Minutes of the Houston Planning Commission

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

July 23, 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 2:43 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
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 JULY 9, 2015 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the July 9, 2015 Planning Commission meeting minutes.
  Motion: Sikes        Second: Bryant        Vote: Carries        Abstaining: Porras-Pirtle

I. PRESENTATION ON THE CHANGES TO CHAPTER 33, HISTORIC PRESERVATION:
Presentation given by Margaret Wallace Brown, Deputy Director, Planning and Development Department.

II. PLATTING ACTIVITY (Consent items A and B, 1-134)
Items removed for separate consideration: 9, 71, 77, and 78.
Staff recommendation: Approve staff’s recommendations for items 1 - 134 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1 - 134 subject to the CPC 101 form conditions.
  Motion: Garza        Second: Tartt        Vote: Unanimous        Abstaining: None

Commissioner Edminster recused himself and left the room.
Staff recommendation: Approve staff’s recommendation to approve items 9, 71, 77, and 78 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendation to approved items 9, 71, 77, and 78 subject to the CPC 101 form conditions.
  Motion: Porras-Pirtle    Second: Clark        Vote: Unanimous        Abstaining: None

Commissioner Edminster returned.

C- Public Hearings
135 Canyon Lakes at Spring Trails C3N Approve
  Sec 1 partial replat no 2 and extension
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: Mooney        Second: Bryant        Vote: Unanimous        Abstaining: None

136 Carverdale Sec 2 partial replat no 1 C3N Defer
Staff recommendation: Defer the plat for two weeks to allow the applicant time to submit a revised drawing and for the applicant, neighborhood and City of Houston to resolve any issues regarding the proposed use in the applicable deed restrictions.
Commission action: Deferred the plat for two weeks to allow the applicant time to submit a revised drawing and for the applicant, neighborhood and City of Houston to resolve any issues regarding the proposed use in the applicable deed restrictions.
  Motion: Clark        Second: Garza        Vote: Unanimous        Abstaining: None
137  City View Flats on Austin Street  C3N  Defer
Staff recommendation: Deny the requested variance and disapprove the plat.
Commission action: Deferred the plat for two weeks to allow time for the applicant to provide additional information.
Motion: Jard  Second: Brave  Vote: Unanimous  Abstaining: None
Speakers: Vanessa Yoemen, applicant - supportive, Richard Smith, Managing Engineer Public Works and Engineering Department.

138  El Tesoro Sec 2 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: Bryant  Vote: Unanimous  Abstaining: None

139  Glenhaven Estates 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: Sikes  Second: Garza  Vote: Unanimous  Abstaining: None

140  Grove at Oak Forest Sec 1 replat no 1  C3N  Defer
Staff recommendation: Defer the plat for two weeks to allow the applicant time to meet chapter 42 planning standards.
Commission action: Deferred the plat for two weeks to allow the applicant time to meet chapter 42 planning standards.
Motion: Bryant  Second: Clark  Vote: Unanimous  Abstaining: None

141  Interfield Business Park replat no 1  C3N  Withdrawn
Staff recommendation: Approve the request to establish a public hearing date of August 20, 2015.
Commission action: Approved the request to establish a public hearing date of August 20, 2015.
Motion: Zakaria  Second: Edminster  Vote: Unanimous  Abstaining: None

142  Melody Oaks partial replat no 15  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: Zakaria  Second: Bryant  Vote: Unanimous  Abstaining: None

143  Memorial Green Sec 2 replat no 1 and extension  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: Nelson  Second: Garza  Vote: Carries  Opposed: Bohan, Brave, Bryant, Edminster, and Porras-Pirtle
Speakers: Matt Tucker, applicant – supportive; Millie Osterling, Carlie Sorrells, Valerie S. Mayer, Pat Hogan-Konge, Sally Carey, Ryan Shumberg, - opposed

144  Rockhurst replat no 1  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.
145 Royalwood 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: Garza Second: Clark Vote: Unanimous Opposed: None
Speakers: Sterling B. Burnett – opposed; Harold D. Loach, and Sally Buntyn - undecided

Commissioner Edminster recused himself and left the room.

146 Towne Lake Sec 32 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: Tartt Second: Zakaria Vote: Unanimous Abstaining: None

Commissioner Edminster returned.

