

Minutes of the Houston Planning Commission

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

September 5, 2013
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 2:36 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

Brandon Dudley

Absent

Truman C. Edminster III

James R. Jard

Paul R. Nelson

Linda Porras-Pirtle

Algenita Davis

Martha Stein

Eileen Subinsky

Blake Tart III

Shaukat Zakaria

Mark Mooney for

Absent

James Noack

Richard Stolleis 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 Marlene Gafrick, Director, Planning and Development Department.

APPROVAL OF THE AUGUST 22, 2013 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the August 1 and August 8, 2013 Planning Commission meeting minutes.

Motion: **Clark** Second: **Bryant** Vote: **Carries** Abstaining: **Zakaria**

I. PLATTING ACTIVITY (Consent items A and B, 1- 92)

Items removed for separate consideration: **12, 23, 24, 26, 27, 41, 42, 43, 44, 45 and 52.**

Staff recommendation: Approve staff's recommendations for items **1 – 92** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 92** subject to the CPC 101 form conditions.

Motion: **Bryant** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

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

Staff recommendation: Approve staff's recommendations for items **12, 23, 24, 26, 27, 41, 42, 43, 44, 45 and 52** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **12, 23, 24, 26, 27, 41, 42, 43, 44, 45 and 52** subject to the CPC 101 form conditions.

Motion: **Subinsky** Second: **Bohan** Vote: **Unanimous** Abstaining: **None**

Commissioners Alleman, Clark and Edminster returned.

C PUBLIC HEARINGS

93 Bellwood Sec 2 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: **Edminster** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

94 East Sunnyside Court partial replat no 2 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: **Davis** Vote: **Unanimous** Abstaining: **None**

Speakers for item 116: Councilmember Helena Brown; John C. Stephen, Angela McGinnis and John Rahmatian – opposed; Christine Powell – conditional; Richard Smith- Public Works and Engineering

95 Parkhurst Estates Sec 3 partial replat no 1 C3N 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: **Alleman** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

96 Raintree Place Sec 3 replat no 1 C3N Disapprove
 Staff recommendation: Deny the requested variance and disapprove the plat.
 Commission action: Denied the requested variance and disapproved the plat.
 Motion: **Nelson** Second: **Zakaria** Vote: **Carries** Opposed: **Asakura, Davis, Garza and Subinsky**
 Speakers for item 96: Mary Lou Henry – applicant; Councilmember Oliver Pennington, Lou Cushman, Jerald Turnoff, Bert Keller, Joe Slovacek, Mike Maher – opposed; Reid Wilson, Katheryn Ketelsen, and Bob Collins – supportive; Arva Howard – Attorney, City of Houston Legal Department

97 Shady Acres extension no 3 partial replat no 1 C3N Defer
 Staff recommendation: Defer the plat for two weeks at the applicant’s request and continue the public hearing at that time.
 Commission action: Deferred the plat for two weeks at the applicant’s request and continue the public hearing at that time.
 Motion: **Jard** Second: **Brave** Vote: **Unanimous** Abstaining: **None**

98 Towns at Seville 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: **Asakura** Second: **Brave** Vote: **Unanimous** Abstaining: **None**

99 West Oaks plat no 2 partial replat no 2 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: **Garza** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**
 Speakers for item 99: Brook Minx – no position stated; Tam Zabez - opposed

100 Westheimer Estates partial replat no 2 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: **Bohan** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

101 Braun C2R Approve
 Staff recommendation: Grant the requested variance and approve the plat with the condition that applicant will be required to provide landscaping along Montrose and West Gray and subject to the CPC 101 form conditions.
 Commission action: Grant the requested variance and approve the plat with the condition that applicant will be required to provide a 15’ x 15’ visibility triangle at the corner of Montrose and W Gray with no obstructions (ornamental fencing, half walls, benches, door swings) other than the structural column as shown in the site plan and provide landscaping along Montrose and West Gray and subject to the CPC 101 form conditions.
 Motion: **Brave** Second: **Bryant** Vote: **Carries** Opposed: **Jard and Nelson**

Speaker for item 101: Richard Smith, Managing Engineer, City of Houston Public Works and Engineering Department

Items 102 and 103 were taken together at this time.

102 Country Lake Estates Village GP GP Approve
103 Country Lake Estates Village Sec 1 C3R Approve

Staff recommendation: Grant the requested variances and approve the general plan and the plat subject to the CPC 101 form conditions.

Commission action: Grant the requested variances and approved the general plan and the plat subject to the CPC 101 form conditions.

Motion: **Davis** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

104 Energy Park West 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: **Subinsky** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

105 Falls at Dry Creek GP GP Defer
106 Falls at Dry Creek Sec 1 C3P Defer

Staff recommendation: Defer the plat for two weeks at the applicant's request.

