Minutes of the Houston Planning Commission

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

January 8, 2015
Meeting to be held in
Council Chambers, Public Level, City Hall Annex
2:30 p.m.

Call to order:

Chair, Mark Kilkenny called the meeting to order at 2:38 p.m. with a quorum present.

Mark A. Kilkenny, Chair
M. Sonny Garza
Susan Alleman
Keiji Asakura
Fernando Brave
Kenneth Bohan
Antoine Bryant
Lisa Clark
Truman C. Edminster III
James R. Jard
Paul R. Nelson
Linda Porras-Pirtle
Algenita Davis 
Arrived at 3:46 p.m. during item IV
Mike Sikes
Martha Stein 
Absent
Eileen Subinsky
Blake Tartt III
Shaukat Zakaria
Mark Mooney for
James Noack
Clay Forister for
The Honorable Grady Prestage
Raymond Anderson for
The Honorable Ed Emmett

EXOFFICIO MEMBERS

Carol A. Lewis
Daniel W. Krueger, P.E.
DIRECTOR’S REPORT
The Director’s Report was given by Patrick Walsh, Director, Planning and Development Department.

APPROVAL OF THE DECEMBER 18, 2014 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the December 18, 2014 Planning Commission meeting minutes with change that Commissioner Forister was present at the meeting.

Motion: Porras-Pirtle Second: Bryant Vote: Carries Abstaining: Bohan, Edminster, Subinsky, and Tartt

I. PRESENTATION ON THE STATUS OF THE GENERAL PLAN AND PROPOSED AMENDMENTS TO CHAPTER 33 OF THE CODE OF ORDINANCES
Jennifer Ostlind, Division Manager, Planning and Development Department gave the presentation on the status of the General Plan and proposed amendments to Chapter 33 of the Code of Ordinances.

II. PLATTING ACTIVITY (Consent items A and B, 1-98)
Item 65 was taken separately to allow for speakers. Items removed for separate consideration: 16, 29, 36, 51, 52, 60, and 61.
Staff recommendation: Approve staff’s recommendations for items 1 – 98 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1 – 98 subject to the CPC 101 form conditions.

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

Commissioners Alleman, Anderson, and Edminster abstained and left the room.

Staff recommendation: Approve staff’s recommendation to approve items 16, 29, 36, 51, 52, 60, and 61 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendation to approve items 16, 29, 36, 51, 52, 60, and 61 subject to the CPC 101 form conditions.

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

Commissioners Alleman, Anderson, and Edminster returned.

Item 65 was taken at this time.

65 Buck Street Place C2R 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: Tartt Vote: Unanimous Abstaining: None
Speaker for item 65: Sheila Torry – undecided

C PUBLIC HEARINGS

99 Bayou Fifth Sec 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: Edminster Second: Garza Vote: Unanimous Abstaining: None
100 Bayou Fifth Sec 2  
Staff recommendation: Defer the plat for two weeks to allow time for further study and review. 
Commission action: Deferred the plat for two weeks to allow time for further study and review. 
Motion: Bryant  
Second: Clark  
Vote: Unanimous  
Abstaining: None

101 Bayou Fifth Sec 3  
Staff recommendation: Defer the plat for two weeks to allow time for further study and review. 
Commission action: Deferred the plat for two weeks to allow time for further study and review. 
Motion: Nelson  
Second: Clark  
Vote: Unanimous  
Abstaining: None

Speaker for item 101: Willie Brown - undecided

102 Lamar Terrace partial replat no 6  
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: Sikes  
Vote: Unanimous  
Abstaining: None

103 Pine Terrace Sec 2 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: Garza  
Second: Bryant  
Vote: Unanimous  
Abstaining: None

Speaker for item 103: Thomas Massey - undecided

104 Rayford Ridge Sec 1 partial replat no 1  
Staff recommendation: Defer the plat for two weeks for further study and legal review of separately filed deed restrictions. 
Commission action: Deferred the plat for two weeks for further study and legal review of separately filed deed restrictions. 
Motion: Tartt  
Second: Bohan  
Vote: Unanimous  
Abstaining: None

105 Rocking Ranch 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: Bryant  
Second: Subinsky  
Vote: Unanimous  
Abstaining: None

106 Shady Acres Extension no 3 partial replat no 5  
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

107 Shadyvilla Addition no 1 Annex 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: Tartt  
Second: Clark  
Vote: Unanimous  
Abstaining: None

Commissioners Alleman and Eddistler abstained and left the room.
108  Towne Lake Sec 15 partial replat no 2  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: Bryant  Second: Clark  Vote: Unanimous  Abstaining: None

Commissioners Alleman and Edminster returned.

