

Minutes of the Houston Planning Commission

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

October 2, 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 2:42 p.m. with a quorum present.

Mark A. Kilkenny, Chair

M. Sonny Garza

Susan Alleman

Absent

Keiji Asakura

Fernando Brave

arrived at 2:48 during item #124

Kenneth Bohan

Absent

Antoine Bryant

Absent

Lisa Clark

Truman C. Edminster III

James R. Jard

Paul R. Nelson

Linda Porrás-Pirtle

Algenita Davis

Mike Sikes

Martha Stein

Eileen Subinsky

Blake Tartt III

Absent

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 Patrick Walsh, Director, Planning and Development Department.

APPROVAL OF THE SEPTEMBER 19, 2014 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the September 19, 2014 Planning Commission meeting minutes.

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

I. PLATTING ACTIVITY (Consent items A and B, 1- 123)

Item 70 was changed from approve to defer for Chapter 42 planning standards. Item 77 was changed from approve to defer for further study and review. Items removed for separate consideration: **31, 45, 52, 65, 70, 71, 72, 79, and 80.**

Staff recommendation: Approve staff's recommendations for items **1 – 123** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 123** subject to the CPC 101 form conditions.

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

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

Staff recommendation: Approve staff's recommendation to approve items **31, 45, 52, 65, 70, 71, 72, 79, and 80** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation to approve items **31, 45, 52, 65, 70, 71, 72, 79, and 80** subject to the CPC 101 form conditions.

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

Commissioners Edminster, Porras-Pirtle, and Sikes returned.

C PUBLIC HEARINGS

124 Alys Park

C3N

Approve

Staff recommendation: Grant the requested variance to allow a shared driveway to extend longer than 200 feet subject to the paving section of all public right of ways or 20 feet 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: **Zakaria** Vote: **Unanimous** Abstaining: **None**

Speakers for item 124: Antonio Bove, Richard Humphreys, Brook Ingraham, and Laury Adams-supportive; Richard Smith, City Engineer, City of Houston Public Works and Engineering Department

125 Amended Plat of Almeda Place 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**

126 Braeswood partial replat no 2

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: **Garza** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

127 Craig Woods partial replat no 12 **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: **Porras-Pirtle** Second: **Sikes** Vote: **Unanimous** Abstaining: **None**

128 Grand Lismar Estates **C3N** **Disapprove**
Staff recommendation: Disapprove the plat.
Commission action: Disapproved the plat.

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

129 Hilldale 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: **Garza** Second: **Subinsky** Vote: **Unanimous** Abstaining: **None**

130 Hyde Park partial replat no 3 **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: **Jard** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

Speakers for item 130: Mary Lou Henry, applicant , Stephen Zimmerman and Natassia McMillian – supportive

131 Melody Oaks partial replat no 12 **C3N** **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: **Clark** Second: **Davis** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

132 Alexandra Grove **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: **Garza** Second: **Asakura** Vote: **Unanimous** Abstaining: **None**

133 Aliana Sec 35 **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: **Forister** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

134 Ansleigh Park **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: **Davis** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**

- | | | | |
|---|--|--------------------------|--|
| 135 | Beltway Southwest Logistics Center | C2 | Withdrawn |
| 136 | Briar Pointe GP | GP | 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: Garza | Second: Davis | Vote: Unanimous Abstaining: None |
| | Speaker for item 136: Reginald E. McKamie – opposed | | |
| 137 | CST Store Beechnut | 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: Foriester | Second: Edminster | Vote: Unanimous Abstaining: None |
| 138 | Dell Court Townhomes | C2R | Defer |
| | Staff recommendation: Defer the plat for two weeks to allow time for Legal review of deed restrictions. | | |
| | Commission action: Deferred the plat for two weeks to allow time for Legal review of deed restrictions. | | |
| | Motion: Clark | Second: Edminster | Vote: Unanimous Abstaining: None |
| Items 139, 140, 141, and 142 were taken together at this time. | | | |
| 139 | Hayden Lakes GP | GP | Approve |
| 140 | Hayden Lakes Sec 7 | C3P | Approve |
| 141 | Hayden Lakes Sec 8 | C3P | Approve |
| 142 | Hayden Lakes Sec 9 | 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: Garza | Vote: Unanimous Abstaining: None |
| 143 | Houston Heights Swift Replat | C2R | Approve |
| | Staff recommendation: Defer the plat for two weeks to allow time for additional information. | | |
| | Commission action: Deferred the plat for two weeks to allow time for additional information. | | |
| | Motion: Edminster | Second: Asakura | Vote: Carries Abstaining: Sikes |
| 144 | Koehlers 1st Addition partial replat no 2 | C2R | Approve |
| | Staff recommendation: Grant the requested variance for a 5' BL along Eli Avenue and approve the plat subject to the CPC 101 form conditions. | | |
| | Commission action: Granted the requested variance for a 5' BL along Eli Avenue and approved the plat subject to the CPC 101 form conditions. | | |
| | Motion: Porras-Pirtle | Second: Edminster | Vote: Unanimous Abstaining: None |
| 145 | Lakin Park Villas | 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: Asakura | Vote: Unanimous Abstaining: None |

Commissioner Edminster abstained and left the room.