Commission action: Deferred the plat for two weeks at the applicant's request.

Motion: **Subinsky** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

107 Geospace Tech C3P Approve

Staff recommendation: Grant the requested variances not to extend Langtry and Northfield through the subject site but provide a cul-de-sac at the end of Langtry.

Commission action: Granted the requested variances not to extend Langtry and Northfield through the subject site but provide a cul-de-sac at the end of Langtry.

Motion: **Jard** Second: **Edminister** Vote: **Unanimous** Abstaining: **None**
Speakers for item 107: Scott Lisman – opposed; Zeeba Paksima, applicant - supportive

108 Magnolia Park Sec 2 partial replat no 3 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: **Davis** Second: **Asakura** Vote: **Unanimous** Abstaining: **None**

Items 109 and 110 are taken together at this time.

109 Plantation Lakes GP GP Approve
110 Plantation Lakes Sec 18 C3P Approve

Staff recommendation: Grant the requested variance and approve the general plan and the plat subject to the CPC 101 form conditions.

Commission action: Granted the requested variance and approved the general plan and the plat subject to the CPC 101 form conditions.

Motion: **Davis** Second: **Tartt** Vote: **Unanimous** Abstaining: **None**

111 Robita Commons

C3R

Approve

Staff recommendation: Grant the requested variances and approve the plat subject to the following 5 conditions: 1) Provide a 5' sidewalk along Robita Street 2) Provide 3" caliper street trees along Robita Street pursuant to Chapter 33 species and space requirements 3) The applicant must coordinate with all the adjacent property owners along Robita Street and provide a recorded mutual use agreement of Robita Street at the time of recordation 4)The applicant must meet with both Planning Department and Public Works and Engineering Department staff to discuss the Improvement Plan of Robita Street and provide an approved plan at the final plat submittal 5) Address a fire hydrant at the intersection of Robita Street and West Dallas Street as indicated on the marked file copy and subject to the CPC 101 form conditions.

Commission action: Granted the requested variances and approved the plat subject to the following 5 conditions: 1) Provide a 5' sidewalk along Robita Street 2) Provide 3" caliper street trees along Robita Street pursuant to Chapter 33 species and space requirements 3)The applicant must meet with both Planning Department and Public Works and Engineering Department staff to discuss the Improvement Plan of Robita Street and provide an approved plan at the final plat submittal 4) Address a fire hydrant at the intersection of Robita Street and West Dallas Street as indicated on the marked file copy and subject to the CPC 101 form conditions.

Motion: **Brave** Second: **Jard** Vote: **Unanimous** Abstaining: **None**

Speakers for item 111: Patricia Knudson Joiner, Andrew Kaldi and Peter Brown – no position stated

112 South Belt Business Park

C2R

Withdraw

Items 113 and 114 are taken together at this time.

113 Spring Towne Center GP

GP

Approve

114 Premier at Spring Towne Center

C3P

Approve

Staff recommendation: Grant the requested variances and approve the general plan and the plat subject to the CPC 101 form conditions.

Commission action: Granted the requested variances and approved the general plan and the plat subject to the CPC 101 form conditions.

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

115 Thomas Park

C2

Defer

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: **Bryant** Second: **Subinsky** Vote: **Unanimous** Abstaining: **None**

Items 116 and 117 are taken together at this time.

116 Twin Falls GP

GP

Approve

117 Twin Falls Sec 4

C3P

Approve

Staff recommendation: Grant the requested variance and special exception and approve the general plan and the plat subject to the CPC 101 form conditions.

Commission action: Granted the requested variance and special exception and approve the general plan and the plat subject to the CPC 101 form conditions.

Motion: **Davis** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

118 Washington Avenue Investments C2 Withdraw

E SPECIAL EXCEPTIONS

Items 119 and 120 are taken together at this time.

119 Laurel Park GP GP Approve
120 Laurel Park Sec 1 C3P Approve

Staff recommendation: Grant the requested special exceptions and approve the general plan and the plat subject to the CPC 101 form conditions.

Commission action: Granted the requested special exceptions and approved the general plan and the plat subject to the CPC 101 form conditions.

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

F RECONSIDERATION OF REQUIREMENTS

121 Dove Crosby C2 Approve

Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.

Commission action: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.

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

122 Park Place C2R Approve

Staff recommendation: Grant the requested reconsideration of requirement with variance request and approve the plat subject to the following conditions 1) the proposed project must provide 3" caliper trees and 5' sidewalks 2)enhanced landscaping which includes vegetation to soften the garage screening on the first floor and subject to the CPC 101 form conditions.

Commission action: Granted the requested reconsideration of requirement with variance request and approve the plat subject to the following conditions 1) the proposed project must provide 3" caliper trees and 5' sidewalks 2)enhanced landscaping which includes vegetation to soften the garage screening on the first floor and subject to the CPC 101 form conditions.