109  Winfield Lakes Sec 17 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: Forister  Second: Edminster  Vote: Unanimous  Abstaining: None

D  VARIANCES

110  Ahmed Realty  C2R  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: Clark  Vote: Unanimous  Abstaining: None

Commissioner Alleman abstained and left the room.

111  Ardmore Court  C3R  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: Perras-Pirtle  Second: Tatt  Vote: Carries  Abstaining: None
   Opposed: Bryant

Commissioner Alleman returned.

112  Cottage Grove Green Sec 1  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: Garza  Second: Alleman  Vote: Unanimous  Abstaining: None

113  Dowling Green  C2R  Approve
Staff recommendation: Defer the plat for two weeks to allow applicant time to submit revised information by noon next Wednesday.
Commission action: Deferred the plat for two weeks to allow applicant time to submit revised information by noon next Wednesday.
   Motion: Sikes  Second: Clark  Vote: Unanimous  Abstaining: None
114 Fall Creek GP
Staff recommendation: Defer the plat for two weeks to allow staff time to discuss this project with Harris County Engineer’s Office.
Commission action: Deferred the plat for two weeks to allow staff time to discuss this project with Harris County Engineer’s Office.
Motion: Alleman Second: Subinsky Vote: Unanimous Abstaining: None

115 Fore Washington Apartments
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: Jard Vote: Unanimous Abstaining: None

116 Jacintoport Industrial GP
Staff recommendation: Grant the requested variance and approve the general plan subject to the CPC 101 form conditions.
Commission action: Granted the requested variance and approved the general plan subject to the CPC 101 form conditions.
Motion: Garza Second: Clark Vote: Unanimous Abstaining: None

117 Komorebi Court
Staff recommendation: Grant the requested variances and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variances and approve the plat subject to the CPC 101 form conditions.
Motion: Bryant Second: Nelson Vote: Unanimous Abstaining: None

118 Louetta Mini Storage

119 Sanctuary at Valley Oaks
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: Tartt Second: Bohan Vote: Unanimous Abstaining: None

120 Spring Cypress at Louetta Apartments
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: Bryant Vote: Carries Abstaining: None
Opposed: Subinsky

121 Spring Ridge Office Condominiums
Staff recommendation: Defer the plat for two weeks to allow applicant time to submit revised information.
Commission action: Deferred the plat for two weeks to allow applicant time to submit revised information.
Motion: Jard Second: Garza Vote: Unanimous Abstaining: None
122  Uvalde Meadows  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: Subinsky  Second: Clark  Vote: Unanimous  Abstaining: None

123  West Road Extension and Reserve  C3P  Approve
Staff recommendation: Grant the requested reduced centerline radius of 1,599 feet along this portion of West Road and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested reduced centerline radius of 1,599 feet along this portion of West Road and approve the plat subject to the CPC 101 form conditions.
   Motion: Bohan  Second: Edminster  Vote: Unanimous  Abstaining: None

E  SPECIAL EXCEPTIONS NONE

124  Azalea District Sec 3  C3P  Defer
Staff recommendation: Defer the plat for two weeks to allow applicant time to submit revised information.
Commission action: Deferred the plat for two weeks to allow applicant time to submit revised information.
   Motion: Mooney  Second: Bryant  Vote: Unanimous  Abstaining: None

Commissioner Edminster abstained and left the room.

125  Towne Lake Greene Sec 5  C3P  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: Alleman  Vote: Unanimous  Abstaining: None

Commissioner Edminster returned.

F  RECONSIDERATION OF REQUIREMENTS

126  Greenhouse Road Apartments  C3F  Defer
Staff recommendation: Defer the plat for two weeks to allow applicant time to submit revised information.
Commission action: Deferred the plat for two weeks to allow applicant time to submit revised information.
   Motion: Alleman  Second: Tartt  Vote: Unanimous  Abstaining: None

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

G  EXTENSIONS OF APPROVAL

127  Boudreaux Lakes  EOA  Approve
128  Bridgeland Hidden Creek Sec 21  EOA  Approve
129  Bridgeland Hidden Creek Sec 22  EOA  Approve
130  Ella Reserves  EOA  Approve
131  Shops at Mason Creek  EOA  Approve
H NAME CHANGES
NONE

I CERTIFICATES OF COMPLIANCE
NONE
Staff recommendation: Approve staff’s recommendation for items 127-131.
Commission action: Approved staff’s recommendation for items 127-131.
Motion: Bryant Second: Subinsky Vote: Unanimous Abstaining: None

