Minutes of the Houston Planning Commission

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

September 17, 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, Left at 4:08pm during agenda item VI
Kenneth Bohan, Absent
Antoine Bryant
Lisa Clark
Algenita Davis, Absent
Truman C. Edminster III
James R. Jard, Absent
Paul R. Nelson, Absent
Linda Porras-Pirtle
Shafik Rifaat
Pat Sanchez
Mark Sikes
Martha Stein
Eileen Subinsky
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 SEPTEMBER 3, 2015 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the September 3, 2015 Planning Commission meeting minutes.
   Motion: Clark    Second: Rifaat    Vote: Carries    Abstaining: Subinsky

I. PLATTING ACTIVITY (Consent items A and B, 1-85)

Items removed for separate consideration: 34, 47, 49, 54, 55, and 56.

Staff recommendation: Approve staff's recommendations for items 1-85 subject to the CPC 101 form conditions.
Commission action: Approved staff's recommendations for items 1-85 subject to the CPC 101 form conditions.
   Motion: Subinsky    Second: Sikes    Vote: Unanimous    Abstaining: None

Commissioner Alleman, and Edminster recused themselves and left the room

Staff recommendation: Approve staff's recommendation to approve items 34, 47, 49, 54, 55, and 56 subject to the CPC 101 form conditions.
Commission action: Approved staff's recommendation to approved items 34, 47, 49, 54, 55, and 56 subject to the CPC 101 form conditions.
   Motion: Bryant    Second: Clark    Vote: Unanimous    Abstaining: None

Commissioner Alleman, and Edminster returned.

C- Public Hearings

86 Amended Plat of Almeda Place  C3N Approve
   partial replat no 6
Staff recommendation: Approve the plat subject to CPC 101 form conditions.
Commission action: Approved the plat subject to CPC 101 form conditions.
   Motion: Garza    Second: Bryant    Vote: Unanimous    Abstaining: None

87 Blossom Hotel and Suite       C3N 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: Garza    Second: Clark    Vote: Unanimous    Abstaining: None

88 HISD Pilgrim Elementary School C3N Approve
   replat no 1 and extension
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: Sikes    Second: Stein    Vote: Unanimous    Abstaining: None
89  Interfield Business Park 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: Zakaria  Second: Edminster  Vote: Unanimous  Abstaining: None

90  Memas  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: Sanchez  Vote: Unanimous  Abstaining: None

91  North Kingwood Forest 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: Porras-Pirtle  Second: Rifaat  Vote: Unanimous  Abstaining: None

92  Reflections 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: Bryant  Second: Garza  Vote: Unanimous  Abstaining: None

93  Valley Ranch Sec 4 partial replat no 1 and extension  C3N  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: Alleman  Second: Clark  Vote: Unanimous  Abstaining: None

D - Variances

94  Audubon Place partial replat no 4  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: Bryant  Second: Alleman  Vote: Unanimous  Abstaining: None

95  Champs Corner  C2R  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: Garza  Second: Sanchez  Vote: Unanimous  Abstaining: None
Speaker: Carlos Calbicco, opposed
96  Cottage Vista  C2R  Approve
Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variances and approved the plats subject to the CPC 101 form conditions.
Motion: Edminster  Second: Rifaat  Vote: Unanimous  Abstaining: None

97  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: Garza  Second: Subinsky  Vote: Unanimous  Abstaining: None

98  House of Tiny Treasures  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: Alleman  Second: Sikes  Vote: Unanimous  Opposed: None

99  Hunters Grove  C3P  Withdrawn
Staff recommendation: Establish a public hearing date for October 15, 2015.
Commission action: Established a public hearing date for October 15, 2015.
Motion: Bryant  Second: Garza  Vote: Unanimous  Opposed: None

100  Katy Creek Ranch 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: Forister  Second: Clark  Vote: Unanimous  Opposed: None

