Minutes of the Houston Planning Commission

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

June 9, 2016
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
Bill Baldwin
Kenneth Bohan
Fernando Brave
Antoine Bryant
Lisa Clark
Algenita Davis
Truman C. Edminster III
Paul R. Nelson
Linda Porras-Pirtle
Shafik Rifaat
Pat Sanchez
Martha Stein
Eileen Subinsky
Shaukat Zakaria
Mark Mooney for
   Honorable James Noack
Charles O. Dean for
   The Honorable Robert E. Herbert
Raymond Anderson for
   The Honorable Ed Emmet

Arrived at 2:43 p.m. during item I (A-B Consent)

Arrived at 2:50 p.m. during item #80

Absent

Absent

Arrived at 2:50 p.m. during item #80, left at 4:05 p.m.
during item #88

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 MAY 26, 2016 PLANNING COMMISSION MEETING MINUTES
Commission action: Commissioner Alleman made a motion to amend the minutes to reflect that she abstained from item106. Commissioner Alleman also made a motion to amend the minutes to reflect that Robin Heltzer, speaker for item 82, was in support of the setback on Westheimer.

    Motion: Clark  Second: Byant  Vote: Carries  Abstaining: Nelson

and Rifaat

I.  ELECTION OF PLANNING COMMISSION CHAIR
Presentation was given by Chair, Kilkenny of the Houston Planning Commission who reported the provisions of Chapter 33 state the Commission Chair position has a term limit, which is six years. Chair, Kilkenny stated his term limit has been reached and made a motion to nominate Commissioner Martha Stein as the new Planning Commission Chair.

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

II. PLATTING ACTIVITY (Consent items A and B, 1 - 79)
Items removed for separate consideration: 11, 14, 19, 31 and 45. Item 41 removed for separate consideration in order to hear from speakers.
Staff recommendation: Approve staff’s recommendations for items 1 - 79 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1 - 79 subject to the CPC 101 form conditions.

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

Commissioners Alleman, Anderson and Edminster recused themselves.

Staff recommendation: Approve staff’s recommendation to approve items 11, 14, 19, 31 and 45 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendation to approve items 11, 14, 19, 31 and 45 subject to the CPC 101 form conditions.

    Motion: Porras-Pirtle  Second: Bryant  Vote: Unanimous  Abstaining: None

Commissioners Alleman, Anderson and Edminster returned.

Item 41 was taken at this time.

41  Shaw Storage  C2  Defer
Staff Recommendation: Defer the plat for two weeks to allow the applicant time to submit revised information.
Commission action: Deferred the plat for two weeks to allow the applicant time to submit revised information.

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

Speaker: Mikalla Hodges, applicant – supportive
C  PUBLIC HEARINGS

80  Avondale  partial 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: Baldwin  Second: Brave  Vote: Carries  Abstaining: None
Opposed: Bryant, Garza, Edminster, Zakaria and Bohan
Speakers: Mary Lou Henry, Nash Alaei and Carlo Di Nunzio – supportive; Gwyneth Williams, David Oelman, Glen Runnels, Lily Chen Foster, Bob Nimocks, Brock Wagner, Dennis Murland, Robert Taylor, Murray Air and Robert Parke – opposed

81  Blossom Hotel and Suites  C3N  Approve
replat 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: Garza  Second: Clark  Vote: Unanimous  Abstaining: None

82  East End on the Bayou Sec 4  C3N  Withdrawn
Staff recommendation: Establish a public hearing date of July 7, 2016 for item 82.
Commission action: Established a public hearing date of July 7, 2016 for item 82.
Motion: Garza  Second: Bryant  Vote: Unanimous  Abstaining: None

83  Grove on Cline Street  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: Alleman  Vote: Unanimous  Abstaining: None

84  Jackson Court  C3N  Defer
partial replat no 1
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: Baldwin  Second: Davis  Vote: Unanimous  Abstaining: None
Speakers: Harold Dodd – no position stated; Kevin Moore and Laura Ziemba – opposed

85  Park Place  C3N  Approve
partial replat no 2
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: Rifaat  Second: Alleman  Vote: Unanimous  Abstaining: None

86  Sherwood Oak Gardens  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: Clark  Second: Nelson  Vote: Unanimous  Abstaining: None

D  VARIANCES

Commissioner Alleman recused herself.
87  Aldine ISD Lauder Road Elementary  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: Bohan  Vote: Unanimous  Abstaining: None

Commissioner Alleman returned.

88  Courtland Square Sec 2  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: Edminster  Second: Bryant  Vote: Unanimous  Abstaining: None

89  Creekside Ranch FBC MUD 142  C2  Approve
Elevated Storage Tank Site 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: Dean  Second: Edminster  Vote: Unanimous  Abstaining: None

90  Humble ISD Multi School Site  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: Bryant  Second: Rifaat  Vote: Unanimous  Abstaining: None

Items 91 and IV were taken together at this time.

