

Minutes of the Houston Planning Commission

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

April 17, 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 2:51 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 Porrás-Pirtle	
Algenita Davis	
Mike Sikes	
Martha Stein	
Eileen Subinsky	
Blake Tartt III	
Shaukat Zakaria	
Mark Mooney for James Noack	Absent
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 of the Planning and Development Department.

APPROVAL OF THE APRIL 3, 2014 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the April 3, 2014 Planning Commission meeting minutes.

Motion: **Tartt** Second: **Subinsky** Vote: **Carries** Abstaining: **Alleman**

I. PLATTING ACTIVITY (Consent items A and B, 1- 114)

Items removed for separate consideration **18, 35, 36, 51, 58, 59, 62, 63, 67, and 68.**

Staff recommendation: Approve staff's recommendations for items **1 – 114** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 114** subject to the CPC 101 form conditions.

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

Commissioners Alleman and Edminster abstained and left the room.

Staff recommendation: Approve staff's recommendation to approve items **18, 35, 36, 51, 58, 59, 62, 63, 67, and 68** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation to approve items **18, 35, 36, 51, 58, 59, 62, 63, 67, and 68** subject to the CPC 101 form conditions.

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

Commissioners Alleman and Edminster returned.

C PUBLIC HEARINGS

115 Ammar Estates

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: **Bryant** Vote: **Unanimous** Abstaining: **None**

116 Audubon Hollow partial replat no 1

C3N

Approve

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

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

Motion: **Porras-Pirtle** Second: **Subinsky** Vote: **Carries** Abstaining: **Tartt**

Opposed: **Zakaria, Edminster, Brave, Bryant, and Nelson**

Speakers for item 124: Mary Lou Henry, Paul Brow– supportive; Jason Knesek, Victor Deneberg, and Patricia Curtis - opposed

117 Central Gardens Sec 2 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: **Brave** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**

118 Combre Parkview Villas 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: **Davis** Vote: **Unanimous** Abstaining: **None**

119 Contemporary Main Plaza partial replat no 1 C3N Defer
Staff recommendation: Defer the plat for two weeks for Chapter 42 planning standards and continue the public hearing at that time.
Commission action: Deferred the plat for two weeks for Chapter 42 planning standards and continue the public hearing at that time.
Motion: **Sikes** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

120 Craig Woods partial replat no 3 C3N Defer
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: **Nelson** Second: **Bohan** Vote: **Unanimous** Abstaining: **None**

121 Craig Woods partial replat no 4 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: **Jard** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**

Commissioner Edminster abstained and left the room.

122 Estates of Teal Run Sec 5 partial replat no 1 C3N Approve
Staff recommendation: Grant the requested variance and approve plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance and approved plat subject to the CPC 101 form conditions.
Motion: **Davis** Second: **Zakaria** Vote: **Unanimous** Abstaining: **None**

Commissioner Edminster returned.

123 Green Mint Museum 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: **Bryant** Vote: **Unanimous** Abstaining: **None**

124 Highland Village 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: **Subinsky** Second: **Asakura** Vote: **Unanimous** Abstaining: **None**

125 Hollywood Gardens partial replat no 2 C3N Approve
Staff recommendation: Grant the requested variances and approve plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variances and approved plat subject to the CPC 101 form conditions.
Motion: **Stein** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

126 Mandell Courts 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: **Bryant** Second: **Bohan** Vote: **Unanimous** Abstaining: **None**

127 Oak Estates Sec 1 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: **Tartt** Second: **Jard** Vote: **Unanimous** Abstaining: **None**

128 Park Court 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: **Davis** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

Speakers for item 128: Bill Erwin – no position stated; Jesse Parker – supportive

129 Waldrons Grant 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: **Bryant** Second: **Jard** Vote: **Unanimous** Abstaining: **None**

130 Whispering Pines Estates partial replat no 7 **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: **Alleman** Vote: **Unanimous** Abstaining: **None**

131 Wilson Green Court partial replat no 1 **C3N** **Withdraw**

D VARIANCES

132 Brunner Addition partial replat no 2 **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: **Edminster** Second: **Tartt** Vote: **Unanimous** Abstaining: **None**

133 Crouch Teetshorn **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**

134 Dowling Park **C2R** **Defer**
 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 to allow applicant time to submit corrected drawings.
 Motion: **Jard** Second: **Brave** Vote: **Unanimous** Abstaining: **None**
 Speaker for item 134: Rick Grothues, applicant

Agenda items 135 and 136 are taken together at this time.

135 Enclave at Northpointe GP **GP** **Approve**
136 Enclave at Northpointe Sec 4 **C3P** **Approve**
 Staff recommendation: Grant the requested variance to allow excessive block length along the northern property boundary, deny the requested variance to allow excessive block length along the western property boundary and approve the general plan and the plat subject to the CPC 101 form conditions.
 Commission action: Granted the requested variance to allow excessive block length along the northern property boundary, deny the requested variance to allow excessive block length along the western property boundary and approve the general plan and the plat subject to the CPC 101 form conditions.
 Motion: **Bryant** Second: **Subinsky** Vote: **Unanimous** Abstaining: **None**

Agenda items 137 and 146 are taken together at this time.

