion: Clark  Second: Garza  Vote: Unanimous  Abstaining: None

Commissioner Alleman returned.

C  PUBLIC HEARINGS

99  Amended Plat of Almeda Place  C3N  Approve
   partial replat no 5
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: Garza  Vote: Unanimous  Abstaining: None

100  Briarcroft Subdivision partial replat no 1  C3N  Approve
   Staff recommendation: Grant the variances to allow a dual building line for the life of the structure and the roof overhang at the closest point to project into the 17’ building line, a single family home to take direct access from a major thoroughfare and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the variances to allow a dual building line for the life of the structure and the roof overhang at the closest point to project into the 17’ building line, a single family home to take direct access from a major thoroughfare and approve the plat subject to the CPC 101 form conditions.
   Motion: Garza  Second: Subinsky  Vote: Unanimous  Abstaining: None

101  Decker Place partial replat no 1  C3N  Defer
   Staff recommendation: Defer the plat per the applicant’s request.
Commission action: Deferred the plat per the applicant’s request.
   Motion: Garza  Second: Alleman  Vote: Unanimous  Abstaining: None

Items 102 and 103 were taken together at this time but voted on separately.
102 Kings Village North partial replat no 5  
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: Bryant  
  Second: Anderson  
  Vote: Unanimous  
  Abstaining: None

103 Kings Village North partial replat no 6  
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: Bryant  
  Second: Sikes  
  Vote: Unanimous  
  Abstaining: None

104 Memorial Green Sec 2 replat and extension  
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: Zakaria  
  Vote: Unanimous  
  Abstaining: None  
Speakers: Lesley Abrunhosa, Jacqueline Williford, Hyun Seoh (Kim), and Elizabeth Barker - opposed

105 Northborough 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: Bryant  
  Second: Clark  
  Vote: Unanimous  
  Abstaining: None

106 Richwood 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: Garza  
  Vote: Unanimous  
  Abstaining: None

107 Riverside Terrace Sec 1 partial replat no 3  
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 one additional street tree along Almeda and CPC 101 form conditions.  
  Motion: Jard  
  Second: Davis  
  Vote: Unanimous  
  Abstaining: None  
Speakers: Mary Villareal - applicant

108 Shady Acres Extension no 3 partial replat no 9  
C3N  
Defer  
Staff recommendation: Approve the plat subject to the CPC 101 forms conditions.  
Commission action: Deferred the requested plat for proper notification.  
  Motion: Brave  
  Second: Bryant  
  Vote: Unanimous  
  Abstaining: None  
Speaker: Mary Beth Balhoff - opposed
109  Shady Acres Extension no 3  C3N  Approve
    partial replat no 10
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: Clark  Vote: Unanimous  Opposed: None

110  Walden on Lake Houston Phase 5  C3N  Approve
    Champions Village partial replat no 1
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

111  West Court partial replat no 3  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: Bryant  Vote: Unanimous  Abstaining: None

112  Whispering Pines Estates  C3N  Approve
    partial replat no 9
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: Brave  Second: Alleman  Vote: Unanimous  Abstaining: None

D - Variances

113  Arcadia Court  C3P  Approve
Staff recommendation: Deny 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: Anderson  Second: Jard  Vote: Carries  Opposed: Bryant and Brave
    Abstaining: Edminster
Speaker: Kerry Gilbert, applicant and Loyd Smith (Harris County)

114  Groves GP  GP  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: Subinsky  Vote: Unanimous  Abstaining: None

115  Lakes of Bella Terra West GP  GP  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: Foriester  Second: Anderson  Vote: Carries  Abstaining: Clark
Museum at Caroline
Staff recommendation: Deny the requested variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Deferred the requested variance for two weeks to allow time for the applicant to provide additional information.
Motion: Edminster  Second: Bryant  Vote: Unanimous  Opposed: None
Speakers: Mary Villereal – applicant and David Modlin - supportive.

Agenda items 117 and 118 were taken together at this time.

Rosehill Reserve Wastewater Treatment Plant
Staff recommendation: Refer the plat for two weeks to allow time for additional information required.
Commission action: Deferred the plat for two weeks to allow time for additional information required.
Motion: Bryant  Second: Anderson  Vote: Unanimous  Abstaining: None

Timbers GP
Staff recommendation: Refer the general plan for two weeks to allow time for additional information required.
Commission action: Deferred the general plan for two weeks to allow time for additional information required.
Motion: Davis  Second: Alleman  Vote: Unanimous  Abstaining: None

West Alabama Terrace replat no 1
Staff recommendation: Defers the plat for two weeks to allow time for additional information required.
Commission action: Deferred the plat for two weeks to allow time for additional information required.
Motion: Edminster  Second: Alleman  Vote: Unanimous  Abstaining: None

Willowcreek Ranch GP
Withdrawn

E – Special Exceptions
NONE

F – Reconsideration of Requirements
Aldine ISD Cypresswood Point
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: Bryant  Vote: Carries  Abstaining: Alleman

Forestwood Sec 8
Staff recommendation: Refer the plat for two weeks to allow time for additional information required.
Commission action: Deferred the plat for two weeks to allow time for additional information required.
Motion: Davis  Second: Bryant  Vote: Unanimous  Abstaining: None

Technical Realty Group of Texas
Withdrawn
Items G and H were taken together at this time.

