Minutes of the Houston Planning Commission

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

September 3, 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 2:31 p.m. with a quorum present.

Mark A. Kilkenny, Chair
M. Sonny Garza
Susan Alleman
Fernando Brave
Kenneth Bohan
Antoine Bryant
Lisa Clark
Arrived at 2:33 during the Director's report
Algenita Davis
Left at 4:42 during agenda item #VI
Truman C. Edminster III
James R. Jard
Paul R. Nelson
Linda Porras-Pirtle
Left at 4:02 during item #109
Shafik Rifaat
Pat Sanchez
Absent
Mark Sikes
Martha Stein
Left at 5:03 during item #VII
Eileen Subinsky
Absent
Shaukat Zakaria
Absent
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 20, 2015 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the August 20, 2015 Planning Commission meeting minutes.
   Motion: Bryant        Second: Clark        Vote: Carries        Abstaining: Brave, Porras-Pirtle and Sikes

APPROVAL OF THE AUGUST 13, 2015 MAJOR THOROUGHFARE AND FREEWAY PLAN MEETING MINUTES
Commission action: Approved the August 13, 2015 Major Thoroughfare and Freeway Plan meeting minutes.
   Motion: Rifaat        Second: Alleman       Vote: Carries        Abstaining: Brave and Bryant

I. REVIEW AND APPROVAL OF A PROCEDURE FOR NAMING NEW STREETS
Commission action: Approved the procedure for naming new streets.
   Motion: Davis        Second: Bohan         Vote: Unanimous       Abstaining: None

II. PLATTING ACTIVITY (Consent items A and B, 1-77)
Items removed for separate consideration: 28, 44, 48 and 49.

Staff recommendation: Approve staff’s recommendations for items 1 - 77 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1 - 77 subject to the CPC 101 form conditions.
   Motion: Bryant        Second: Rifaat       Vote: Unanimous       Abstaining: None

Commissioner Alleman, and Edminster recused themselves and left the room
Staff recommendation: Approve staff’s recommendation to approve items 44, 48 and 49 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendation to approved items 44, 48 and 49 subject to the CPC 101 form conditions.
   Motion: Porras-Pirtle  Second: Clark       Vote: Unanimous       Abstaining: None

Commissioner Alleman, and Edminster returned.

28  Ivy Kids Spring Green     C2    Defer
Staff recommendation: Approve the plat subject to the 101 forms conditions.
Commission action: Deferred the plat for two weeks per Fort Bend County’s request to give the County and the applicant time to sort out the plat boundaries and right-of-way.
   Motion: Brave        Second: Jard        Vote: Unanimous       Abstaining: None

C- Public Hearings
78 Blossom Hotel and Suite C3N 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: Garza Second: Bryant Vote: Unanimous Abstaining: None
Speaker: Donna Vasquez - opposed

79 Fall Creek Sec 21 replat no 1 C3N Withdrawn
partial replat no 1
Staff recommendation: Establish a public hearing date for October 1, 2015.
Commission action: Established a public hearing date for October 1, 2015.
  Motion: Clark Second: Alleman Vote: Unanimous Abstaining: None

80 Interfield Business Park 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: Edminster Second: Rifaat Vote: Unanimous Abstaining: None

81 Memas C3N Defer
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Deferred the plat for two weeks for further study and review of the ordinance.
  Motion: Edminster Second: Bryant Vote: Unanimous Abstaining: None

82 Milby Street Reserve 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: Rifaat Vote: Unanimous Abstaining: None

83 Westhaven Villas Sec 1 partial C3N Approve
replat no 3
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: Sikes Vote: Unanimous Abstaining: None

D - Variances

84 Ashford Manor 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: Clark Second: Garza Vote: Unanimous Abstaining: None

85 Champs Corner C2R Defer
Staff recommendation: Defer the plat for two weeks to give the applicant time to provide revised information.
Commission action: Deferred the plat for two weeks to give the applicant time to provide revised information.
  Motion: Bryant Second: Alleman Vote: Unanimous Abstaining: None
86 Cottage Vista  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: Alleman  Second: Stein  Vote: Unanimous  Abstaining: None

Items 87 and 88 were taken together at this time.

