Minutes of the Houston Planning Commission

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

July 9, 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 Absent
Kenneth Bohan
Antoine Bryant Arrived at 4:00 pm during agenda item #103
Lisa Clark Left at 3:38 pm during item #97
Algenita Davis
Truman C. Edminster III
James R. Jard
Paul R. Nelson Absent
Linda Porras-Pirtle Absent
Mark Sikes
Martha Stein
Eileen Subinsky
Blake Tartt III
Shaukat Zakaria
Mark Mooney for Absent
  Honorable James Noack
Clay Foriester 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 JUNE 25, 2015 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the June 25, 2015 Planning Commission meeting minutes.
Motion: Clark Second: Subinsky Vote: Unanimous Abstaining: None

I. PLATTING ACTIVITY (Consent items A and B, 1-90)
Items removed for separate consideration: 10, 13, 32, 54, 55, 56, 65, 66, 67 and 82.

Staff recommendation: Approve staff's recommendations for items 1 - 90 subject to the CPC 101 form conditions.
Commission action: Approved staff's recommendations for items 1 - 90 subject to the CPC 101 form conditions.
Motion: Garza Second: Clark Vote: Unanimous Abstaining: None

Commissioners Alleman, Clark, and Edminster recused themselves and left the room.

Staff recommendation: Approve staff's recommendation to approve items 10, 13, 32, 54, 55, 56, 65, 66, and 67 subject to the CPC 101 form conditions.
Commission action: Approved staff's recommendation to approved items 10, 13, 32, 54, 55, 56, 65, 66, and 67 subject to the CPC 101 form conditions.
Motion: Sikes Second: Bohan Vote: Unanimous Abstaining: None

Commissioner Alleman, Clark, and Edminster returned.

82 Reinerman Townhomes Sec 2 C2R Defer
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Deferred the plat for two weeks.
Motion: Zakaria Second: Edminster Vote: Unanimous Abstaining: None

C PUBLIC HEARINGS

91 Craig Woods partial replat no 16 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

92 Crescent Island replat no 1 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: Alleman Second: Clark Vote: Unanimous Abstaining: None

93 Decker Place 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: Subinsky Vote: Unanimous Abstaining: None
94  Melody Oaks partial replat no 15  C3N  Defer
Staff recommendation: Defer for further study and review and per Council member Brenda Stardig's request.
Commission action: Deferred for further study and review and per Council member Brenda Stardig's request.
Motion: Garza  Second: Edminster  Vote: Unanimous  Abstaining: None
Speakers: Mary Villareal- applicant – supportive; Mike Frank – opposed.

95  Memorial Green Sec 2 replat no 1  C3N  Defer
and extension
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 applicant to provide additional information.
Motion: Edminster  Second: Tattt  Vote: Unanimous  Abstaining: None
Speakers: Matt Tucker, applicant and Henry DREWINKO- supportive; Joan Alford, Fred Seelig, Jose Abrunhosa, Marta Molina, MIZUKA YASUOKA, Alejandro Plano, Chip Smith opposed; Richard Smith, Managing Engineer, Public Works and Engineering Department

96  Rockhurst replat no 1  C3N  Defer
Staff recommendation: Defer the plat for two weeks for additional information required.
Commission action: Deferred the plat for two weeks for additional information required.
Motion: Zakaria  Second: Garza  Vote: Unanimous  Abstaining: None

97  Shady Acres Extension no 3  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: Garza  Second: Subinsky  Vote: Unanimous  Abstaining: None

98  Villas at Antoine Sec 2  C3N  Defer
partial replat no 1
Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Deferred the requested plat for two weeks for further legal study and review.
Motion: Bohan  Second: Jard  Vote: Unanimous  Abstaining: None
Speakers: Matt Tucker, applicant – supportive; Elaine Bell, Mark Dakmak, Will Dakmak, - opposed; Arva Howard, Legal Department.

99  West Court 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: Garza  Second: Alleman  Vote: Unanimous  Abstaining: None

100  Westhaven Estates Sec 2  C3N  Approve
partial replat no 4
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: Tattt  Vote: Unanimous  Opposed: None
Westheimer Estates partial plat 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: Alleman  Second: Sikes  Vote: Unanimous  Abstaining: None

D – Variances

HMT Commercial Reserve

C2

Defer

Staff recommendation: Defer this application for two weeks to allow the applicant to provide revised information.
Commission action: Deferred the application for two weeks to allow the applicant to provide revised information.