147 Villas at Antoine Sec 2 partial replat no 1 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: Garza Second: Sikes Vote: Unanimous Abstaining: None

148 Westhaven Estates Sec 2 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: Bohan Second: Bryant Vote: Unanimous Abstaining: None

149 Westheimer Gardens Extension 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: Porras-Pirtle Second: Tartt Vote: Unanimous Abstaining: None

D – Variances

150 Andrews SS Plating on Dixie 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: Clark Second: Bryant Vote: Carries Abstaining: Garza

Commissioner Edminster recused himself and left the room.

151 Atascocita Trace Sec 5 C3P Defer
Staff recommendation: Defer the plat for two weeks per the applicant's request.
Commission action: Deferred the plat for two weeks per the applicant’s request.
Motion: Bryant  Second: Zakaria  Vote: Unanimous  Abstaining: None

Commissioner Edminster returned.

152  **Chicken Restaurant on Westheimer**
Staff recommendation: Defer the plat for two weeks to allow the applicant time to meet chapter 42 planning standards.
Commission action: Deferred the plat for two weeks to allow the applicant time to meet chapter 42 planning standards.
Motion: Edminster  Second: Bryant  Vote: Unanimous  Opposed: None

153  **Freeman Tract 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: Edminster  Second: Clark  Vote: Unanimous  Abstaining: None

154  **HMT Commercial Reserve**
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: Porras-Pirtle  Vote: Unanimous  Abstaining: None

155  **Jackson Street Landing**
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: Sikes  Second: Clark  Vote: Unanimous  Opposed: None

156  **Light Rail Lofts**
Staff recommendation: Defer the plat for two weeks to allow the applicant time to meet chapter 42 planning standards.
Commission action: Deferred the plat for two weeks to allow the applicant time to meet chapter 42 planning standards.
Motion: Jard  Second: Tattt  Vote: Unanimous  Abstaining: None

157  **Matzinger Tract 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 approve the plat subject to the CPC 101 form conditions.
Motion: Edminster  Second: Garza  Vote: Unanimous  Abstaining: None

158  **Memorial Park Retail**
Staff recommendation: Defer the plat for two weeks to give the applicant time to provide additional information.
Commission action: Deferred the plat for two weeks to give the applicant time to provide additional information.

Motion: **Bryant**  
Second: **Edminster**  
Vote: **Unanimous**  
Abstaining: **None**

**159 North Freeway Commercial Plaza**  
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: **Anderson**  
Second: **Clark**  
Vote: **Unanimous**  
Abstaining: **None**

**160 Rosine Gardens**  
C2  
Defer

Staff recommendation: Defer the plat for two weeks to allow the applicant time to meet chapter 42 planning standards.

Commission action: Deferred the plat for two weeks to allow the applicant time to meet chapter 42 planning standards.

Motion: **Garza**  
Second: **Brave**  
Vote: **Unanimous**  
Abstaining: **None**

**161 Royal Brook at Kingwood GP**  
GP  
Defer

Staff recommendation: Defer the plat for two weeks per the applicant's request.

Commission action: Deferred the plat for two weeks per the applicant's request.

Motion: **Bryant**  
Second: **Clark**  
Vote: **Unanimous**  
Abstaining: **None**

**162 Technical Realty Group of Texas**  
C2R  
Approve

Staff recommendation: Deny the requested variance and approve the plat subject to the CPC 101 form conditions.

Commission action: Approved the requested variance and approved the plat subject to the CPC 101 form conditions.

Motion: **Anderson**  
Second: **Edminster**  
Vote: **Unanimous**  
Abstaining: **None**

Speaker: Jeff Hinkle, applicant and Fred Mathis, Harris County - supportive.

**163 Telge Ranch Lift Station 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: **Bryant**  
Second: **Clark**  
Vote: **Unanimous**  
Abstaining: **None**

**164 Timbers GP**  
GP  
Withdrawn

**165 Wayside Market replat no 1 and extension**  
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: **Clark**  
Second: **Bryant**  
Vote: **Unanimous**  
Abstaining: **None**

**166 Woodlands Village of Grogans**  
Mill Lake Woodlands East Shore Sec 18  
C3P  
Defer

Staff recommendation: Defer the plat for two weeks to allow the applicant time to submit revised information.
Commission action: Deferred the plat for two weeks to allow the applicant time to submit revised information.