Motion: Asakura Second: Tartt Vote: Unanimous Abstaining: None

Speakers for item 122: Mark Leago, Lauren Barish, and Leslie Sharp – supportive; Elizabeth Mason – opposed; Richard Smith- Managing Engineer, City of Houston Public Works and Engineering Department

G ADMINISTRATIVE
NONE

H DEVELOPMENT PLAT VARIANCE

123 2126 Bank Street DPV Approve

Staff recommendation: Grant the requested variance.

Commission action: Granted the requested variance.

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

124 513 Hill Road DPV Approve

Staff recommendation: Grant the requested variances.

Commission action: Granted the requested variances.

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

125 1046 Rutland Street DPV Withdraw

I Certificates of Compliance and J Extensions of Approval and Name Changes were taken together at this time.

I CERTIFICATES OF COMPLIANCE

126 23646 Daffodil Lane COC Approve

J EXTENSIONS OF APPROVAL AND NAME CHANGES

127 Summerwood South Drainage Channel EOA Approve
Subdivision

128 Terra Verde Community Church Subdivision EOA Approve

Staff recommendation: Approve staff's recommendation for items 126-128.

Commission action: Approved staff's recommendation for items 126-128.

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

II. ESTABLISH A PUBLIC HEARING DATE OF OCTOBER 3, 2013

a. Memas

b. River Oaks Sec 4 partial replat no 1

c. Rutland Park Addition partial replat no 3

d. Winlow Place partial replat no 2

Staff recommendation: Establish a public hearing date of October 3, 2013 for items II a-d.

Commission action: Established a public hearing date of October 3, 2013 for items II a-d.

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

III. CONSIDERATION OF A LANDSCAPE VARIANCE FOR A PROPERTY LOCATED AT 909 WASHINGTON AVENUE

Staff recommendation: Grant the requested landscape variance.

Commission action: Granted the requested landscape variance.

Motion: Jard Second: Bohan Vote: Unanimous Abstaining: None

Speaker for item III- Jerry Gainer – supportive

IV. CONSIDERATION OF AN APPEAL OF THE DECISION OF THE HOUSTON ARCHAEOLOGICAL AND HISTORICAL COMMISSION ON AUGUST 14, 2013 FOR THE DENIAL OF A CERTIFICATE OF APPROPRIATENESS FOR

Commissioner Edminster abstained and left the room on item IV-a.

a. 605 Silver Street- Old Sixth Ward Historic District

Staff recommendation: No recommendation given.

Commission action: Determined that the project meets the criteria for an alteration/addition, not new construction criteria.

Motion: Brave Second: Bryant Vote: Carries Opposed: Jard

Commission action: Overturned the Houston Archaeological and Historical Commission's decision to deny a Certificate of Appropriateness for 605 Silver Street- Old Sixth Ward Historic District

Motion: Zakaria Second: Garza Vote: Carries Opposed: Asakura, Brave and Jard

Speakers for item IV (a): Robert Burnham (applicant), Sue Lovell, and Janice Jamail-Garvis – support appeal; Jane West and Tricia Minor, James Schriver, Ryan Boehner, Brantly Minor, Ryan Trainer – oppose appeal

b. 1610 Cortlandt Street – Houston Heights Historic District East

Staff recommendation: No recommendation given.

Commission action: Overturned the Houston Archaeological and Historical Commission's decision to deny a Certificate of Appropriateness for 1610 Cortlandt Street- Houston Heights Historic District East

Motion: **Jard** Second: **Edminster** Vote: **Carries** Opposed: **Alleman, Anderson, Brave, Garza, Stein and Nelson** Abstaining: **Zakaria**

Speakers for item IV (b): Ken Murphy, Sue Lovell, Rit Johnson, and Jeremy McFarland and Jason Starr – support appeal

c. 1322 Tulane Street – Houston Heights Historic District West

Staff recommendation: No recommendation given.

Commission action: Overturned the Houston Archaeological and Historical Commission's decision to deny a Certificate of Appropriateness for 1322 Tulane Street- Houston Heights Historic District West

Motion: **Jard** Second: **Bohan** Vote: **Carries** Opposed: **Garza and Brave**

Speakers for item IV (c): Brian Gamble, Sue Lovell and Drew Ordrey – support appeal

V. PUBLIC COMMENT

Sue Lovell commented about the need to review the Historic Preservation ordinance and Design Guidelines.


VI. EXCUSE THE ABSENCES OF COMMISSIONER ZAKARIA

Commissioner Zakaria was present so no action was needed.

VII. ADJOURNMENT

There being no further business brought before the Commission Chair, Mark Kilkenny adjourned the meeting at 6:56 p.m.

Motion: **Clark** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**


Mark Kilkenny, Chair


Marlene Gafrick, Secretary