Minutes of the Houston Planning Commission

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

August 6, 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
Shafik Rifaat
Pat Sanchez
Mark Sikes
Martha Stein
Eileen Subinsky
Shaukat Zakaria
Mark Mooney for
Honorable James Noack
Clay Forister for
The Honorable Grady Prestage
Raymond Anderson for
The Honorable Ed Emmett

Arrived at 2:34 pm during the directors report
Absent
Arrived at 2:37 pm during the approval of the minutes

Left at 4:41 pm during item #VIII
Arrived at 3:15 pm during item #113
Left at 4:12 pm during item #127
Absent

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 23, 2015 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the July 23, 2015 Planning Commission meeting minutes.
   Motion: Garza    Second: Clark    Vote: Carries    Abstaining: Alleman and Subinsky

APPROVAL OF THE JULY 16, 2015 MTFP AMENDMENTS PUBLIC HEARING MEETING MINUTES
Commission action: Approved the July 16, 2015 MTFP Amendments Public Hearing meeting minutes.
   Motion: Garza    Second: Brave    Vote: Carries    Abstaining: Alleman, Clark, Sikes and Subinsky

I. PRESENTATION ON THE JULY 2015 SEMI ANNUAL REPORT OF THE CAPITOL IMPROVEMENTS ADVISORY COMMITTEE ON DRAINAGE IMPACT FEES.
Presentation was given by Jasmin Zambrano, Supervising Engineer, Public Works and Engineering Department.
   Motion: Nelson    Second: Brave    Vote: Unanimous    Abstaining: None

II. PRESENTATION ON THE JULY 2015 SEMI ANNUAL REPORT OF THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE ON WATER AND WASTEWATER IMPACT FEES
Presentation was given by Jasmin Zambrano, Supervising Engineer, Public Works and Engineering Department.
   Motion: Bryant    Second: Alleman    Vote: Unanimous    Abstaining: None

III. PRESENTATION ON THE HOUSTON BIKE PLAN
Presentation of the Houston Bike Plan was given by Cathy Halka, Planning and Development Department.

IV. PLATTING ACTIVITY (Consent Items A and B, 1-106)
Items removed for separate consideration: 3, 7, 12, 36, 37, 38, 39, 40, 41, and 63.

Staff recommendation: Approve staff's recommendations for items 1 - 106 subject to the CPC 101 form conditions.
Commission action: Approved staff's recommendations for items 1 - 106 subject to the CPC 101 form conditions.
   Motion: Davis    Second: Subinsky    Vote: Unanimous    Abstaining: None

Commissioners Clark, Alleman, and Edminster recused themselves and left the room
Staff recommendation: Approve staff’s recommendation to approve items 3, 7, 12, 36, 37, 38, 39, 40, 41 and 63 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendation to approved items 3, 7, 12, 36, 37, 38, 39, 40, 41 and 63 subject to the CPC 101 form conditions.

Motion: Porras-Purtle Second: Sikes Vote: Unanimous Abstaining: None

Commissioners Clark, Alleman, and Edminster returned.

C- Public Hearings

107 Carverdale Sec 2 partial replat no 1 C3N Defer
Staff recommendation: Defer application for two weeks to allow applicant to provide additional information.
Commission action: Deferred application for two weeks to allow applicant to provide additional information.

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

Items 108 and 109 were taken together and voted on separately.

108 Chasewood Meadows 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: Bryant Vote: Unanimous Abstaining: None

109 Chasewood Meadows partial replat number 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: Sikes Second: Alleman Vote: Unanimous Abstaining: None

110 City View Flats on Austin Street C3N Defer
Staff recommendation: Defers the plat for two weeks per the applicant’s request.
Commission action: Deferred the plat for two weeks per the applicant’s request.

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

111 Fall Creek Sec 21 replat on 1 partial replat no 1 C3N Defer
Staff recommendation: Defers the plat for two weeks, additional information is required.
Commission action: Deferred the plat for two weeks, additional information is required.

Motion: Anderson Second: Clark Vote: Unanimous Abstaining: None
Speaker: Jeff Wolfanger - supportive

112 Grove at Oak Forest Sec 1 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
113 Richmond Terrace partial replat no 1 C3N Approve

Staff recommendation: Approve the plat subject to CPC101 form conditions.
Commission action: Approved the plat subject to CPC 101 form conditions.
Motion: Clark Second: Edminster Vote: Unanimous Abstaining: None

114 Shadyvilla Addition no 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: Alleman Vote: Unanimous Abstaining: None

D - Variances

Commissioner Edminster recused himself and left the room.

