Minutes of the Houston Planning Commission

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

August 20, 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 2:38 p.m. with a quorum present.

Mark A. Kilkenny, Chair
M. Sonny Garza
Susan Alleman
Fernando Brave Absent
Kenneth Bohan Absent
Antoine Bryant
Lisa Clark
Algenita Davis
Truman C. Edminster III
James R. Jard
Paul R. Nelson
Linda Perras-Pirtle Absent
Shafik Rifaat
Pat Sanchez Absent
Mark Sikes Absent
Martha Stein
Eileen Subinsky Arrived at 2:40 during item I
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 AUGUST 6, 2015 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the August 6, 2015 Planning Commission meeting minutes.
  Motion: Garza   Second: Rifaat   Vote: Unanimous   Abstaining: None

I.  PUBLIC HEARING AND CONSIDERATION OF PLAN HOUSTON.
  Presentation of the City of Houston General Plan known as Plan Houston was presented by Jennifer Oslind, Deputy Assistance Director, Planning and Development Department.
  Commission action: Approved the City of Houston General Plan known as Plan Houston and forwarded to City Council.
  Motion: Rifaat   Second: Bryant   Vote: Unanimous   Abstaining: None
  Speakers: Council Member David Robertson, David Crosly and Ashley Grave – HISD supportive

II.  OVERVIEW OF HISD's BOND Program RELATIVE TO RECENT AND PROPOSED PARKING VARIANCES.
  Presentation was given by Kedrick Wright with HISD.

III. PLATTING ACTIVITY (Consent items A and B, 1- 96)
Items removed for separate consideration: 6, 39, 52, 63, 65, and 67.

  Staff recommendation: Approve staff's recommendations for items 1 - 96 subject to the CPC 101 form conditions.
  Commission action: Approved staff's recommendations for items 1 - 96 subject to the CPC 101 form conditions.
  Motion: Bryant   Second: Clark   Vote: Unanimous   Abstaining: None

Commissioner Alleman, Clark, and Edminster recused themselves and left the room

  Staff recommendation: Approve staff's recommendation to approve items 6, 52, 63, 65 and 67 subject to the CPC 101 form conditions.
  Commission action: Approved staff's recommendation to approved items 6, 52, 63, 65, and 67 subject to the CPC 101 form conditions.
  Motion: Bryant   Second: Garza   Vote: Unanimous   Abstaining: None

Commissioner Alleman, Clark and Edminster returned.

Agenda item 39 was taken later in the meeting.

C- Public Hearings

97  Amended Golfcrest Addition C3N   Approve
    partial replat no 3
  Staff recommendation: Approve the plat subject to CPC 101 form conditions.
  Commission action: Approved the plat subject to CPC 101 form conditions.
  Motion: Clark   Second: Alleman   Vote: Unanimous   Abstaining: None
98  Carverdale Sec 2 partial replat no 1  C3N  Deny
Staff recommendation: Disapprove the plat.
Commission action: Disapproved the plat.
   Motion: Garza    Second: Rifaat  Vote: Unanimous  Abstaining: None

99  Cherryhurst partial replat no 2  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: Alleman  Vote: Unanimous  Abstaining: None

100 City View Flats on Austin Street  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: Edminster  Second: Garza  Vote: Unanimous  Abstaining: None

101 Fall Creek Sec 21 replat no 1 partial replat no 1  C3N  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: Jard  Second: Bryant  Vote: Unanimous  Abstaining: None

102 HISD Jack Yates High School  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: Davis  Vote: Unanimous  Abstaining: None
   Speakers: Alvin Roy, opposed; Arva Howard – City of Houston Legal Department.

103 Interfield Business Park  C3N  Defer
replat no 1
Staff recommendation: Defer the plat for two weeks additional information is required.
Commission action: Deferred the plat for two weeks additional information is required.
   Motion: Garza  Second: Clark  Vote: Unanimous  Abstaining: None

104 Memas  C3N  Defer
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Deferred the plat for two weeks, additional information is required.
   Motion: Edminster  Second: Jard  Vote: Unanimous  Abstaining: None

105 Tricons Cramford Street Estates  C3N  Approve
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: Alleman  Second: Rifaat  Vote: Unanimous  Abstaining: None

106 West Court 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: Bryant  Second: Clark  Vote: Unanimous  Abstaining: None
107 Westhaven Villas Sec 1 partial replat no 3  C3N  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: Clark  Second: Alleman  Vote: Unanimous  Abstaining: None

108 Westview Terrace 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: Rifaat  Vote: Unanimous  Abstaining: None

D - Variances

Commissioner Edminster recused himself and left the room.