87 Creekside Ranch Sec 4  C3P  Approve
88 Creekside Ranch Sec 5  C3P  Approve
Staff recommendation: Deny the requested variance and disapprove the plat.
Commission action: Granted the requested variances and approved the plats subject to the CPC 101 form conditions.
   Motion: Forister  Second: Mooney  Vote: Carries  Abstaining: Brave
   Opposed: Alleman, Bohan, Porras-Pirtle and Stein

89 Elrod Road Data Center  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: Bohan  Second: Alleman  Vote: Unanimous  Abstaining: None

90 HISD High School for Law and Justice  C2R  Defer
Staff recommendation: Defer the plat for two weeks to give the applicant time to submit revised information.
Commission action: Deferred the plat for two weeks to give the applicant time to submit revised information.
   Motion: Davis  Second: Edminster  Vote: Unanimous  Opposed: None

91 International Tech Park GP  GP  Approve
Staff recommendation: Grant the requested variance for Windsted Lane but deny the requested variance for the extension of Townsan Road and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance for Windsted Lane but denied the requested variance for the extension of Townsan Road and approved the plat subject to the CPC 101 form conditions.
   Motion: Garza  Second: Bryant  Vote: Unanimous  Opposed: None

92 Mount Vernon Montrose Lofts  C2R  Defer
Staff recommendation: Defer the plat for two weeks to give the applicant time to submit revised and additional information.
Commission action: Deferred the plat for two weeks to give the applicant time to submit revised and additional information.
   Motion: Alleman  Second: Clark  Vote: Unanimous  Opposed: None

93 New Life Marine Services  C2  Defer
Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Deferred the plat for two weeks for further study and review of the surrounding tracks and the easement language.
   Motion: Bohan  Second: Davis  Vote: Unanimous  Opposed: None
Speaker: Donald Perkins from Commission Larry Greens office - opposed
94 UH Student Housing and Retail Center 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 and also with the condition the applicant changes the name.
Motion: Rifaat Second: Alleman Vote: Unanimous Opposed: None
Speakers: Mary Lou Henry, applicant - supportive; Jeanne Mountagne - opposed.

95 Willow Springs 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: Bryant Second: Stein Vote: Unanimous Abstaining: None

E – Special Exceptions NONE

F – Reconsideration of Requirements

96 Broadmore Health C2R Defer
Staff recommendation: Defer the plat for two weeks to give the applicant time to provide revised information.
Commission action: Deferred the plat for two weeks to give the applicant time to provide revised information.
Motion: Bryant Second: Alleman Vote: Unanimous Opposed: None

97 CCI MBM GANT 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 approve the plat subject to the CPC 101 form conditions.
Motion: Anderson Second: Davis Vote: Unanimous Abstaining: None

98 Church at Northside 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 approve the plat subject to the CPC 101 form conditions.
Motion: Davis Second: Brave Vote: Unanimous Abstaining: None

99 Freeman Tract GP C2 Withdrawn

100 InterNos One Sec 1 replat no 1 C3R 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: Rifaat Second: Clark Vote: Unanimous Abstaining: None
101 Matzinger Tract GP
102 Stablewood Court
Staff recommendation: Grant the requested variance to allow 47 lots access to a cul-de-sac street that serves exclusively single-family residential development and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance to allow 47 lots access to a cul-de-sac street that serves exclusively single-family residential development and approved the plat subject to the CPC 101 form conditions.
Motion: Anderson Second: Clark Vote: Unanimous Abstaining: None

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

G EXTENSIONS OF APPROVAL
103 Bridgeland Creek Parkway from Creekside Crossing Drive to Josey Ranch Road and Drill Site Reserve
104 Huffmeister Office Condos

H NAME CHANGES
105 Aliana Recreation Center No 2 (prev. Aliana Recreation Center Sec 2)
106 Reserves at the Groves (prev. Kings Parkway Street Dedication and Reserves)

