

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**

Speakers: Matt Tucker, applicant – supportive, Meg Poissant – opposed.

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 C3N Approve
partial replat no 2

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: **Tartt** 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: **Tartt** Vote: **Unanimous** Opposed: **None**

101 Westheimer Estates partial replat 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

102 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**

103 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**

104 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;

105 Rosehill Reserve C3P Approve
Wastewater Treatment Plant
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**

106 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: **Tartt** Vote: **Unanimous** Abstaining: **None**

107 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 GP Defer
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 and extension C2R Defer
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 GP Approve
East Shore GP
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 **C2R** **Defer**
partial replat no 1
 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. Kilkeny adjourned the meeting at 5:18 p.m.

Motion: **Tartt** Second: **Subinsky** Vote: **Unanimous** Abstaining: **None**


Mark A. Kilkeny, Chair


Patrick Walsh, Secretary