

Minutes of the Houston Planning Commission

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

February 6, 2014
Meeting to be held in
Council Chambers, Public Level, City Hall Annex
2:30 p.m.

Call to order:

Vice Chair, Sonny Garza called the meeting to order at 2:44 p.m. with a quorum present.

Mark A. Kilkenny, Chair	Absent
M. Sonny Garza	
Susan Alleman	
Keiji Asakura	
Fernando Brave	
Kenneth Bohan	
Antoine Bryant	
Lisa Clark	Absent
Truman C. Edminster III	
James R. Jard	
Paul R. Nelson	
Linda Porras-Pirtle	
Algenita Davis	Arrived at 3:17 p.m. during item 129
Martha Stein	
Eileen Subinsky	
Blake Tartt III	
Shaukat Zakaria	
Mark Mooney for 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 Patrick Walsh, Interim Director, Planning and Development Department.

APPROVAL OF THE January 23, 2014 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the January 23, 2014 Planning Commission meeting minutes with the correction that Commissioner Alleman recused herself on item 71.

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

I. PUBLIC HEARING REGARDING THE DRAFT ADDRESSING ORDINANCE

Michael Kramer, Assistant Director, Planning and Development Department, provided an overview about the Addressing Ordinance to the Commission. The public hearing was opened and closed with no speakers.

II. PLATTING ACTIVITY (Consent items A and B, 1- 121)

Item **32** was changed from approve to defer per applicant's request. Item **48** was changed from approve to defer for Chapter 42 planning standards. Items removed for separate consideration: **17, 40, 42, 54, 66, 73, 74, 75, 76, 77, 79, 80, 88, 97, and 118.**

Staff recommendation: Approve staff's recommendations for items **1 – 121** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 121** subject to the CPC 101 form conditions.

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

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

Staff recommendation: Approve staff's recommendation to approve items **17, 40, 42, 54, 66, 73, 74, 75, 76, 77, 79, 80, 88, 97, and 118** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation to approve items **17, 40, 42, 54, 66, 73, 74, 75, 76, 77, 79, 80, 88, 97, and 118** subject to the CPC 101 form conditions.

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

Commissioners Alleman, Edminster, and Porras-Pirtle returned.

C PUBLIC HEARINGS

122 Barker Village 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: **Subinsky** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

123 Broad Oaks partial replat No 3 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: **Bohan** Second: **Tartt** Vote: **Unanimous** Abstaining: **None**

- 124 Broad Oaks partial replat no 4** **C3N** **Defer**
 Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
 Commission action: Defer the plat for two weeks to allow time for all parties to discuss the application and reach a mutual agreement.
 Motion: **Tart** Second: **Brave** Vote: **Unanimous** Abstaining: **None**
 Speaker for item 124: Alex Galbraith- supportive if the final replat is what has been tendered to me
- 125 Hollywood Gardens partial replat no 1** **C3N** **Approve**
 Staff recommendation: Approve the plat for to the CPC 101 form conditions.
 Commission action: Approved the plat subject to the CPC 101 form conditions.
 Motion: **Bryant** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**
- 126 Ingersoll Addition** **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: **Subinsky** Second: **Asakura** Vote: **Unanimous** Abstaining: **None**
 Speaker for item 126: Alvin Peters- supportive
- 127 Meyers First Addition 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: **Bohan** Second: **Subinsky** Vote: **Unanimous** Abstaining: **None**
- 128 Strathmore Park partial replat no 1** **C3N** **Defer**
 Staff recommendation: Defer the plat for two weeks for further study and review and continue the public hearing at that time.
 Commission action: Deferred the plat for two weeks for further study and review and continue the public hearing at that time.
 Motion: **Nelson** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**
- 129 Westbury South partial replat no 1** **C3N** **Defer**
 Staff recommendation: Defer the plat for two weeks for further study and review and continue the public hearing at that time.
 Commission action: Deferred the plat for two weeks for further study and review and continue the public hearing at that time.
 Motion: **Zakaria** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**
- 130 Wimbledon Falls Sec 6 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: **Porras-Pirtle** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

Items 131, 134, 135, 137, 138, 140, and 141 were taken together at this time with staff requesting a two week deferral on all items.

131	August Lakes GP	GP	Defer
134	Fallbrook Pines GP	GP	Defer
135	Fallbrook Pines Sec 1	C3R	Defer
137	Katy Two Three One GP	GP	Defer
138	Koehlers 1 st Addition partial replat no 1	C2R	Defer
140	Magnolia Addition Partial Replat No 1	C2R	Defer
141	MidMain	C2R	Defer

Staff recommendation: Defer the requested variance for two weeks for the reasons stated.