101  Mount Vernon Montrose 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: Edminster  Second: Rifaat  Vote: Unanimous  Opposed: None

102  New Life Marine Services  C2  Withdrawn

103  Nicholson Row  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: Clark  Vote: Unanimous  Abstaining: None

104  Pro Vision replat no 1  C2R  Defer
Staff recommendation: Defer the plat for two weeks for Chapter 42 Planning Standards.
Commission action: Deferred the plat for two weeks for Chapter 42 Planning Standards.
Motion: Bryant  Second: Alleman  Vote: Unanimous  Abstaining: None
Items 105, 106, and 107 were taken together at this time.

105 Silverglen North GP
106 Silverglen North Sec 11
107 Silverglen North Sec 12

GP Approve
C3P Approve
C3P Approve

Staff recommendation: Grant the requested variances and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variances and approved the plat subject to the CPC 101 form conditions.

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

108 TJ Clay partial replat no 1

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: Rifaat Second: Subinsky Vote: Unanimous Abstaining: None
Speaker: Cora Johnson, undecided

E – Special Exceptions
NONE

F – Reconsideration of Requirements

Commissioners Alleman and Edminster recused themselves.

109 Bridlecreek

C3P Approve

Staff recommendation: Grant the requested variances to exceed local intersection spacing by not providing any connection to the north, provide 1 of the 2 required connections to the east, and approve the plat subject to the applicant providing 1 connection to the east, and all other conditions listed on the CPC 101 form conditions.
Commission action: Granted the requested variances and approved the plat subject to the CPC 101 form conditions.

Motion: Zakaria Second: Clark Vote: Carries Opposed: Stein and Brave
Speaker: Peter Barnhart, applicant - supportive

Commissioners Alleman and Edminster returned.

110 Broadmore Health

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: Garza Second: Bryant Vote: Unanimous Abstaining: None

Commissioner Edminster recused himself.

111 Camellia Reserves

C3P 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: Bryant Second: Clark Vote: Unanimous Abstaining: None
Commissioner Edminster returned.

112 Inter Nos One Sec 1 replat no 1
   C3R 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: Forister Vote: Unanimous Abstaining: None

113 Richmond Road Farms partial replat no 1
   C2R 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: Forister Second: Alleman Vote: Unanimous Abstaining: None

114 Springwoods Village
Post Oak Sec 1
   C2 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: Rifaat Vote: Unanimous Abstaining: None

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

G EXTENSIONS OF APPROVAL

115 Barrington Estates EOA Approve
116 Bear Creek Plantation Sec 2 EOA Approve
   partial replat no 1
117 Bridgeland Hidden Creek Sec 31 EOA Approve
118 Lakecrest Park Sec 2 EOA Approve
119 Lakin Park Villas EOA Approve
120 Mustang Cat Large Bore EOA Approve
121 Village at Beverly EOA Approve
122 West Lake Houston Parkway Street Dedication Sec 5 EOA Approve
123 Wildwood at Northpointe Commons North EOA Approve

H NAME CHANGES

124 Bridgeland Mason Road Street Dedication Sec 1 (prev. Mason Road Street Dedication Sec 1) NC Approve
125 Bridgeland Mason Road Street Dedication Sec 2 (prev. Bridgeland Mason Road Street Dedication Sec 1) NC Approve
126 Memorial City Gateway Replat no 3 (prev. Memorial City X) NC Approve
127 North Point Mega Center (prev. Pinto Business Park GSC Reserve Sec 1) NC Approve
128 Springwoods Village Lake Plaza Drive at Crossington Way Street Dedication Sec 1 (prev. Springwoods Village Lake Plaza at Crossington Way Street Dedication Sec 1) NC Approve
129 Wells Fargo Gessner at Kingsride NC Approve
CERTIFICATES OF COMPLIANCE