91  Legacy Community Health Services  C2R  Approve
5th Ward

IV  CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 3811 LYONS AVENUE
Staff recommendation: Grant the requested variance for a 15' building line, allow 37 off-street parking spaces, and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance for a 15' building line, allowed 37 off-street parking spaces, and approved the plat subject to the CPC 101 form conditions.
Motion: Davis  Second: Bohan  Vote: Unanimous  Abstaining: None
Speaker: Katy Caldwell, applicant – supportive

92  Lisa Property  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: Rifaat  Vote: Unanimous  Abstaining: None

Items 93, 94 and 95 were taken together at this time.

93  Pecan Oaks GP  GP  Approve
94  Pecan Oaks Sec 1  C2  Approve
95  Pecan Oaks Sec 2  C2  Defer
Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions for items 93 and 94. Defer item 95 for two weeks to allow the applicant time to coordinate with Harris County for widening of the gully.

Commission action: Granted the requested variance and approved the plat subject to the CPC 101 form conditions for items 93 and 94. Deferred item 95 for two weeks to allow the applicant time to coordinate with Harris County for widening of the gully.

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

96 Poinciana 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: Bryant Second: Rifaat Vote: Unanimous Abstaining: None

Items 97 and 98 were taken together at this time.

97 Republic Center GP GP Approve
98 Republic Center Sec 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: Garza Second: Alleman Vote: Unanimous Abstaining: None

Items 99, 129 and V were taken together at this time.

99 Sunrise Orchards C2 Grant and Approve
129 5300 Sunrise Road DPV Approve
V. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 5300 SUNRISE ROAD

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: Davis Second: Bohan Vote: Unanimous Abstaining: None

100 WALIPP Terrace C2 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: Davis Second: Nelson Vote: Unanimous Abstaining: None

Speakers: Richard Smith, Managing Engineer, Public Works and Engineering Department

Commissioner Edminster recused himself.

101 Weber Modern Living 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: Brave Second: Alleman Vote: Unanimous Abstaining: None
Commissioner Edminster returned.

E   SPECIAL EXCEPTIONS
    NONE

F   RECONSIDERATION OF REQUIREMENTS

Commissioner Edminster recused himself at this time.

102 Camillo Lakes Sec 1 C3P Approve
Staff recommendation: Grant the requested special exceptions and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested special exceptions and approved the plat subject to the CPC 101 form conditions.
    Motion: Bohan    Second: Rifaat    Vote: Unanimous    Abstaining: None

Commissioner Edminster returned.

Items 103 and 104 were taken together at this time.

103 Cypress Trail Plaza GP GP Approve
104 Cypress Trail Plaza 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: Edminster    Second: Clark    Vote: Unanimous    Abstaining: None

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

G   EXTENSIONS OF APPROVAL

105 Breckenridge Park partial replat no 2 EOA Approve
106 Burcaw Acres EOA Approve
107 Carpenters Landing Sec 7 EOA Approve
108 Falba Road Reserve EOA Approve
109 Lund RV Park EOA Approve
110 Mayfield Place EOA Approve
111 McCrary Meadows Wastewater EOA Approve
112 Treatment Plant EOA Approve
113 Miller Crossing EOA Approve
114 Olde Oaks Sec 2 partial replat no 1 EOA Approve
115 Park West Reserve EOA Approve
116 Popeyes East Sam Houston EOA Approve
117 Rankin Investment EOA Approve

H   NAME CHANGES
    NONE

I   CERTIFICATES OF COMPLIANCE
118  26215 Dobbin Huffsmith Road       COC Approve
119  14122 Forest Acres Drive          COC Approve
120  26684 Coach Light Lane            COC Approve
121  19942 S. Plantation Estates Drive COC Approve
122  19550 Willaby Road                COC Approve
123  21688 Punkin Street               COC Approve
124  26039 Shadow Lane                 COC Approve
125  26790 Coach Light Lane            COC Approve

Staff recommendation: Approve staff’s recommendation for items 105–125.
Commission action: Approved staff’s recommendation for items 105–125.
Motion:  Bryant    Second:  Rifaat    Vote:  Unanimous    Abstaining:  None

J  ADMINISTRATIVE
NONE

K  DEVELOPMENT PLATS WITH VARIANCE REQUESTS

126  3103 Adelia Street              DPV Approve
Staff recommendation: Deny the requested development plat variances.
Commission action: Granted the requested variances 1.) to allow a single family structure to be built at a 5'-3" building line and 2.) not dedicate 10' of right of way widening, with the condition that the applicant remove one of the three buildings to have a total of two structures on site with the proposed parking.
Motion:  Baldwin   Second:  Edminster  Vote:  Carries    Abstaining:  None
Opposed: Zakaria, Clark, Bryant and Anderson
Speakers: Douglas Rodriguez, applicant – supportive; Joe Harland – opposed; Delores Dunn – undecided

127  843 Ashland Street              DPV Approve
Staff recommendation: Grant the requested development plat variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested development plat variance and approved the plat subject to the CPC 101 form conditions.
Motion:  Alleman    Second:  Baldwin   Vote:  Unanimous    Abstaining:  None

128  701 E 8 1/2 Street               DPV Approve
Staff recommendation: Grant the requested development plat variance for a 10' garage building line and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested development plat variance for a 10' garage building line and approved the plat subject to the CPC 101 form conditions.
Motion:  Baldwin    Second:  Zakaria    Vote:  Unanimous    Abstaining:  None

Item 129 was considered earlier in the meeting.