Commission action: Deferred the requested variance for two weeks for the reasons stated.

Motion: **Bryant** Second: **Alleman** Vote: **Carries** Abstaining: **Edminister**
on items 134 and 135

132	Campus Vue	C2R	Defer
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Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.

Commission action: Deferred the plat for two weeks at the request of Councilmember Dwight Boykins.

Motion: **Bohan** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
Speaker for item 132: Shavonda Johnson

133	Champions Community Church	C2R	Approve
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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: **Bryant** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

136	Groewood Manor Sec 1	C2	Approve
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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 with addition of a maximum 6 foot decorative, transparent fence and subject to the CPC 101 form conditions .

Motion: **Davis** Second: **Tartt** Vote: **Unanimous** Abstaining: **None**
Opposed: **Jard, Nelson, Bryant, Brave**

Speakers for item 136: William Morphy and Dale Dugas- opposed; Richard Smith, Managing Engineer, Public Works and Engineering Department; Robert Kness, applicant - supportive

Commissioner Edminster abstained and left the room.

139	Lakecrest Village Sec 5	C3P	Approve
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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**

Commissioner Edminster returned.

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

142 Towne Lake Sec 32 **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: **Porras-Pirtle** Second: **Subinsky** Vote: **Unanimous** Abstaining: **None**

Commissioners Alleman, Edminster, and Bryant returned.

143 Vintage Creek GP **GP** **Approve**
Staff recommendation: Grant the requested variance and approve the general plan subject to the CPC 101 form conditions.
Commission action: Granted the requested variances and approved the general plan subject to the CPC 101 form conditions.
Motion: **Subinsky** Second: **Bohan** Vote: **Unanimous** Abstaining: **None**

144 Web Fleet **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: **Jard** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**

E SPECIAL EXCEPTIONS
NONE

F RECONSIDERATION OF REQUIREMENTS

145 Almeda Yards **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: **Asakura** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**

146 Centerpoint Energy Mobile Energy Solutions no 1 **C2** **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: **Edminster** Vote: **Unanimous** Abstaining: **None**

147 Independent Grove partial replat no 1 **C2** **Approve**
Staff recommendation: Approve the plat without a variance subject to the CPC 101 form conditions.
Commission action: Approved the plat without a variance subject to the CPC 101 form conditions.
Motion: **Bohan** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

148 Park at Bunker Hill **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: **Bryan** Vote: **Unanimous** Abstaining: **None**

149 Timbergrove Heights **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: **Stein** Second: **Alleman** Vote: **Carries** Abstaining: **Edminster**
 Speakers for item 149: Rogers Patton- undecided; William Morfey, Dale Dugas, and Elizabeth McCormick – opposed; Robert Ness, applicant- supportive

**G ADMINISTRATIVE
 NONE**

H DEVELOPMENT PLAT VARIANCE

150 14805 Grisby **DPV** **Approve**
 Staff recommendation: Grant the requested variance subject to the following conditions 1) provide 5' sidewalk along Grisby Road and Highway 6 and 2) provide 3" caliper street trees along Grisby Road and Highway 6 pursuant to Chapter 33 species and space requirements and approve the plat subject to the CPC 101 form conditions.
 Commission action: Granted the requested variance subject to the following conditions 1) provide 5' sidewalk along Grisby Road and Highway 6 and 2) provide 3" caliper street trees along Grisby Road and Highway 6 pursuant to Chapter 33 species and space requirements and approved the plat subject to the CPC 101 form conditions.
 Motion: **Porras-Pirtle** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

151 3503 St Emanuel Street **DPV** **Approve**
 Staff recommendation: Defer the plat for two weeks to allow time for applicant to submit revised information.
 Commission action: Deferred the plat for two weeks to allow time for applicant to submit revised information.
 Motion: **Jard** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**

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

I CERTIFICATES OF COMPLIANCE

152	26907 Spanish Oak Drive	COC	Approve
153	19475 Mersey Drive	COC	Approve
154	5502 Kilough Street	COC	Approve

J EXTENSIONS OF APPROVAL AND NAME CHANGES

155	Bridgeland Hidden Pass Drive from Parkside Haven Drive to Bridge Cove Drive	EOA STD	Approve
156	Furmanite	EOA	Approve
157	Mission Trace Sec 2	EOA	Approve
158	Willamsburg Township Sec 1 partial Replat no 1	EOA	Approve
159	Woodlands Creekside Park Village Center Sec 5	EOA	Approve
160	Woodlands Creekside Park Village Center Sec 6	EOA	Approve
161	Woodlands Creekside Park West Sec 29	EOA	Approve

Staff recommendation: Approve staff's recommendation for items **152-161**.