J ADMINISTRATIVE
NONE

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

132 1035 Herkimer Street DPV Approve
Staff recommendation: Approve the requested variance.
Commission action: Approved the requested variance.
Motion: Jard Second: Bohan Vote: Unanimous Abstaining: None

III. ESTABLISH A PUBLIC HEARING DATE OF FEBRUARY 5, 2015 for:
   a. Colina Homes on West 24th Street replat no 1
   b. Harvard Center
   c. Honeycomb Ridge Replat no 1
   d. Shps at Cinco Spring Green
   e. Treviso replat no 1
   f. Town Lake sec 32 partial no 1
   g. Woodland Heights partial replat no 3
Staff recommendation: Establish a public hearing date of February 5, 2015 for items III a-g.
Commission action: Established a public hearing date of February 5, 2015 for items III a-g.
Motion: Bryant Second: Clark Vote: Unanimous Abstaining: None

Agenda items IV and VII are taken together at this time.

IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY
    LOCATED AT 7504 BISSONNET STREET (SHARPSTOWN HIGH)

VII. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY
     LOCATED AT 1101 QUIEMAN STREET (JEFF DAVIS HIGH)
Staff recommendation: Grant the requested parking variances.
Commission action: Granted the requested parking variances.
Motion: Jard Second: Brave Vote: Unanimous Abstaining: None

Agenda item VI was taken out of order and acted on at this time.

VI. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE LOCATED AT 520
    MERCER DRIVE (FURR HIGH SCHOOL)
Staff recommendation: Defer the plat to allow time for the applicant to submit revised information.
Commission action: Deferred the plat to allow time for the applicant to submit revised information.
Motion: Jard Second: Brave Vote: Unanimous Abstaining: None
V. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 3815 GULF FREeways (EAEiRAL HATCHER OOMONS)

Staff recommendation: Approve the requested off street parking variance to allow 79 vehicle parking spaces instead of the required 141 spaces.
Commission action: Approve the requested off street parking variance to allow 79 vehicle parking spaces instead of the required 141 spaces.
Motion: Alleman Second: Subinsky Vote: Carries Abstaining: None Opposed: Garza

VIII. Consideration of the Appeal of the Decision of the Houston Archaeological and Historical Commission on November 20, 2014 for a Certificate of Appropriateness for 605 Courtlandt St/3500 White Oak Drive – Houston Heights Historic District South

Staff recommendation: No recommendation given.
Commission action: Overturned the decision of the Houston Archaeological and Historical Commission to deny a Certificate of Appropriateness for 605 Courtlandt St/3500 White Oak Drive – Houston Heights Historic District South
Motion: Zakaria Second: Subinsky Vote: Carries Abstaining: None Opposed: Garza, Edminster, Brave, Asakura, Porras-Pirkle, Alleman
Speaker for item VIII- Tim Kirwin, applicant

IX. Consideration of the Appeal of the Decision of the Houston Archaeological and Historical Commission on December 17, 2014 for a Certificate of Appropriateness for 504 Avendale Street- Avendale West Historic District

Staff recommendation: No recommendation given.
Commission action: Overturned the decision of the Houston Archaeological and Historical Commission to deny a Certificate of Appropriateness for 504 Avendale Street- Avendale West Historic District
Motion: Porras-Pirkle Second: Edminster Vote: Carries Abstaining: Brave Opposed: Garza, Bohan, Asakura, Alleman
Speaker for item IX: Mike Alexander, owner

X. Consideration of the Appeal of the Decision of the Houston Archaeological and Historical Commission on December 17, 2014 for a Certificate of Appropriateness for 734 Arlington Street- Houston Heights Historic District South

Staff recommendation: No recommendation given.
Commission action: Overturned the decision of the Houston Archaeological and Historical Commission to deny a Certificate of Appropriateness for 734 Arlington Street- Houston Heights Historic District South
Motion: Bohan Second: Tatt Vote: Unanimous Abstaining: None
Speaker for item X: Dave Seeburger, owner

XI. Please excuse the absences of Commissioners Asakura, Bohan, and Edminster
Commissioners Asakura, Bohan, and Edminster were present; therefore, no commission action needed.

XII. PUBLIC COMMENT
NONE
XIII. ADJOURNMENT
There being no further business brought before the Chair, Mark Kilkenny adjourned the meeting at 5:01 p.m.

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

Mark Kilkenny, Chair

Patrick Walsh, Secretary