

Minutes of the Houston Planning Commission

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

September 18, 2014
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 2:30 p.m. with a quorum present.

Mark A. Kilkenny, Chair

M. Sonny Garza

Susan Alleman

Keiji Asakura

Fernando Brave

Absent

Kenneth Bohan

Absent

Antoine Bryant

Lisa Clark

Truman C. Edminster III

James R. Jard

Paul R. Nelson

Linda Porrás-Pirtle

Algenita Davis

Left at 4:30 during item XI(a)

Mike Sikes

Martha Stein

Eileen Subinsky

Blake Tartt III

Shaukat Zakaria

Mark Mooney for

Absent

James Noack

Clay Forister for

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 Michael Kramer, Assistant Director, Planning and Development Department.

APPROVAL OF THE SEPTEMBER 4, 2014 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the September 4, 2014 Planning Commission meeting minutes.

Motion: **Clark** Second: **Alleman** Vote: **Carries** Abstaining: **Asakura, Nelson and Sikes**

I. PLATTING ACTIVITY (Consent items A and B, 1- 96)

Items removed for separate consideration: **16, 21, 22, 44, 45, 48, 56, and 58.**

Staff recommendation: Approve staff's recommendations for items **1 – 96** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 96** subject to the CPC 101 form conditions.

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

Commissioners Alleman and Edminster abstained and left the room.

Staff recommendation: Approve staff's recommendation to approve items **16, 21, 22, 44, 45, 48, 56, and 58** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation to approve items **16, 21, 22, 44, 45, 48, 56, and 58** subject to the CPC 101 form conditions.

Motion: **Porras-Pirtle** Second: **Sikes** Vote: **Unanimous** Abstaining: **None**

Commissioners Alleman and Edminster returned.

C PUBLIC HEARINGS

97 Cedar Grove replat no 1

C3N

Disapprove

Staff recommendation: Deny the requested variance and disapprove the plat subject to the CPC 101 form conditions.

Commission action: Denied the requested variance and disapproved the plat subject to the CPC 101 form conditions.

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

Speaker for item 97: Kathleen Carpenter – supportive

98 Craig Woods partial replat no 5

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**

99 Hillcrest 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: **Stein** Vote: **Unanimous** Abstaining: **None**

- 100 Hilldale partial replat no 1** **C3N** **Defer**
 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: **Garza** Second: **Tartt** Vote: **Unanimous** Abstaining: **None**
- 101 Houston Community College Eastside Campus Sec 3** **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**
- 102 Longwoods 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: **Stein** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**
- 103 Melody Oaks partial replat no 9 and extension** **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: **Sikes** Vote: **Unanimous** Abstaining: **None**
- 104 Shadow Creek South Sec 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: **Nelson** Second: **Asakura** Vote: **Unanimous** Abstaining: **None**
- 105 Southampton Place 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: **Clark** Second: **Garza** Vote: **Unanimous** Abstaining: **None**
- 106 Temple Terrace 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**
- 107 Westheimer Estates 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: **Porras-Pirtle** Second: **Davis** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

Items 108, 111, 112, 114, 116, 117, 120, 121, 125, 126, 127, and 128 were taken together at this time with staff requesting a two week deferral for the reasons stated.

- 108 Alexandra Grove** **C3P** **Defer**
111 Ansleigh Park **C2R** **Defer**
112 Beltway Southwest Logistics Center **C2** **Defer**
114 CST Store Beechnut **C2** **Defer**
116 Koehlers 1st Addition partial replat no 2 **C2R** **Defer**

117	Lakin Park Villas	C2R	Defer
120	Southwest Wire Rope	C2R	Defer
121	Uptown North	C2R	Defer
125	Parkway Terrace Sec 2	C3P	Defer
126	Reserves at FM 529 and Kentwick	C3P	Defer
127	Ashley Pointe Sec 8	C3R	Defer
128	Ashley Pointe Sec 12	C3R	Defer

Staff recommendation: Defer the plats for two weeks.

Commission action: Deferred the plats for two weeks.

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

Agenda items 109 and 110 are taken together at this time.

109	Aliana Sec 34	C3P	Approve
110	Aliana Sec 35	C3P	Defer

Staff recommendation: Approve the plat for Sec 34 subject to the CPC 101 form conditions and defer the plat for Sec 35 for two weeks per the applicant's request.

Commission action: Approved the plat for Sec 34 subject to the CPC 101 form conditions and deferred the plat for Sec 35 for two weeks per the applicant's request.

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

113	Commerce Estates	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: **Asakura** Second: **Stein** Vote: **Unanimous** Abstaining: **None**

115	Gulf Terminal Vistas	C2R	Approve
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Staff recommendation: Grant the requested variance and approve the plat with the following conditions and 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: **Clark** Vote: **Unanimous** Abstaining: **None**

Commissioner Tartt abstained and left the room.