137 Falls at Dry Creek GP **GP** **Approve**
146 Falls at Dry Creek Sec 1 **C3P** **Approve**
 Staff recommendation: Deny the requested variance and disapprove 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: **Anderson** Second: **Jard** Vote: **Carries** Abstaining: **Bohan**
 Opposed: **Asakura, Alleman, Sikes, Stein, and Porras-Pirtle**
 Speaker for items 137 and 146e: Alan McKee, applicant- supportive

Agenda items 138, 139, 143, and 147 were taken together at this time with staff requesting a two week deferral on all items for the reasons stated.

138 Lilly Mae Gardens **C2** **Defer**
139 Montrose Addition partial replat no 6 **C2R** **Defer**
143 Village at Palm Center **C3P** **Defer**
147 Shady Acres Partial Replat No 10 **C3R** **Defer**
 Staff recommendation: Defer the plats for two weeks for the reasons stated.
 Commission action: Deferred the plats for two weeks for the reasons stated.
 Motion: **Bryant** Second: **Subinsky** Vote: **Unanimous** Abstaining: **None**

140 Mustang CAT Northwest Houston **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: **Alleman** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

141 Pearl on Smith C2R Withdraw

142 Southwest Plating C2R Approve

Staff recommendation: Grant the requested dual building line and visibility triangle variances and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the requested dual building line and visibility triangle variances and approved the plat subject to the CPC 101 form conditions.

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

Speaker for item 142: Julia Ann DeLeon – no position stated

**E SPECIAL EXCEPTIONS
NONE**

F RECONSIDERATION OF REQUIREMENTS

144 Bauer Landing Water Plant 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: **Sikes** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

Commissioner Alleman abstained and left the room.

145 Energy Park South C3P Defer

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: **Prestage** Second: **Jard** Vote: **Unanimous** Abstaining: **None**

Commissioner Alleman returned.

Items G (Extensions of Approval), H (Name Changes), and I (Certificates of Compliance) were taken together at this time.

G EXTENSIONS OF APPROVAL

148 Generation Park West Sec 1 EOA Approve

149 Harris County Mud no 402 Water Plant no 1 EOA Approve

H NAME CHANGES

150 Lawrence Estates (prev. Lawrance Estates) NC Approve

I CERTIFICATES OF COMPLIANCE

151 18663 Kita Court COC Approve

Staff recommendation: Approve staff's recommendation for items **148-151**.

Commission action: Approved staff's recommendation for items **148-151**.

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

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

152 1215 Bingham Street DPV Disapprove

Staff recommendation: Deny the requested variance.

Commission action: Denied the requested variance.

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

153 3471 Locke Lane DPV Approve

Staff recommendation: Grant the requested variance subject to a 5' wide sidewalk along all public streets and four – 3" caliper street trees.

Commission action: Granted the requested variance subject to a 5' wide sidewalk along all public streets and four – 3" caliper street trees.

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

154 730 Omar Street DPV Approve

Staff recommendation: Grant the requested variance.

Commission action: Granted the requested variance.

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

II. ESTABLISH A PUBLIC HEARING DATE OF MAY 15, 2014

- a. **Bradford Place partial replat no 2**
- b. **Commons Waterway Sec 4 partial replat no 1**
- c. **First Amended Replat of Block 1 Woodshire Sec 1 partial replat no 1**
- d. **Melody Oaks partial replat no 7**
- e. **Melody Oaks partial replat no 8**
- f. **Rockhurst replat no 1**
- g. **Simms Woods replat no 1 and extension**
- h. **Tanglewood Sec 11 partial replat no 2**

Staff recommendation: Establish a public hearing date of May 15, 2014 for items **II a-h**.

Commission action: Established a public hearing date of May 15, 2014 for items **II a-h**.

Motion: **Bryant** Second: **Alleman** Vote: **Carries** Abstaining: **Jard**

III. CONSIDERATION FOR AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 2736 VIRGINIA STREET

This item will be presented before the Commission in two weeks.

IV. PUBLIC HEARING AND CONSIDERATION FOR A HOTEL MOTEL VARIANCE FOR A WILLOWBROOK HOME 2 BY HILTON LOCATED AT 7815 WILLOWCHASE BLVD

Staff recommendation: Grant the requested variance.

Commission action: Granted the requested variance.

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

**V. PUBLIC COMMENT
NONE**

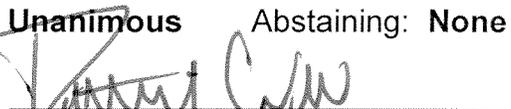
VII. ADJOURNMENT

There being no further business brought before the Commission Vice Chair, Sonny Garza adjourned the meeting at 5:00 p.m.

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



Sonny Garza, Vice Chair



Patrick Walsh, Secretary