109 Atascocita Trace Sec 5  C3P  Approve
Staff recommendation: Deny the requested variance and approve the plat subject to providing COS at C3F submittal.
Commission action: Approved the requested variance and approved the plat subject to the CPC 101 conditions.
   Motion: Clark  Second: Subinsky  Vote: Carries  Opposed: Garza
Speaker: Christopher Browne, applicant - supportive.

Commissioner Edminster returned.

110 Audubon Place partial replat no 3  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: Edminster  Second: Rifaat  Vote: Unanimous  Abstaining: None

111 Balmoral Lift Station no 1  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: Clark  Vote: Unanimous  Opposed: None

Items 112 and 113 were taken together at this time.

112 Creekside Ranch Sec 4  C3P  Defer
113 Creekside Ranch 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: Garza  Vote: Unanimous  Abstaining: None

114 Ella Reserve  C2  Approve
Staff recommendation: Deny the requested variance and approve the plat subject to CPC 101 form conditions.
Commission action: Granted the requested variance and approved the plat subject to the CPC 101 form conditions.

Motion: Anderson Second: Zakaria Vote: Carries Opposed: Subinsky
Speaker: Gerald Grissom, applicant and Fred Mathis, Harris County - supportive.

115 Grand Mission Estates Water C2 Approve
Plant no 3
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: Forister Second: Bryant Vote: Unanimous Abstaining: None

116 International Tech Park GP GP Defer
Staff recommendation: Defer the plat for two weeks for further study and review.
Commission action: Deferred the plat for two weeks for further study and review.

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

117 New Life Marine Services C2 Defer
Staff recommendation: Defer the plat for two weeks for further study and review and at the request of Council Member Green’s office.
Commission action: Deferred the plat for two weeks for further study and review and at the request of Council Member Green’s office.

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

118 Prince of Peace Catholic Community C2R Approve
Sec 1 replat no 1 and extension
Staff recommendation: Approve the plat subject to CPC 101 form conditions.
Commission action: Approved the plat subject to CPC 101 form conditions.

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

119 Southmore Addition Sec 1 Outlot C2R Approve
109 partial replat no 1
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: Alleman Vote: Unanimous Abstaining: None
Speakers: Mary L. Henry, applicant - supportive; Kathleen O’Reily and Margaret Ellison - opposed.

Commissioner Edminster recued himself and left the room.

120 Treviso Gardens Sec 1 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: Alleman Vote: Unanimous Abstaining: None

Commissioner Edminster returned.
121  UH Student Housing and Retail Center  C2R  Defer
Staff recommendation: Defer the plat for two weeks additional information is required.
Commission action: Deferred the plat for two weeks additional information is required.
    Motion: Edminster    Second: Bryant     Vote: Unanimous     Abstaining: None

E – Special Exceptions
NONE

F – Reconsideration of Requirements

122  Friendswood Self Storage  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: Anderson    Vote: Unanimous    Abstaining: None

123  Greenwood Addition  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: Alleman    Second: Anderson    Vote: Unanimous    Abstaining: None

124  Nijadhar Development  C3R  Approve
Staff recommendation: Grant the requested variance and approve the plat subject to CPC 101 form conditions.
Commission action: Granted the requested variance and approved the plat subject to CPC 101 form conditions.
    Motion: Forister    Second: Clark    Vote: Unanimous    Abstaining: None

Commissioner Alleman recused herself and left the room.

125  Woodlands Creekside Park West  Sec 38  C3P  Approve
Staff recommendation: Grant the requested variance and approve the plat subject to CPC 101 form conditions.
Commission action: Granted the requested variance and approved the plat subject to CPC 101 form conditions.
    Motion: Rifaat    Second: Nelson    Vote: Unanimous    Abstaining: None

Commissioner Alleman returned.

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

G  EXTENSIONS OF APPROVAL
126  Annunciation Greek  EOA  Approve
Orthodox Cathedral
127  Champion Rentals  EOA  Approve
128  Crosby High School Sec 1  EOA  Approve
129  Hanover River Oaks  EOA  Approve
130  Haven at Highland Knolls  EOA  Approve
131  Imperial Trace Sec 3  EOA  Approve
132  Lawrence Park Villas  EOA  Approve
133  River Oaks District  EOA  Approve
    Westcreek Westheimer
134  Rose Estates  EOA  Approve

H  NAME CHANGES
135  Channelview Travel Center Sec 1  NC  Approve
    (prev. Pilot Travel Center Sec 1)
136  Springwood Manor (prev. Padfield Estates)  NC  Approve
137  Towne Lake Sec 15 partial replat no 2  NC  Approve
    partial replat no 1 (prev. Towne Lake
    Sec 15 partial replat no 2 partial no 1)

I  CERTIFICATES OF COMPLIANCE
NONE
Staff recommendation: Approve staff's recommendation for items 126-137.
Commission action: Approved staff's recommendation for items 126-137.
    Motion: Bryant  Second: Clark  Vote: Carries  Abstaining: Edminster
for item 137