130  906 West 20th Street             DPV Approve
Staff recommendation: Grant the requested development plat variance with the condition that the applicant provides a 5' sidewalk, 4" caliper street trees and will still be subject to the multifamily review process, and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested development plat variance with the condition that the applicant provides a 5' sidewalk, 4" caliper street trees and will still be subject to the multifamily review process, and approved the plat subject to the CPC 101 form conditions.
Motion: Davis  Second: Bohan  Vote: Unanimous  Abstaining: None

131  2019 Wichita Street  DPV
Staff recommendation: Deny the requested development plat variance.
Commission action: Granted the requested development plat variance to allow a new single family residence to be built at a 5' building line rather than the required 25' building line along State Highway 288, and approved the plat as submitted by the applicant.
Motion: Davis  Second: Baldwin  Vote: Unanimous  Abstaining: None
Speakers: Mickey Washington, applicant – supportive

III. ESTABLISH A PUBLIC HEARING DATE OF JULY 7, 2016 FOR:
   a. Gault Road Acres partial replat no 1
   b. Green Valley Estates Sec 2 amending plat partial replat no 1
   c. Greenway Addition Sec 6 partial replat no 1 and extension
   d. Shepherd Park Plaza Sec 4 partial replat no 1
   e. Spring Branch Estates no 2 partial replat no 8
   f. Village at Gracewood
   g. Westheimer Gardens Extension partial replat no 3
   h. Woodlands Creekside Park West Sec 18 partial replat no 1
   i. Woodlands Creekside Park West Sec 18 partial replat no 2
Staff recommendation: Establish a public hearing date of July 7, 2016 for items III a-i.
Commission action: Established a public hearing date of July 7, 2016 for items III a-i.
Motion: Bohan  Second: Clark  Vote: Unanimous  Abstaining: None

Item IV was considered earlier in the meeting.

Item V was considered earlier in the meeting.

VI. CONSIDERATION OF A LANDSCAPING VARIANCE FOR A PROPERTY LOCATED AT 6840 W SAM HOUSTON S PARKWAY
Staff recommendation: Defer the variance for two weeks per the applicant’s request.
Commission action: Deferred the variance for two weeks per the applicant’s request.
Motion: Clark  Second: Alleman  Vote: Unanimous  Abstaining: None

VII. ESTABLISH A PUBLIC HEARING DATE OF JULY 7, 2016 FOR A HAMPTON INN LOCATED AT 2250 BARKER OAKS DRIVE
Staff recommendation: Establish a public hearing date of July 7, 2016 for a Hampton Inn located at 2250 Barker Oaks Drive.
Commission action: Established a public hearing date of July 7, 2016 for a Hampton Inn located at 2250 Barker Oaks Drive.
Motion: Garza  Second: Baldwin  Vote: Unanimous  Abstaining: None

VIII. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR THE 1100 BLOCK OF WELCH STREET, SOUTH SIDE, BETWEEN MONTROSE BOULEVARD AND VAN BUREN STREET (MLS 606)
Staff recommendation: Approve the Consideration of a Special Minimum Lot Size Block Application for the 1100 Block of Welch Street, south side, between Montrose Boulevard and Van Buren Street (MLS 606) and forward to City Council.
Commission action: Approved the Consideration of a Special Minimum Lot Size Block Application for the 1100 Block of Welch Street, south side, between Montrose Boulevard and Van Buren Street (MLS 606) and forwarded to City Council.
Motion: **Clark**  Second: **Rifaat**  Vote: **Unanimous**  Abstaining: **None**  
Speakers: Delia Cuellar, Cynthia Greenwood and David Centanni – supportive

**IX. EXCUSE THE ABSENCE OF COMMISSIONER SUBINSKY**
Staff recommendation: Excuse the absences of Commissioner Subinsky.
Commission action: Excused the absences of Commissioner Subinsky.
Motion: **Bryant**  Second: **Bohan**  Vote: **Unanimous**  Abstaining: **None**

**X. PUBLIC COMMENT**
**NONE**

**XI. ADJOURNMENT**
There being no further business brought before the Commission, Chair, Mark A. Kilkenny adjourned the meeting at 5:21 p.m.
Motion: **Garza**  Second: **Bohan**  Vote: **Unanimous**  Abstaining: **None**

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Mark A. Kilkenny, Chair

Patrick Walsh, Secretary