G EXTENSIONS OF APPROVAL

125 Central Gardens Sec 2   EOA   Approve
partial replat no 1
126 Grand Ridge Estates     EOA   Approve
127 Interstate Commerce Center EOA   Approve
128 Pinto Business Park      EOA   Approve
Landscape Reserve on Ella

H NAME CHANGES

129 Braes Heights Addition Sec 10 NC   Approve
partial replat no 2 (prev. Braes Heights
Addition partial replat no 2 Sec 10
130 Dellrose GP              NC   Approve
(prev. Bauer Road Tract GP)
131 Kings Village North partial replat no 1 NC   Approve
(prev. Kings Village partial replat no 1)

Staff recommendation: Approve staff’s recommendation for items 125 - 131.
Commission action: Approved staff’s recommendation for items 125 - 131.
Motion: Davis    Second: Subinsky    Vote: Unanimous    Abstaining: None

I CERTIFICATES OF COMPLIANCE
NONE

J ADMINISTRATIVE
NONE

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

132 123 Adams Street       DPV   Approve
Staff recommendation: Approve the requested variance.
Commission action: Approved the requested variance.
Motion: Davis    Second: Zakaria    Vote: Unanimous    Abstaining: None

133 3500 Audubon Place     DPV   Defer
Staff recommendation: Defer the requested variance for two weeks to allow the applicant time to
provide revised information.
Commission action: Deferred the requested variance for two weeks to allow the applicant time to
provide revised information.
Motion: Davis    Second: Garza    Vote: Unanimous    Abstaining: None

134 3012 Hardy Street      DPV   Approve
Staff recommendation: Approve the requested variance to allow vehicular access to a major
thoroughfare, subject to providing a 3" caliper tree and required sidewalk.
Commission action: Approved the requested variance to allow vehicular access to a major
thoroughfare, subject to providing a 3" caliper tree and required sidewalk.
Motion: Davis    Second: Sikes    Vote: Unanimous    Abstaining: None
135  3842 Overbrook Lane  DPV  Approve
Staff recommendation: Approve the requested variance to allow a 10’ building line for a single family home and a 17’ garage building line on a major thoroughfare.
Commission action: Approved the requested variance to allow a 10’ building line for a single family home and a 17’ garage building line on a major thoroughfare.
        Motion: Zakaria  Second: Davis  Vote: Unanimous  Abstaining: None

136  303 Vincent Street  DPV  Defer
Staff recommendation: Defer the requested variance for two weeks in order for staff to coordinate with Public Works Department in reference to vehicular access from the unimproved alley located west of the subject line.
Commission action: Deferred the requested variance for two weeks in order for staff to coordinate with Public Works Department in reference to vehicular access from the unimproved alley located west of the subject line.
        Motion: Garza  Second: Clark  Vote: Unanimous  Abstaining: None

137  2714 Wheeler Avenue  DPV  Defer
Staff recommendation: Defer the requested variances for two weeks to allow staff time to coordinate with the applicant on alternative design solutions.
Commission action: Deferred the requested variances for two weeks to allow staff time to coordinate with the applicant on alternative design solutions.
        Motion: Alleman  Second: Clark  Vote: Unanimous  Abstaining: None

II. ESTABLISH A PUBLIC HEARING DATE OF JULY 23, 2015 FOR:
   a. Canyon Lakes at Spring Trails Sec 1 partial replat no 2 and extension
   b. Carverdale Sec 2 partial replat no 1
   c. City View Flats on Austin Street
   d. El Tesoro Sec 2 replat no 1
   e. Glenhaen Estates Sec 2 partial replat no 1
   f. Grove at Oak Forest Sec 1 partial replat no 1
   g. Interfield Business Park replat no 1
   h. Royalwood Sec 1 partial replat no 1
   i. Towne Lake Sec 32 partial replat no 1
   j. Westhaven Estate Sec 2 partial replat no 5
   k. Westheimer Gardens Extension partial replat no 1
Staff recommendation: Establish a public hearing date of July 23, 2015 for items II a-k.
Commission action: Established a public hearing date of July 23, 2015 for items II a-k.
        Motion: Davis  Second: Subinsky  Vote: Unanimous  Abstaining: None

III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 1018 CLEBURNE STREET (COFFEE CUP)
Staff recommendation: Defer the variance requested for two weeks to allow further study and review of the parking requirements and lease agreement.
Commission action: Deferred the variance requested for two weeks to allow further study and review of the parking requirements and lease agreement.
        Motion: Alleman  Second: Sikes  Vote: Unanimous  Abstaining: None

IV. CONSIDERATION OF A HOTEL MOTEL VARIANCE LOCATED AT 3825 WILCREST DRIVE
Withdrawn
V.  PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR GLENBROOK VALLEY SECTION 1, 2, AND 5
Staff recommendation: Approve the consideration of the special minimum lot size area application for Glenbrook Valley Section 1, 2 and 5 and forward to City Council for approval.
Commission action: Approved the consideration of the special minimum lot size area application for Glenbrook Valley Section 1, 2 and 5 and forward to City Council for approval.
Motion: Brave                    Second: Subinsky               Vote: Unanimous              Abstaining: None
Speaker: Ann Collum, supportive

VI. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR 3300-3400 CAVALCADE (NORTH)
Withdrawn

VII. EXCUSE THE ABSENCE OF COMMISSIONER SUBINSKY
Commissioner Subinsky present no Commission action required.

VIII. PUBLIC COMMENT
NONE

IX. ADJOURNMENT
There being no further business brought before the Commission, Chair, Mark A. Kilkenny adjourned the meeting at 4:40 p.m.
Motion: Davis                    Second: Clark                  Vote: Unanimous              Abstaining: None

Mark A. Kilkenny, Chair

Patrick Walsh, Secretary