J  ADMINISTRATIVE
NONE

K  DEVELOPMENT PLATS WITH VARIANCE REQUESTS

138  1004 Barkdull Street  DPV  Approve
Staff recommendation: Grant the requested variances to not dedicate 5' of right-of-way to Barkdull
Street and to allow a 0' building line for the partially demolished townhome.
Commission action: Granted the requested variances to not dedicate 5' of right-of-way to Barkdull
Street and to allow a 0' building line the for partially demolished townhome.
    Motion: Jard  Second: Edminster  Vote: Unanimous  Abstaining: None

139  5202 Chesapeake Way  DPV  Approve
Staff recommendation: Deny the requested variance.
Commission action: Granted the requested variance with a 15' BL along Sage Street rather than a 10'
BL.
    Motion: Davis  Second: Stein  Vote: Carries  Opposed: Alleman
Speaker: Will Gross, Clint Johnson, Jose Guevara, Ken Newberry, Sonni Estill, and Robert Estill -
supportive.

Agenda item 39 was taken at this time.

39  Memorial Green Sec 2 replat and extension  C3F  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: Jard  Second: Subinsky  Vote: Carries  Abstained: Rifaat
Speakers: Matt Tucker, applicant - supportive; Marta Molina, Carlie Sorrells, Lesley Abrunhosa, Chip Smith, Jose Abrunhosa, and Elizabeth Barker - opposed.

IV. ESTABLISH A PUBLIC HEARING DATE OF SEPTEMBER 17, 2015 FOR:
   a. Amended Plat of Almeda Place partial replat no 6
   b. HISD Pilgrim Elementary School replat no 1 and extension
   c. North Kingwood Forest partial replat no 1
   d. Reflections Sec 2 partial replat no 1
   e. Valley Ranch Sec 4 partial replat no 1 and extension

Staff recommendation: Establish a public hearing date of September 17, 2015 for items IV a-e.
Commission action: Established a public hearing date of September 17, 2015 for items IV a-e.
Motion: Bryant Second: Clark Vote: Unanimous Abstaining: None

V. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 3703 SAMPSON STREET (JACK YATES HIGH SCHOOL)

Staff recommendation: Grant the requested variance to provide 316 off-street parking spaces and 124 bike parking spaces.
Commission action: Deferred the requested variance to allow time for staff and HISD to figure out how best to handle the parking problems.
Motion: Davis Second: Zakaria Vote: Unanimous Abstaining: None
Speakers: Kendrick Wright, applicant - supportive; Alvin Roy - opposed.

VI. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 3325 WESTheimer ROAD (MIRABEAU B LAMAR HIGH SCHOOL)

Staff recommendation: Defer the application for two weeks to allow time for further study and review.
Commission action: Deferred the application for two weeks to allow time for further study and review.
Motion: Zakaria Second: Davis Vote: Unanimous Abstaining: None
Speakers: Alison Bell and Fran Callahan - supportive; Jim Baber and George Brittan - opposed.

VII. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 339 WEST 19TH STREET (19TH STREET THEATRE)

Staff recommendation: Grant the requested variance with the condition of the parking lease agreements be current and recorded.
Commission action: Granted the requested variance with the condition of the parking lease agreements be current and recorded.
Motion: Jard Second: Stein Vote: Unanimous Abstaining: None
Speaker: Devin Robinson, applicant - supportive.

VIII. CONSIDERATION OF A HOTEL MOTEL VARIANCE FOR A MEDISTAR LOCATED AT 6750 MAIN STREET

Staff recommendation: Approve the hotel variance.
Commission action: Approved the hotel variance.
Motion: Davis Second: Rifaat Vote: Carries Abstaining: Alleman

IX. CONSIDERATION OF AN APPEAL OF THE DECISION OF THE HOUSTON ARCHAEOLOGICAL AND HISTORICAL COMMISSION ON JULY 22, 2015 FOR A CERTIFICATE OF APPROPRIATENESS FOR 1548 CORTLANDT STREET – HOUSTON HEIGHTS HISTORIC DISTRICT EAST

Staff recommendation: No recommendation given.
Commission action: Overturned the decision of the Houston Archaeological and Historical Commission to deny a Certificate of Appropriateness for 1548 Cortlandt Street – Houston Heights Historic District East.
Motion: Edminster Second: Zakaria Vote: Carries Opposed: Garza
Speaker: Matthew Ager, applicant - supportive.

X. PUBLIC COMMENT
NONE

XI. ADJOURNMENT
There being no further business brought before the Commission, Chair, Mark A. Kilkenny adjourned the meeting at 6:34 pm.
Motion: Alleman Second: Clark Vote: Unanimous Abstaining: None

Mark A. Kilkenny, Chair

Patrick Walsh, Secretary