118	Landrys Reserve	C2R	Approve
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Staff recommendation: Grant the requested variance and approve the plat with the following conditions listed and subject to the CPC 101 form conditions.

- 1) Minimum 3" caliper street trees along all public ROWs
- 2) Minimum 6' wide sidewalks meeting the design guidelines for Hollyhurst Lane which is a Type A street and a minimum 6' wide sidewalk for all other public streets

Commission action: Granted the requested variance and approved the plat with the following conditions listed and subject to the CPC 101 form conditions.

- 1) Minimum 3" caliper street trees along all public ROWs
- 2) Minimum 6' wide sidewalks meeting the design guidelines for Hollyhurst Lane which is a Type A street and a minimum 6' wide sidewalk for all other public streets

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

Commissioner Tartt returned.

119' Roa Interests **C2R** **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 approved the plat subject to the CPC 101 form conditions.
Motion: **Bryant** Second: **Anderson** Vote: **Unanimous** Abstaining: **None**

Commissioner Alleman abstained and left the room.

122 Willow Creek Industrial Park GP **GP** **Approve**
Staff recommendation: Grant the requested variance and approve the general plan subject to the CPC 101 form conditions.
Commission action: Grant the requested variance and approved the general plan subject to the CPC 101 form conditions.
Motion: **Edminster** Second: **Anderson** Vote: **Unanimous** Abstaining: **None**
Speaker for item 22: Bob Boozer, applicant - supportive

Commissioner Alleman returned.

123 Workshop Houston **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: **Bryant** Vote: **Unanimous** Abstaining: **None**

E SPECIAL EXCEPTIONS

124 Grand Parkway Distribution Center GP **GP** **Approve**
Staff recommendation: Grant the requested special exception and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested special exception and approved the plat subject to the CPC 101 form conditions.
Motion: **Porras-Pirtle** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

F RECONSIDERATION OF REQUIREMENTS

129 Heaven Estates **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: **Clark** Second: **Sikes** Vote: **Unanimous** Abstaining: **None**

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

G EXTENSIONS OF APPROVAL

130	Houston Amature Works East	EOA	Approve
131	Museum of Fine Arts Houston Sec 1	EOA	Approve
132	Northside Industrial Park Sec 2	EOA	Approve
133	Triumph Rig and Fabrication Spring	EOA	Approve
134	Veterans Memorial Plaza	EOA	Approve

H NAME CHANGES

135 **Maple at Garden Oaks** NC Approve
(prev. Maple on Judiway)

I CERTIFICATES OF COMPLIANCE

136 **24078 Butterfly Lane** COC Approve
137 **26233 Shadow Lane** COC Approve
138 **26923 Spanish Oaks Drive** COC Approve
139 **24179 Parker Road** COC Approve
140 **23214 W. Heritage Oaks Drive** COC Approve
141 **13051 Ann Louise Road** COC Approve

Staff recommendation: Approve staff's recommendation for items 130-141.

Commission action: Approved staff's recommendation for items 130-141.

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

J ADMINISTRATIVE NONE

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

142 **2022 Candlelight Place Drive** DPV Approve

Staff recommendation: Grant the requested variance.

Commission action: Granted the requested variance.

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

149 **3123 Gannett Street** DPV Approve

Staff recommendation: Grant the requested variance for a 15' building line along Buffalo Speedway and to allow reuse of the existing curb cut along Buffalo Speedway to provide vehicular access to the lot but only if a turnaround is provided on-site without creating a second curb cut along Buffalo Speedway and approve the plat.

Commission action: Granted the requested variance for a 15' building line along Buffalo Speedway and to allow reuse of the existing curb cut along Buffalo Speedway to provide vehicular access to the lot but only if a turnaround is provided on-site without creating a second curb cut along Buffalo Speedway and approved the plat.

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

II. ESTABLISH A PUBLIC HEARING DATE OF OCTOBER 16, 2014 for:

- a. **Carolina Place partial replat no 1**
- b. **Hyde Park Court partial replat no 1**
- c. **Interfield Business Park**
- d. **Little White Oak Park**
- e. **Richmond Square**
- f. **Shady Acres Extension no 3 partial replat no 1**
- g. **Whispering Pines Estates partial replat no 6 replat no 1**

Staff recommendation: Establish a public hearing date of October 16, 2014 for items II a-g.

Commission action: Established a public hearing date of October 16, 2014 for items II a-g.

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

III. CONSIDERATION OF A PARKING VARIANCE FOR A PROPERTY LOCATED AT 6529 Beverly Hill Street (Lee High School)

Staff recommendation: Approve the requested off street parking variance.

Commission action: Approved the requested off street parking variance.