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

E – Special Exceptions
NONE

F – Reconsideration of Requirements

167 Hycohen Commercial GP  GP  Defer
Staff recommendation: Defer the plat for two weeks to allow the applicant time to submit revised information.
Commission action: Deferred the plat for two weeks to allow the applicant time to submit revised information.

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

168 University Place First  C2R  Approve
partial replat no 1
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: Clark  Second: Taritt  Vote: Carries  Abstaining: Bohan

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

G  EXTENSIONS OF APPROVAL
169 Bridgeland Hidden Creek Sec19  EOA  Approve
170 Container Properties  EOA  Approve
171 Dovershire Place Sec 2  EOA  Approve
172 Groves Sec 5  EOA  Approve
173 Groves Sec 6  EOA  Approve
174 Groves Sec 7  EOA  Approve
175 Groves Sec 8  EOA  Approve
176 Kings Parkway Street Dedication and Reserves  EOA  Approve
177 Lakecrest Rehabilitation Suites  EOA  Approve
178 Lakes at Mason Park Sec 6  EOA  Approve
179 Northside Industrial Park Sec 3  EOA  Approve
180 Oak Park Reserve  EOA  Approve
181 Park Place on Buffalo Bayou  EOA  Approve
182 Spring Plaza Sec 4  EOA  Approve
183 Springwoods Village Parkway Street Dedication Sec 4  EOA  Approve
184 Woodlands Village of Creekside Park Commercial Sec 3  EOA  Approve

H  NAME CHANGES
None

I  CERTIFICATES OF COMPLIANCE
185 24200 Webb St. COC Approve
186 22304 Gosling Rd. COC Approve

Staff recommendation: Approve staff’s recommendation for items 169 - 186.
Commission action: Approved staff’s recommendation for items 169 - 186.
Motion: Porras-Pirtle Second: Sikes Vote: Unanimous Abstaining: None

J ADMINISTRATIVE
NONE

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

187 2316 Elysian Street DPV Approve
Staff recommendation: Grant the requested variance.
Commission action: Granted the requested variance.
Motion: Garza Second: Bryant Vote: Unanimous Abstaining: None

188 3202 Ozark Street DPV Approve
Staff recommendation: Grant the requested variance.
Commission action: Granted the requested variance.
Motion: Bryant Second: Tartt Vote: Unanimous Abstaining: None

189 4300 Rosslyn Street DPV Defer
Staff recommendation: Defer the request for two weeks for further study and review of the deed restricted building lines.
Commission action: Deferred the request for two weeks for further study and review of the deed restricted building lines.
Motion: Clark Second: Garza Vote: Unanimous Abstaining: None

190 21 Waugh Drive DPV Defer
Staff recommendation: Defer the request for two weeks to allow time for the applicant to meet with their engineers and provide more data.
Commission action: Deferred the request for two weeks to allow time for the applicant to meet with their engineer and provide more data.
Motion: Bryant Second: Zakaria Vote: Unanimous Abstaining: None

III. ESTABLISH A PUBLIC HEARING DATE OF AUGUST 20, 2015 FOR:
   a. Amended Golfcrest Addition partial replat no 3
   b. Cherryhurst partial replat no 2
   c. Herzog partial replat no 1
   d. HISD Jack Yates High School
   e. Memas
   f. Tricons Crawford Street Estates replat no 1
   g. West Court partial replat no 5
   h. Westhaven Villas Sec 1 partial replat no 3
   i. Westview Terrace partial replat no 1

Staff recommendation: Establish a public hearing date of August 20, 2015 for items III a-i.
Commission action: Established a public hearing date of August 20, 2015 for items III a-i.
Motion: Garza Second: Bohan Vote: Unanimous Abstaining: None

IV. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR GLENSHIRE SECTIONS 2 AND 6
Staff recommendation: Approve the consideration of the Special Minimum Lot Size Area application for Glenshire Sections 2 and 6 and forward to City Council for approval.
Commission action: Approved the consideration of the Special Minimum Lot Size Area application for Glenshire Sections 2 and 6 as revised with the removal of two commercial parcels abutting the major thoroughfare and forwarded to City Council for approval.
Motion: Edminster    Second: Garza    Vote: Unanimous    Abstaining: None

Items V and VI were taken together at this time.

V. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR GLENSHIRE SECTIONS 1, 3, 5 AND 7
VI. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR GLENSHIRE SECTIONS 7 AND 9
Staff recommendation: Approve the consideration of the Special Minimum Lot Size Area application for Glenshire Sections 1, 3, 5 and 7 and Special Minimum Lot Size Area application for Glenshire Sections 7 & 9 and forward to City Council for approval.
Commission action: Approved the consideration of the Special Minimum Lot Size Area application for Glenshire Sections 1, 3, 5 & 7 as revised with the removal of commercial parcels abutting the major thoroughfare and Special Minimum Lot Size Area application for Glenshire Sections 7 and 9 as revised with the removal of one commercial parcel abutting the major thoroughfare and forwarded to City Council for approval.
Motion: Edminster    Second: Bohan    Vote: Unanimous    Abstaining: None
Speakers: Marlana Mitchell and Donald Perkins, Council Member Larry Green’s Office – supportive.

Items VII and VIII were taken together at this time.

VII. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR BRAEBURN VALLEY SECTIONS 5, 6, AND 7.
VIII. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR BRAEBURN VALLEY SECTIONS 3, 4, 5, AND 6.
Staff recommendation: Approve the consideration of the Special Minimum Lot Size Area application for Braeburn Valley sections 5, 6, and 7 and Special Minimum Lot Size Area application for Braeburn Valley Sections 3, 4, 5, and 6 and forward to City Council for approval.
Commission action: Approved the consideration of the Special Minimum Lot Size Area application for Braeburn Valley sections 5, 6, and 7 as revised with the removal of one commercial parcel and Special Minimum Lot Size Area application for Braeburn Valley Sections 3, 4, 5, and 6 as submitted and forwarded to City Council for approval.
Motion: Edminster    Second: Clark    Vote: Unanimous    Abstaining: None
Speaker: Donald Perkins, Council Member’s Larry Green’s Office - supportive.

Items IX and X were taken together at this time and voted on separately.

IX. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR 8000-8100 NILES STREET (NORTH AND SOUTH SIDES)
Staff recommendation: Approve the consideration of the Special Minimum Lot Size Block application for 8000-8100 Niles Street (north and south sides) and forwarded to City Council for approval.
Commission action: Approved the consideration of the Special Minimum Lot Size Block application for 8000-8100 Niles Street (north and south sides) as revised with the removal of two commercial parcels and forwarded to City Council for approval.
Motion: Edminster    Second: Bryant    Vote: Unanimous    Abstaining: None
Speaker: Kal Tabbara, owner – supportive.
X. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR 8100 NILES STREET (NORTH AND SOUTH SIDES)
Staff recommendation: Approve the consideration of the Special Minimum Lot Size Block application for 8100 Niles Street (north and south sides)
Commission action: Approved the consideration of the Special Minimum Lot Size Block application for 8100 Niles Street (north and south sides) and forwarded to City Council for approval.
   Motion: Edminster   Second: Garza   Vote: Unanimous   Abstaining: None
Speaker: Brad Pearl - opposed

XI. CONSIDERATION OF AN APPEAL OF THE DECISION OF THE HOUSTON ARCHAEOLOGICAL AND HISTORICAL COMMISSION ON JUNE 18, 2015 FOR A CERTIFICATE OF APPROPRIATENESS FOR 8734 GLENLOCH DRIVE – GLENBROOK VALLEY HISTORIC DISTRICT.
Staff recommendation: Defer for two weeks per the applicant’s request.
Commission action: Deferred for two weeks per the applicant’s request.
   Motion: Edminster   Second: Bryant   Vote: Unanimous   Abstaining: None

XII. EXCUSE THE ABSENCE OF COMMISSIONER MOONEY
Commissioner Mooney present no Commission action required.

XIII. PUBLIC COMMENT
NONE

XIV. ADJOURNMENT
There being no further business brought before the Commission, Chair, Mark A. Kilkenny adjourned the meeting at 5:42 p.m.
   Motion: Clark   Second: Garza   Vote: Unanimous   Abstaining: None

Mark A. Kilkenny, Chair
Patrick Walsh, Secretary