115 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: Sikes Second: Davis Vote: Unanimous Abstaining: None

Commissioner Edminster returned.

116 Chicken Restaurant on Westheimer 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: Bryant Second: Porras-Pirtle Vote: Unanimous Abstaining: None

117 Houston Chronicle 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: Garza Second: Davis Vote: Unanimous Opposed: None

118 Ironwood 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: Clark Second: Edminster Vote: Unanimous Abstaining: None

119 Iyoob Reserve 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: Porras-Pirtle Vote: Unanimous Abstaining: None
120 Light Rail Lofts 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: Brave  Second: Bryant  Vote: Unanimous  Opposed: None

121 Memorial Park Retail C2R Approve
Staff recommendation: Grant the variance for a 15’ BL and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the variance for a 15’ BL and approved the plat subject to the CPC 101 form conditions.
    Motion: Stein  Second: Clark  Vote: Unanimous  Abstaining: None

Commissioner Alleman recused herself and left the room.

122 Rosine Gardens C2 Deny
Staff recommendation: Deny the requested variance and disapprove the plat.
Commission action: Denied the requested variance and disapprove the plat.
    Motion: Jard  Second: Edminster  Vote: Carries  Opposed: Zakaria
Speakers: Mary Villareal, applicant and Bradley Eaves, supportive; Richard Brian, Alvin Thomas, and Teresa McOmber, opposed. Richard Smith, Managing Engineer, Public Works and Engineering Department

Commissioner Alleman returned.

123 Royal Brook at Kingwood GP GP Approve
Staff recommendation: Grant the requested variance and special exception and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance and special exception and approved the plat subject to the CPC 101 form conditions.
    Motion: Subinsky  Second: Clark  Vote: Unanimous  Abstaining: None
Speaker: Deborah Kinder and Sakura Mizuno, supportive

124 Southmore Addition Sec 1 Outlot C2R Defer
109 partial replat no 1
Staff recommendation: Defer the plat for two weeks additional information is required from the applicant.
Commission action: Deferred the plat for two weeks additional information is required from the applicant.
    Motion: Bryant  Second: Edminster  Vote: Unanimous  Abstaining: None

125 UH Student Housing and Retail Center C2R 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: Zakaria  Second: Alleman  Vote: Unanimous  Abstaining: None

Commissioner Alleman recused herself and left the room.
126  Woodlands Village of Grogans Mill Lake    C3P    Approve
     Woodlands East Shore Sec 18
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: Mooney    Second: Nelson    Vote: Unanimous    Abstaining: None

Commissioner Alleman returned.

E – Special Exceptions
NONE

F – Reconsideration of Requirements

127  Balmoral Park Lakes East Sec 2    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: Garza    Second: Alleman    Vote: Unanimous    Abstaining: None

128  Berry 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: Garza    Second: Anderson    Vote: Unanimous    Abstaining: None

129  Greenwood Addition    C2R    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: Porras-Purtle    Vote: Unanimous    Abstaining: None

130  Hycohen Commercial 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: Garza    Second: Sikes    Vote: Unanimous    Abstaining: None
Items G, H and I were taken together at this time.

G
EXTENSIONS OF APPROVAL
131 Fall Creek Sec 40 EOA Approve
132 Fall Creek Sec 42 EOA Approve
133 Montrose Addition partial EOA Approve replat no 6
134 Peek Road Street Dedication Sec 1 EOA Approve
135 Reach Unlimited EOA Approve
136 Reinerman Townhomes Sec 1 EOA Approve
137 Reserve at Bridgeland Crossing EOA Approve
138 Stripes Rankin Road EOA Approve
139 Tanglewood Sec 11 partial replat no 2 EOA Approve
140 Vaquero Addition EOA Approve
141 Westheimer Lakes North Commercial EOA Approve Reserve replat no 1