146 McKenzie Park Reserve

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: **Davis**

Second: **Anderson**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Edminster returned.

147 North Post Oak Terrace

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: **Sikes**

Vote: **Unanimous**

Abstaining: **None**

148 Saudi Arabia Royal Consulate

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: **Garza**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

149 Southwest Wire Rope

C2R

Defer

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

Commission action: Defer the plat for two weeks for further study and review.

Motion: **Jard**

Second: **Brave**

Vote: **Unanimous**

Abstaining: **None**

Speakers for item 149: Neil Atkinson- no position stated; Susan Lawson and Harry Lawson - opposed

150 Uptown North

C2R

Withdrawn

151 Villages of Cypress Lakes GP

GP

Approve

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

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

Motion: **Clark**

Second: **Anderson**

Vote: **Unanimous**

Abstaining: **None**

152 Woodmill Creek Sec 1

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: **Nelson**

Second: **Jard**

Vote: **Unanimous**

Abstaining: **None**

153 Yard Depot FM 529

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: **Subinsky**

Vote: **Unanimous**

Abstaining: **None**

E SPECIAL EXCEPTIONS

154 Parkway Terrace Sec 2

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: **Davis**

Second: **Edminster**

Vote: **Unanimous**

Abstaining: **None**

155 Reserves at FM 529 and Kentwick

C3P

Defer

Staff recommendation: Defer the plat for two weeks to allow time for additional information.

Commission action: Deferred the plat for two weeks to allow time for additional information.

Motion: **Porras-Pirtle**

Second: **Sikes**

Vote: **Unanimous**

Abstaining: **None**

F RECONSIDERATION OF REQUIREMENTS

156 Aliana Sec 38

C3P

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: **Forister**

Second: **Davis**

Vote: **Unanimous**

Abstaining: **None**

Items 157 and 158 were taken together at this time.

157 Ashley Pointe Sec 8

C3R

Approve

158 Ashley Pointe Sec 12

C3R

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: **Stein**

Vote: **Unanimous**

Abstaining: **None**

159 GR Business Plaza

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: **Clark**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Edminster abstained and left the room.

160 Houston Kenswick Trade Center

C2R

Approve

Staff recommendation: Defer the plat for two weeks for drainage plan requirements.

Commission action: Deferred the plat for two weeks for drainage plan requirements.

Motion: **Jard**

Second: **Zakaria**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Edminster returned.

Items 161 and 162 were taken together at this time.

161	Jackrabbit Office LLC GP	GP	Approve
162	Jackrabbit Office LLC Sec 1	C2	Approve

Staff recommendation: Defer the general plan and the plat for two weeks for further study and review.

Commission action: Deferred the general plan and the plat for two weeks for further study and review.

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

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

G EXTENSIONS OF APPROVAL

163	Aldine Western Road Street Dedication Sec 1	EOA	Approve
164	Bangladesh American Center	EOA	Approve
165	Central Park West Sec 4	EOA	Approve
166	Ella Boulevard Street Dedication Sec 1	EOA	Approve
167	Gault Road Acres	EOA	Approve
168	Hardy Center South	EOA	Approve
169	Irish Pub Kenneallys	EOA	Approve
170	Josey Ranch Road at Central Creek Drive Street Dedication	EOA	Approve

H NAME CHANGES

171	Colquitt Court Sec 2 partial replat replat 1 (prev. Colquitt Court partial replat no 1)	NC	Approve
-----	---	----	---------

I CERTIFICATES OF COMPLIANCE

172	19871 N. Plantation Estates	COC	Approve
173	1715 Northpark Drive	COC	Approve

Staff recommendation: Approve staff's recommendation for items 163-173.

Commission action: Approved staff's recommendation for items 163-173.

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

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

174	402 W 28 th Street	DPV	Approve
-----	-------------------------------	-----	---------

Staff recommendation: Approve the development plat, with the requested 6' BL along Ashland Street.

Commission action: Approved the development plat, with the requested 6' BL along Ashland Street.