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

Johnson Court

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 approved the plat subject to the CPC 101 form conditions.

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

Museum at Caroline

C2R

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: Edminster  Second: Zakaria  Vote: Carries  Opposed: Garza
Speaker: Mary Villareal, applicant, Ignacio Perezata and Louis Conrad - supportive;

Rosehill Reserve

Wastewater Treatment Plant

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: Edminster  Second: Davis  Vote: Unanimous  Abstaining: None

Rosehill Reserve Water Plant Site

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: Edminster  Second: Tarrt  Vote: Unanimous  Abstaining: None

Rosine Gardens

C2

Defer

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

Motion: Bryant  Second: Bohan  Vote: Unanimous  Opposed: None
108 Timber GP
Staff recommendation: Defer the plat per the applicant’s request.
Commission action: Deferred the plat per the applicant’s request.
Motion: Garza  Second: Bryant  Vote: Carries  Abstaining: Edminster

109 Treeline North
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 approve the plat subject to the CPC 101 form conditions.
Motion: Bryant  Second: Anderson  Vote: Unanimous  Abstaining: None

110 Wayside Market replat no 1
C2R  Defer
and extension
Staff recommendation: Defer the requested variance to not widen Maxwell Lane and to allow the applicant time to provide additional information
Commission action: Deferred the requested variance to not widen Maxwell Lane and to allow the applicant time to provide additional information.
Motion: Alleman  Second: Subinsky  Vote: Unanimous  Abstaining: None

111 West Alabama Terrace replat no 1
C2R  Approve
Staff recommendation: Deny the requested variance and disapprove the plat.
Commission action: Granted the requested variance and approve the plat as submitted by the applicant.
Motion: Zakaria  Second: Bryant  Vote: Carries  Abstaining: Anderson
Opposed: Alleman, Garza and Stein
Speakers: Pat Thai, applicant – supportive; Paula Clay, - opposed.

Commissioner Alleman recused herself and left the room.

112 Woodlands Lake Woodlands
East Shore 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: Anderson  Second: Garza  Vote: Unanimous  Abstaining: None

E – Special Exceptions
NONE

F – Reconsideration of Requirements

113 Cypress Land Development Reserve  C3P  Approve
Staff recommendation: Grant the requested reconsideration requirement with variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested reconsideration requirement with variance and approved the plat subject to the CPC 101 form conditions.
Motion: Anderson  Second: Davis  Vote: Unanimous  Abstaining: None

Commissioner Alleman returned.
114  Forestwood Sec 8

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: Anderson  Second: Stein  Vote: Unanimous  Abstaining: None

Commissioner Alleman and Edminster recused themselves and left the room.

115  Towne Lake Sec 34

C3F

Approve

Staff recommendation: Grant the requested reconsideration of requirement and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested reconsideration of requirement and approve the plat subject to the CPC 101 form conditions.

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

116  University Place First

partial replat no 1

C2R

Defer

Staff recommendation: Defer the application for two weeks to allow the applicant time to submit revised and additional information requested.
Commission action: Deferred the application for two weeks to allow the applicant time to submit revised and additional information requested.

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

Commissioner Alleman returned.

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

G  EXTENSIONS OF APPROVAL

117  Encore Grand Mission  EOA  Approve

118  Gosling Village GP  EOA  Approve

119  Gosling Village Sec 1  EOA  Approve

120  Harris County MUD no 287 Lift Station no 2  EOA  Approve

121  Morton Creek Ranch Sec 11  EOA  Approve

122  Pinto Business Park GSC Reserve Sec 1  EOA  Approve

123  Woodlands Village of Creekside Park Commercial Sec 4  EOA  Approve

124  Woodlands Village of Creekside Park Commercial Sec 5  EOA  Approve

H  NAME CHANGES

None

I  CERTIFICATES OF COMPLIANCE

125  27260 Coach Light St.  COC  Approve

126  16021 Red Oak St.  COC  Approve

127  23560 Scenic Ridge  COC  Approve
Staff recommendation: Approve staff’s recommendation for items 117 - 127.
Commission action: Approved staff’s recommendation for items 117 - 127.