130 18652 Kita Ct COC Approve
Staff recommendation: Approve staff’s recommendation for items 115-130.
Commission action: Approved staff’s recommendation for items 115-130.
Motion: Bryant   Second: Clark   Vote: Unanimous   Abstaining: None

ADMINISTRATIVE
NONE

DEVELOPMENT PLATS WITH VARIANCE REQUESTS

131 2603 Augusta Drive DPV Approve
Staff recommendation: Approve the requested variance to allow an existing building to encroach 1.2 feet into the existing 10’ building line along Augusta Drive, a local street.
Commission action: Approved the requested variance to allow an existing building to encroach 1.2 feet into the existing 10’ building line along Augusta Drive, a local street.
Motion: Brave   Second: Alleman   Vote: Unanimous   Abstaining: None

II. ESTABLISH A PUBLIC HEARING DATE OF OCTOBER 15, 2015 FOR:
   a. Gillespie Street replat no 3
   b. Greenbriar partial replat no 1
   c. Greenway Addition Gulfgate Dodge
   d. Naomi Patio Homes replat no 1 and extension
   e. Newport Sec 4 partial replat no 1
   f. Spring Oaks replat no 1 partial replat no 1
   g. University Grove partial replat no 1
   h. Whispering Pines partial replat no 8
Staff recommendation: Establish a public hearing date of October 15, 2015 for items II a-h.
Commission action: Established a public hearing date of October 15, 2015 for items II a-h.
Motion: Rifaat   Second: Clark   Vote: Unanimous   Abstaining: None

III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 4600 MAIN STREET
Staff recommendation: Grant the requested variance to not provide a loading berth on the site but to use one located in the adjoining garage.
Commission action: Granted the requested variance to not provide a loading berth on the site but to use one located in the adjoining garage.
Motion: Garza   Second: Alleman   Vote: Unanimous   Abstaining: None

IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 3325 WESTHEIMER ROAD (MIRABEAU B LAMAR HIGH SCHOOL)
Staff recommendation: Grant the requested variance to allow 700 off street parking spaces instead of the required 1,235 parking spaces.
Commission action: Granted the requested variance to allow 700 off street parking spaces instead of the required 1,235 parking spaces.
Motion: Zakaria   Second: Edminster   Vote: Unanimous   Abstaining: None
V. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR THE 1200 BLOCK OF SHEARM STREET (North and South)
Staff recommendation: Approve the consideration of a Special Minimum Lot Size Block application for 1200 Block of Shearn Street (north and south sides) and forward to City Council.
Commission action: Approved the consideration of a Special Minimum Lot Size Block application for 1200 Block of Shearn Street (north and south sides) and forwarded to City Council.
Motion: Bryant Second: Subinsky Vote: Unanimous Abstaining: None
Speakers: William Wuertz, applicant and Dominic Yap - supportive

VI. PUBLIC HEARING AND CONSIDERATION OF AN APPEAL OF THE DECISION OF THE HOUSTON ARCHAEOLOGICAL AND HISTORICAL COMMISSION ON AUGUST 27, 2015 FOR A CERTIFICATE OF APPROPRIATENESS FOR 1932 SOUTH BOULEVARD – BOULEVARD OAKS HISTORIC DISTRICT
Staff recommendation: No recommendation given.
Commission action: Upheld the decision of the Houston Archaeological and Historical Commission to deny a Certificate of Appropriateness for 1932 South Boulevard - Boulevard Oaks Historic District.
Motion: Garza Second: Alleman Vote: Carries Opposed: Bryant, Rifaat, Sanchez and Subinsky
Speaker: Tim Kirwin, supportive

VII. PUBLIC COMMENT
NONE

VIII. ADJOURNMENT
There being no further business brought before the Commission, Chair, Mark A. Kilkenny adjourned the meeting at 4:38 pm.
Motion: Garza Second: Subinsky Vote: Unanimous Abstaining: None

Mark A. Kilkenny, Chair

Patrick Walsh, Secretary