Minutes of the Houston Planning Commission

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

October 29, 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 2:35 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
Gerald P. Wilson 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 OCTOBER 15, 2015 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the October 15, 2015 Planning Commission meeting minutes.
 Motion: Rifaat  Second: Clark  Vote: Carries  Abstaining: Alleman, Nelson, Porras-Pirtle and Zakaria

I. PLATTING ACTIVITY (Consent items A and B, 1-116)

Items removed for separate consideration: 9, 10, 20, 52, 58, 66, 75 and 76.

Staff recommendation: Established a Public Hearing date for December 3, 2015 for agenda item 108.
Commission action: Established a Public Hearing date for December 3, 2015 for agenda item 108

Staff recommendation: Approve staff’s recommendations for items 1-116 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1-116 subject to the CPC 101 form conditions.
 Motion: Sikes  Second: Alleman  Vote: Unanimous  Abstaining: None

Commissioners Alleman, Edminster and Porras-Pirtle recused themselves and left the room.

Staff recommendation: Approve staff’s recommendation to approve items 9, 10, 20, 52, 58, 66, 75 and 76 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendation to approved items 9, 10, 20, 52, 58, 66, 75 and 76 subject to the CPC 101 form conditions.
 Motion: Clark  Second: Zakaria  Vote: Unanimous  Abstaining: None

Commissioner Alleman, Edminster and Porras-Pirtle returned.

51 Reflections Sec 2  C3F  Defer
partial replat no 1
Staff recommendation: Defer plat for two weeks per Chapter 42 planning standards.
Commission action: Deferred plat for two weeks per Chapter 42 planning Standards.
 Motion: Garza  Second: Clark  Vote: Unanimous  Abstaining: None

C- Public Hearings

117 Bingham Estates replat  C3N  Approve
no 1 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: Zakaria  Second: Garza  Vote: Unanimous  Abstaining: None
Speakers: Paul Benz, and Joshua Cooper opposed.

118 Champions Centre Mirage  C3N  Approve
partial 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: Edminster  Second: Bryant  Vote: Unanimous  Abstaining: None
119  Gillespie Street Sec 2 replat no 3  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: Alleman  Second: Sikes  Vote: Unanimous  Abstaining: None

120  Greenway Addition Gulgate Dodge  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: Davis  Second: Garza  Vote: Unanimous  Abstaining: None

121  Hidden Arbor 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: Clark  Vote: Unanimous  Abstaining: None

122  Sage partial replat no 5  C3N  Approve
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: Rifaat  Vote: Unanimous  Abstaining: None

123  Scoya Brittmoore Development  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: Zakaria  Second: Garza  Vote: Unanimous  Abstaining: None

Commissioner Alleman recused herself and left the room.

124  University Grove 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: Clark  Second: Bryant  Vote: Unanimous  Abstaining: None

Commissioner Alleman returned.

125  West Side Villas partial replat no 1  C3N  Defer
Staff recommendation: Defer the plat for two week additional information required.
Commission action: Deferred the plat for two weeks additional information required.
   Motion: Garza  Second: Bryant  Vote: Unanimous  Abstaining: None

D - Variances

126  Canal Street Reserve  C2  Defer
Staff recommendation: Defer the requested variance for two week to give the applicant time to submit additional information.
Commission action: Deferred the requested variance for two week to give the applicant time to submit additional information.
   Motion: Bryant  Second: Rifaat  Vote: Unanimous  Abstaining: None
Cleburne Senior Living  C2R  Approve
Staff recommendation: Grant the requested variance and approve the plats subject to the CPC 101 form conditions.
Commission action: Granted the requested variance and approved the plats subject to the CPC 101 form conditions.
Motion: Jard  Second: Davis  Vote: Unanimous  Abstaining: None

Items 128, 129, and 130 were taken together at this time.

128 Harmony GP  GP  Defer
129 Harmony Village Sec 2  C3P  Defer
130 Harmony Village Sec 5  C3P  Defer
Staff recommendation: Defer the requested variances for two weeks for further study and review.
Commission action: Deferred the requested variances for two weeks for further study and review.
Motion: Clark  Second: Rifaiat  Vote: Unanimous  Abstaining: None

131 Kirby Mansion  C2R  Defer
Staff recommendation: Defer the requested variance for two weeks to give the applicant time to provide revised information.
Commission action: Deferred the requested variance for two weeks to give the applicant time to provide revised information.
Motion: Garza  Second: Nelson  Vote: Unanimous  Abstaining: None

132 Park Place River Oaks replat no 1  C2R  Defer
Staff recommendation: Defer the requested variance for two weeks to give the applicant time to provide revised information.
Commission action: Deferred the requested variance for two weeks to give the applicant time to provide revised information.
Motion: Edminster  Second: Bryant  Vote: Unanimous  Opposed: None

133 Tealpointe Lake Estates  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: Anderson  Second: Clark  Vote: Unanimous  Opposed: None

Item IV was taken out of order and taken together with item 134.