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

175 3123 Gannett Street

DPV

Approve

Staff recommendation: Approve the development plat, with 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: Approved the development plat, with 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: **Edminster**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

Speaker for item 175: Marvel Wimbley, applicant

176 1700 Haver Street

DPV

Defer

Staff recommendation: Approve the development plat with a staggered building line along Windsor Street of 5', a distance of approximately 31-11" along Windsor Street starting at the southwest corner and set back to 15' along the remaining portion of the lot to help preserve an existing 100 yr substantial oak tree along with the following conditions:

- 1) Submit an approved tree preservation plan with any site work plan and building plans
- 2) The owner/builder must receive approval from the Urban Forester prior to cutting any of the tree limbs.

Commission action: Deferred the plat for two weeks.

Motion: **Edminster**

Second: **Jard**

Vote: **Carries**

Abstaining: **None**

Opposed: **Subinsky**

Speakers for item 176: Zeeba Paksima, and Trevor Jefferies – supportive; June Spencer, M.C. Swearingen, Olive Hershey, Ursula Edwards, Shelia Millar, and Mark Romanchoch - opposed

II. ESTABLISH A PUBLIC HEARING DATE OF OCTOBER 30, 2014 for:

- a. Brookhaven partial replat no 1
- b. Craig Woods partial replat no 13
- c. Kings Crossing Sec 9 replat no 1
- d. Riverwood at Oakhurst Sec 4 partial replat no 1
- e. Sage partial replat no 3
- f. Silver Grove
- g. Tanglewood Sec 12 partial replat no 2
- h. Woodland Acres partial replat no 1

Staff recommendation: Establish a public hearing date of October 30, 2014 for items **II a-h.**

Commission action: Established a public hearing date of October 30, 2014 for items **II a-h.**

Motion: **Sikes**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 3217 MONTROSE AVENUE

Staff recommendation: Defer the development plat for two weeks to allow time for further study and review of the existing site conditions and to confirm the number of parking spaces that can be provided on site.

Commission action: Deferred the development plat for two weeks to allow time for further study and review of the existing site conditions and to confirm the number of parking spaces that can be provided on site.

Motion: **Jard**

Second: **Edminster**

Vote: **Unanimous**

Abstaining: **None**

Speaker for item III: Nelli Nikova - opposed

IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 6804 MLK BLVD

Staff recommendation: Defer the plat for two weeks to allow time for further study and review of the supporting data for the studies performed on existing sites to calculate the proposed parking reduction and the proposed parking layout.

Commission action: Deferred the plat for two weeks to allow time for further study and review of the supporting data for the studies performed on existing sites to calculate the proposed parking reduction and the proposed parking layout.

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

Speaker for IV: Lynn Conner – supportive

Item 70-Town Lake Parkway Sec 1 was reopened and reconsidered at this time with the Commission approving staff's recommendation to approve the plat.

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

V. CONSIDERATION FOR THE DESIGNATION OF A SPECIAL PARKING AREA FOR THE MENIL COLLECTION AND CAMPUS

Staff recommendation: Defer the plat.

Commission action: Deferred the plat.

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

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

Staff recommendation: Deferred the application for two weeks for further study and review.

Commission action: Deferred the application for two weeks for further study and review.

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

VII. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR LINDALE SECTIONS 3 AND 5 SUBDIVISION

Staff recommendation: Approve the consideration of a special minimum lot size area application for Lindale Sections 3 and 5 subdivision and forward to City Council.

Commission action: Approved the consideration of a special minimum lot size area application for Lindale Sections 3 and 5 subdivision and forwarded to City Council.

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

Speakers for item VII: Mike Bowlin, Gwen Guidy, and Kathleen Gutierrez - supportive

VIII. CONSIDERATION OF AN APPEAL OF THE DECISION OF THE HOUSTON ARCHEOLOGICAL AND HISTORICAL COMMISSION ON AUGUST 28, 2014 FOR A CERTIFICATE OF APPROPRIATENESS FOR 521 Euclid Street-Woodland Heights Historic District

Staff recommendation: None

Commission action: Upheld the decision of the Houston Archeological and Historical Commission to deny a Certificate of Appropriateness for 521 Euclid Street- Woodland Heights Historic District

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

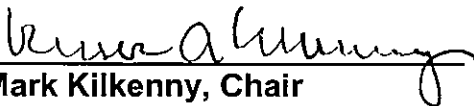
Speaker for item VIII- Robert Garner and Nathan Kopeky - supportiv

IX. PUBLIC COMMENT
NONE

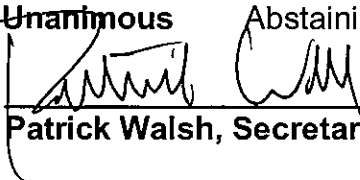
X. ADJOURNMENT

There being no further business brought before the Vice Chair, Sonny Garza adjourned the meeting at 6:17 p.m.

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



Mark Kilkeny, Chair



Patrick Walsh, Secretary