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

J ADMINISTRATIVE
NONE

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

128 3500 Audubon Place DPV Approve
Staff recommendation: Grant the requested variance.
Commission action: Granted the requested variance.

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

129 4300 Rosslyn Street DPV Defer
Staff recommendation: Defer the requested variance for two weeks for further study and review of separately filed deed restrictions.
Commission action: Deferred the requested variance for two weeks for further study and review of separately filed deed restrictions.

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

Commissioner Edminster returned.

130 303 Vincent Street DPV Approve
Staff recommendation: Grant the requested variance to not provide a 28’ private street subject to the following conditions: (1) The applicant must construct the unimproved alley to the west to allow vehicular access to the additional parking and (2) the applicant must not obstruct the alley with a fence to ensure adequate fire protection.
Commission action: Granted the requested variance to not provide a 28’ private street subject to the following conditions: (1) The applicant must construct the unimproved alley to the west to allow vehicular access to the additional parking and (2) the applicant must not obstruct the alley with a fence to ensure adequate fire protection.

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

131 21 Waugh Drive DPV Defer
Staff recommendation: Defer the request for two weeks to allow time for staff to review feedback from Public Works and Engineering on the turning template at the proposed circular drive and allow time to meet with the applicant.
Commission action: Deferred the request for two weeks to allow time for staff to review feedback from Public Works and Engineering on the turning template at the proposed circular drive and allow time to meet with the applicant.

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

132 323 West 30th Street DPV Approve
Staff recommendation: Grant the requested variance.
Commission action: Granted the requested variance.

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

133 2900 Wesleyan Street DPV Approve
Staff recommendation: Grant the requested variance.
Commission action: Granted the requested variance.
  Motion: Edminster Second: Zakaria Vote: Unanimous Abstaining: None
Speaker: Sherri P. McGinly - opposed

134 2714 Wheeler Avenue DPV Approve
Staff recommendation: Grant the requested variance to not provide a turnaround on a major thoroughfare and to allow vehicular access to Wheeler Avenue.
Commission action: Granted the requested variance to not provide a turnaround on a major thoroughfare and to allow vehicular access to Wheeler Avenue.
  Motion: Davis Second: Zakaria Vote: Unanimous Abstaining: None

II. ESTABLISH A PUBLIC HEARING DATE OF AUGUST 6, 2015 FOR:
   a. Chasewood Meadows partial replat no 1
   b. Chasewood Meadows partial replat no 2
   c. Fall Creek Sec 21 replat no 1 partial replat no 1
   d. Richmond Terrace partial replat no 1
   e. Shadyvilla Addition no 2 partial replat no 3
Staff recommendation: Establish a public hearing date of August 6, 2015 for items II a-e.
Commission action: Established a public hearing date of August 6, 2015 for items II a-e.
  Motion: Subinsky Second: Alleman Vote: Unanimous Abstaining: None

III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 1018 CLEBURNE STREET (COFFEE CUP)
   Withdrawn

IV. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR WHITE OAK TERRACE
Staff recommendation: Approve the consideration of the special minimum lot size area application for White Oak Terrace and forward to City Council for approval.
Commission action: Approved the consideration of the special minimum lot size area application for White Oak Terrace and forwarded to City Council for approval.
  Motion: Garza Second: Davis Vote: Unanimous Abstaining: None
Speakers: Doretha Spencer, applicant, Patrick Perry, Felicia Light, and Doreen Terry - supportive.

V. EXCUSE THE ABSENCE OF COMMISSIONER NELSON
Commissioner Nelson absences were excused.
  Motion: Jard Second: Davis Vote: Unanimous Abstaining: None

VI. PUBLIC COMMENT
NONE

VII. ADJOURNMENT
There being no further business brought before the Commission, Chair, Mark A. Kilkenny adjourned the meeting at 5:18 p.m.
  Motion: Tartt Second: Subinsky Vote: Unanimous Abstaining: None

Mark A. Kilkenny, Chair

Patrick Walsh, Secretary