Commission action: Approved staff's recommendation for items **152-161**.

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

III. ESTABLISH A PUBLIC HEARING DATE OF MARCH 6, 2014

- a. Elgin Landing
- b. Fieldstone Sec 5 partial replat no 1
- c. Flores Addition on Gillespie
- d. Fountains Copperwood replat no 1
- e. Hollywood Gardens partial replat no 2
- f. Riverside Terrace Sec 6 partial replat no 1

Staff recommendation: Establish a public hearing date of March 6, 2014 for items **II a-f**.

Commission action: Established a public hearing date of March 6, 2014 for items **II a-f**.

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

IV. CONSIDERATION FOR AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 2056 JACQUELYN DRIVE

Staff recommendation: Defer the project for two weeks.

Commission action: Deferred the project for two weeks.

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

V. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM BUILDING LINE BLOCK APPLICATION FOR THE 1800-2000 BLOCK OF WYCLIFFE DRIVE (WEST SIDE) AND THE 2000 BLOCK OF WYCLIFFE DRIVE (EAST SIDE)

Staff recommendation: Approve the Special Minimum Building Line Block Application for the 1800-2000 block of Wycliffe Drive (WEST SIDE) and the 2000 block of Wycliffe Drive (East Side) and forward to City Council for consideration.

Commission action: : Approved the Special Minimum Building Line Block Application for the 1800-2000 block of Wycliffe Drive (WEST SIDE) and the 2000 block of Wycliffe Drive (East Side) and forwarded to City Council for consideration.

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

Speakers for item V: Linda Fletcher, Ann Givens, WC "Dub" Wright, and John Little – supportive

VI. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM BUILDING LINE BLOCK APPLICATION FOR THE 1500-1700 BLOCK OF WYCLIFFE DRIVE (WEST SIDE) AND THE 1600-1700 BLOCK OF WYCLIFFE DRIVE BETWEEN MAYFIELD ROAD AND CHATTERTON DRIVE (EAST SIDE)

Staff recommendation: Approve the Special Minimum Building Line Block Application for the 1500-1700 block of Wycliffe Drive (West Side) and the 1600-1700 block of Wycliffe Drive between Mayfield Road and Chatterton Drive (East Side) and forward to City Council for consideration.

Commission action: Approved the Special Minimum Building Line Block Application for the 1500-1700 block of Wycliffe Drive (West Side) and the 1600-1700 block of Wycliffe Drive between Mayfield Road and Chatterton Drive (East Side) and forwarded to City Council for consideration.

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

Speakers for item V: Linda Fletcher, Ann Givens, WC "Dub" Wright, and John Little – supportive

VII. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM BUILDING LINE BLOCK APPLICATION FOR THE 1500 BLOCK OF HYDE PARK BOULEVARD (NORTH AND SOUTH SIDES)

Staff recommendation: Approve the Special Minimum Building Line Block Application for the 1500 block of Hyde Park Boulevard (north and south sides) and forward to City Council for consideration.

Commission action: : Approved the Special Minimum Building Line Block Application for the 1500 block of Hyde Park Boulevard (north and south sides) and forwarded to City Council for consideration.

Motion: **Edminster** Second: **Stein** Vote: **Carries** Abstaining: **Bohan**

Speakers for item VII: Susan Ellis, applicant - supportive

**VIII. PUBLIC COMMENT
NONE**

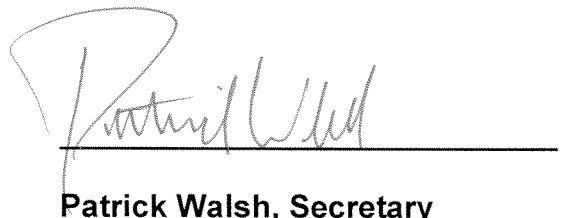
IX. ADJOURNMENT

There being no further business brought before the Commission Chair, Mark Kilkenny adjourned the meeting at 5:09 p.m.

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



M. Sonny Garza, Vice Chair



Patrick Walsh, Secretary