H
NAME CHANGES
None

I
CERTIFICATES OF COMPLIANCE
142 Restricted Reserve “A” at the corner of COC Approve Kirby Dr. and Colquitt St.
Staff recommendation: Approve staff’s recommendation for items 131 - 142.
Commission action: Approved staff’s recommendation for items 131 - 142.
Motion: Bryant Second: Brave Vote: Unanimous Abstaining: None

J
ADMINISTRATIVE
NONE

K
DEVELOPMENT PLATS WITH VARIANCE REQUESTS
143 1004 Barkdull Street DPV Defer
Staff recommendation: Defer the plat additional information required from the applicant.
Commission action: Deferred the plat additional information required from the applicant.
Motion: Bryant Second: Subinsky Vote: Unanimous Abstaining: None

144 5202 Chesapeake Way DPV Defer
Staff recommendation: Defer the request for two weeks per request of the applicant.
Commission action: Deferred the request for two weeks per request of the applicant.
Motion: Clark Second: Alleman Vote: Unanimous Abstaining: None

145 4300 Rosslyn Street DPV Deny
Staff recommendation: Deny the requested variance to encroach the required 10' building line for a roof and a 4' wall of an existing apartment building.
Commission action: Denied the requested variance to encroach the required 10' building line for a roof and a 4' wall of an existing apartment building.
Motion: Brave Second: Garza Vote: Unanimous Abstaining: None

146 21 Waugh Drive DPV Approve
Staff recommendation: Grant the variance to allow construction of a new detached garage with secondary dwelling unit above to be built at a 19’6” building line.
Commission action: Granted the variance to allow construction of a new detached garage with secondary dwelling unit above to be built at a 19’6” building line.
Motion: Jard Second: Edminster Vote: Unanimous Abstaining: None

V. ESTABLISH A PUBLIC HEARING DATE OF SEPTEMBER 3, 2015 FOR:
   a. Blossom Hotel and Suite
   b. Milby Street Reserve
Staff recommendation: Establish a public hearing date of September 3, 2015 for items V a-b.
Commission action: Established a public hearing date of September 3, 2015 for items V a-b.
Motion: Brave Second: Subinsky Vote: Unanimous Abstaining: None

VI. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 3703 Sampson Street (Jack Yates High School)
Staff recommendation: Defer the requested variance for two weeks.
Commission action: Deferred the requested variance for two weeks.
Motion: Zakaria Second: Garza Vote: Unanimous Abstaining: None

VII. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR THE 4000 BLOCK OF WYNE STREET (SOUTH SIDE)
Staff recommendation: Approve the consideration of the Special Minimum Lot Size Block for the 4000 Block of Wyne Street (south side) and forward to city council for approval.
Commission action: Approve the consideration of the Special minimum Lot Size Block for the 4000 Block of Wyne Street (south side) and forward to city council for approval.
Motion: Brave Second: Subinsky Vote: Carries Abstaining: Jard
Speakers: Ed Meek, applicant; Doug McAninch and Ted Callaway, opposed.

VIII. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR THE 4700 BLOCK OF MARIETTA LANE (SOUTH SIDE)
Staff recommendation: Approve the consideration of the Special Minimum Lot Size block application for the 4700 block of Marietta Lane (south side) and forward to City Council for approval.
Commission action: Approved the consideration of the Special Minimum Lot Size block application for the 4700 block of Marietta lane (south side) and forward to City Council for approval.
Motion: Davis Second: Stein Vote: Unanimous Abstaining: None
Speakers: Paulette Wagner, supportive

IX. 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: None
Commission action: Upheld the decision of the Houston Archeological and Historical Commission to deny a Certificate of Appropriateness for 8734 Glenloch Drive – Glenbrook Valley Historic District.
Motion: Edminster Second: Garza Vote: Carries Opposed: Davis, Sanchez, Sikes, Rifaat
Speaker: Thomas Hollaway, applicant - supportive
X. EXCUSE THE ABSENCE OF COMMISSIONER BOHAN
Commissioner Bohan's absences were excused.
   Motion: Sikes          Second: Bryant       Vote: Unanimous  Abstaining: None

XI. PUBLIC COMMENT
    NONE

XII. ADJOURNMENT
There being no further business brought before the Commission, Chair, Mark A. Kilkenny adjourned the meeting at 5:16 p.m.
   Motion: Clark          Second: Edminister    Vote: Unanimous  Abstaining: None

Mark A. Kilkenny, Chair

Patrick Walsh, Secretary