I CERTIFICATES OF COMPLIANCE
107 24448 E Terrance Drive
108 24122 Zahn Street
Staff recommendation: Approve staff’s recommendation for items 103-108.
Commission action: Approved staff’s recommendation for items 103-108.
Motion: Davis Second: Clark Vote: Unanimous Abstaining: None

J ADMINISTRATIVE
NONE

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS
109 403 Butterfly Court
Staff recommendation: Approve requested variances to allow a 10’ garage building line along Butterfly Lane.
Commission action: Approved the requested variance to allow a 10’ garage building line along Butterfly Lane.
Motion: Alleman Second: Sikes Vote: Unanimous Abstaining: None

110 3723 Olympia Drive
Staff recommendation: Approve the variance to allow a reduced rear BL along San Felipe from 25’ to 10’ and to allow a fence height of 10’ along the property line of San Felipe.
Commission action: Approved the variance to allow a reduced rear BL along San Felipe from 25’ to 10’ and to allow a fence height of 10’ along the property line of San Felipe.
Motion: Clark Second: Bohan Vote: Unanimous Opposed: None
III. ESTABLISH A PUBLIC HEARING DATE OF OCTOBER 1, 2015 FOR:
   a. Holly Greensbrook replat no 1
   b. Houston Skyscraper Shadows Sec 2 partial replat no 2
   c. Lakes at Creekside Sec 2 partial replat no 1
   d. Shady Acres Extension no 3 partial replat no 11
   e. Villas on Monroe
Staff recommendation: Establish a public hearing date of October 1, 2015 for items III a-e.
Commission action: Established a public hearing date of October 1, 2015 for items III a-e.
   Motion: Garza Second: Bryant Vote: Unanimous Abstaining: None

IV. 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 instead of the required 509 off-street parking spaces.
Commission action: Granted the requested variance to provide 316 off-street parking spaces and 124
bike parking spaces instead of the required 509 off-street parking spaces.
   Motion: Brave Second: Edminster Vote: Unanimous Abstaining: None

V. 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 staff to review the actual
needs of the site and to review how the parking will be managed.
Commission action: Deferred the application for two weeks to allow time for staff to review the actual
needs of the site and to review how the parking will be managed.
   Motion: Bohan Second: Garza Vote: Unanimous Abstaining: None
Speakers: Kendrick Wright, applicant, Laurie Lowery, James McSwain - supportive; Richard Smith,
Managing Engineer, Public Works and Engineering Department.

VI. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK
   APPLICATION FOR 9300 LIVERNOIS (North and South)
Staff recommendation: Approve the consideration of a Special Minimum Lot Size Block application for
9300 Livernois (north and south sides) and forward to City Council.
Commission action: Approved the consideration of a Special Minimum Lot Size Block application for
9300 Livernois (north and south sides) and forwarded to City Council.
   Motion: Jard Second: Edminster Vote: Unanimous Abstaining: None
Speakers: Julius Glogovcsan, applicant, Josua Harris, Michele Petrucci, Linda Cover, Brian Gehiing,
Sheree Speck, Betty Knapick – supportive; Gregory Rudichuk, Carla Rudichuk - opposed.

VII. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM BUILDING LINE
   BLOCK APPLICATION FOR 4700 COKE (South)
Staff recommendation: Approve the consideration of the Special Minimum Building Line Block
application for 4700 Coke Street (south side) and forward to City Council for approval.
Commission action: Denied the consideration of the Special Minimum Building Line Block application
for 4700 Coke Street (south side).
   Motion: Jard Second: Bohan Vote: Carries Opposed: Brave, Garza and Rifaat

VIII. EXCUSE THE ABSENces OF COMMISSIONERS BRAVE, SANCHEZ, AND MOONEY.
Commissioner Brave and Mooney were present no Commission action required.
Commissioner Sanchez absences were excused.
   Motion: Clark Second: Garza Vote: Unanimous Opposed: None
IX. PUBLIC COMMENT
NONE

X. ADJOURNMENT
There being no further business brought before the Commission, Chair, Mark A. Kilkenny adjourned the meeting at 5:14 pm.

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

Mark A. Kilkenny, Chair

Patrick Walsh, Secretary