134 Washington Avenue  C3P  Approve
IV. CONSIDERATION OF A LANDSCAPE PLAN VARIANCE FOR A PROPERTY LOCATED AT 2019 WASHINGTON AVENUE
Staff recommendation: Grant the requested variances and approve the plat subject to the following conditions and other CPC 101 form conditions; (1) dedicate an easement for six public parking spaces on the site; (2) dedicate sidewalk easement along Washington Avenue to accommodate an 8' sidewalk; (3) provide 4" caliper street trees at a proposed location on the site.
Commission action: Granted the requested variances and approve the plat subject to the following conditions and other CPC 101 form conditions; (1) dedicate an easement for six public parking spaces on the site; (2) dedicate sidewalk easement along Washington Avenue to accommodate an 8' sidewalk; (3) provide 4" caliper street trees at a proposed location on the site.
Motion: Garza  Second: Rifaiat  Vote: Carries  Abstainer: Edminster
Speakers: Keiji Asakura, Claude Anello, and Tyler Flood, applicant - supportive
E – Special Exceptions
NONE

F – Reconsideration of Requirements

135 Dietz Acres 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: Wilson Second: Bryant Vote: Unanimous Opposed: None

Commissioners Alleman and Edminster rescued themselves and left the room.

136 Towne Lake Sec 42 C3P Approve
Staff recommendation: Approve the reconsideration of requirement and approve plat subject to the CPC 101 form conditions.
Commission action: Approved the reconsideration of requirement and approved the plat subject to the CPC 101 form conditions.
  Motion: Davis Second: Zakaria Vote: Unanimous Opposed: None

Commissioners Alleman and Edminster returned.

137 Trails at Dowling Street C2R Withdrawn

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

G EXTENSIONS OF APPROVAL

138 Arzell Robotics EOA Approve
139 Elyson Sec 8 EOA Approve
140 Fore Washington Apartments EOA Approve
141 HCC Northline Annex EOA Approve
142 Hotel Valencia EOA Approve
143 Houston Heights Swift Replat EOA Approve
144 Memorial City Gateway replat no 3 EOA Approve
145 Richmond Square EOA Approve
146 Shermandale Addition partial replat no 1 and extension EOA Approve
147 Shively Carlson Addition partial replat no 2 EOA Approve
148 Skyview Park Sec 11 EOA Approve
149 Wells Fargo Gessner at Kingsride EOA Approve

H NAME CHANGES
NONE

I CERTIFICATES OF COMPLIANCE

150 12107 Advance Dr. COC Approve
151 7407 Greenyard Dr. COC Approve
152 7411 Greenyard Dr. COC Approve
153 26251 Peach Creek Dr. COC Approve
154 20870 Brazos Dr. COC Approve
155 16611 Oak Ln.        COC        Approve
156 23645 Robinson Rd.   COC        Approve
157 11011 Sheldon Rd.    COC        Approve
158 11732 Possum Hollow Ln.  COC      Approve

Staff recommendation: Approve staff's recommendation for items 138-158.
Commission action: Approved staff’s recommendation for items 138-158.
Motion: Davis    Second: Clark     Vote: Carries          Abstaining: Edminster
on item 141

J  ADMINISTRATIVE
   NONE

K  DEVELOPMENT PLATS WITH VARIANCE REQUESTS
   NONE

II. ESTABLISH A PUBLIC HEARING DATE OF DECEMBER 3, 2015 FOR:
   a. Craig Woods partial replat no 17
   b. Famik Place
   c. Garcia Oaks Enclave replat no 1
   d. Hunters Grove
   e. Lusco Terrace partial replat no 1
   f. Marshall Oaks Sec 2 partial replat no 1
   g. Pecore Complex
   h. Raintree Place Sec 3 replat no 1
   i. Quail Glen Sec 1 partial replat no 1
   j. Terraces on West 28th Street replat no 1

Staff recommendation: Establish a public hearing date of December 3, 2015 for items II a-j.
Commission action: Established a public hearing date of December 3, 2015 for items II a-j.
Motion: Garza    Second: Rifat    Vote: Unanimous      Abstaining: None

III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 514 WESTTHEIMER STREET (Indika Restaurant)
Staff recommendation: Defer this application for two weeks to allow the applicant time to submit revised information.
Commission action: Deferred this application for two weeks to allow the applicant time to submit revised information.
Motion: Bryant    Second: Zakaria   Vote: Unanimous    Opposed: None

Item IV was taken at an earlier time.

V. CONSIDERATION OF A HOTEL MOTEL VARIANCE LOCATED AT 12483 WESTTHEIMER ROAD
Staff recommendation: Disapprove the Hotel variances (1) to allow a hotel with fewer than 51 units to abut a tract residential in character; (2) to allow a hotel with fewer than 76 units to be situated in a residential area.
Commission action: Granted the requested Hotel variances (1) to allow a hotel with fewer than 51 units to abut a tract residential in character; (2) to allow a hotel with fewer than 76 units to be situated in a residential area.
Motion: Zakaria    Second: Davis    Vote: Carries    Opposed: Bryant
Speakers: Carolina Ordener, and John Truehart - supportive
VI. PUBLIC COMMENT
NONE

VII. ADJOURNMENT
There being no further business brought before the Commission, Chair, Mark A. Kilkenny adjourned the meeting at 3:41pm.
Motion: Clark  Second: Rifaat  Vote: Unanimous  Abstaining: None

Mark A. Kilkenny, Chair

Patrick Walsh, Secretary