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

IV. PUBLIC HEARING FOR DESIGNATION OF A SPECIAL PARKING AREA FOR THE MENIL COLLECTION AND CAMPUS

Staff recommendation: Defer the plat for two weeks to allow time for applicant to submit revised report.

Commission action: Deferred the plat for two weeks to allow time for applicant to submit revised report.

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

V. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM BUILDING LINE BLOCK FOR THE 200 BLOCK OF ARCHER STREET, EAST AND WEST SIDES. (WITHDRAWN BY APPLICANT)

VI. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR THE 500 BLOCK OF CORDELL STREET (east and west sides)

Staff recommendation: Approve the Special Minimum Lot Size Block application for the 500 block of Cordell Street (east and west sides) and forward to City Council.

Commission action: Approved the Special Minimum Lot Size Block application for the 500 block of Cordell Street (east and west sides) and forwarded to City Council.

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

Speaker for item VI: Timothy Goings – supportive

VII. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR THE 1200-1300 BLOCK OF BOMAR STREET (north and south sides)

Staff recommendation: Approve the Special Minimum Lot Size Block application for the 1200-1300 blocks of Bomar Street (north and south sides) and forward to City Council.

Commission action: Approved the Special Minimum Lot Size Block application for the 1200-1300 block of Bomar Street (north and south sides) and forwarded to City Council.

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

Speaker for item VII-Delia Cuellar, Janice Barber, Carolina Sierra, and Kelly Dowe- supportive; Russell Hyde – opposed

Agenda items VIII and IX are taken together at this time.

VIII. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR THE 800 BLOCK OF ALLSTON STREET (east and west sides)

IX. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM BUILDING LINE BLOCK APPLICATION FOR THE 800 BLOCK OF ALLSTON STREET (east and west sides)

Staff recommendation: Approve the Special Minimum Lot Size Block application and the Special Minimum Building Line Block application for the 800 block of Allston Street (east and west sides) and forward to City Council.

Commission action: Approved the Special Minimum Lot Size Block application and the Special Minimum Building Line Block application for the 800 block of Allston Street (east and west sides) and forwarded to City Council.

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

· Speaker for items VIII and IX: Charles Harrison- supportive; Alan Hopkins – opposed

X. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR GLENCOVE SECTION 2 & 3 SUBDIVISION

Staff recommendation: Approve the Special Minimum Lot Size Area application for Glencove Section 2 &3 subdivision and forward to City Council.

Commission action: Deferred the Special Minimum Lot Size Area application for Glencove Section 2 &3 subdivision for two weeks.

Motion: **Edminster** Second: **Tartt** Vote: **Carries** Abstaining: **None**
Opposed: **Bryant**

Speakers for item X: Mike Van Dusen – supportive

XI. CONSIDERATION OF AN APPEAL OF THE DECISION OF THE HOUSTON ARCHEOLOGICAL AND HISTORICAL COMMISSION ON AUGUST 28, 2014 FOR A CERTIFICATE OF APPROPRIATENESS FOR:

a. 128 West 17th Street- Houston Heights Historic District East

Staff recommendation: None

Commission action: Overturned the decision of the Houston Archeological and Historical Commission and granted a Certificate of Appropriateness for 128 West 17th Street-Houston Heights Historic District East.

Motion: **Jard** Second: **Edminster** Vote: **Carries** Abstaining: **Anderson**
Opposed: **Alleman, Bryant, Garza and Porras-Pirtle**

Speaker for item XI (a)- Timothy Kirwin – support reversal of HAHC denial

b. 1226 Heights Boulevard- Houston Heights Historic District East

Staff recommendation: None

Commission: Upheld the decision of the Houston Archeological and Historical Commission to deny a Certificate of Appropriateness for 1226 Heights Boulevard- Houston Heights Historic District East.

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

Speaker for item XI (b)- JD Bartell – support reversal of HAHC denial

XII. PUBLIC COMMENT

Speakers: Marvel Wimbley, the applicant for (Item 143) made comments in reference to staff's recommendation for agenda item.

The item was reopened and a motion was made to allow the applicant to refile the Development Plat Variance without paying the fees..

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

Commissioner Garza began chairing the meeting at this time.

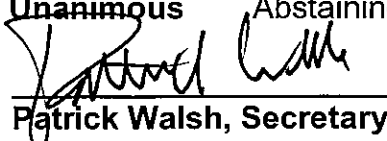
Sue Lovell (XI (b)- Expressed concerns regarding the process for HAHC considerations in addressing Certificates of Appropriateness.

XIII. ADJOURNMENT

There being no further business brought before the Vice Chair, Sonny Garza adjourned the meeting at 5:17 p.m.

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


Mark Kilkeny, Chair


Patrick Walsh, Secretary