

Minutes of the Houston Planning Commission

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

September 3, 2015
Meeting to be held in
Council Chambers, Public Level, City Hall Annex
2:30 p.m.

Call to order

Chair, Mark A. Kilkenny called the meeting to order at 2:31 p.m. with a quorum present.

Mark A. Kilkenny, Chair

M. Sonny Garza

Susan Alleman

Fernando Brave

Kenneth Bohan

Antoine Bryant

Lisa Clark

Arrived at 2:33 during the Director's report

Algenita Davis

Left at 4:42 during agenda item #VI

Truman C. Edminster III

James R. Jard

Paul R. Nelson

Linda Porras-Pirtle

Left at 4:02 during item #109

Shafik Rifaat

Pat Sanchez

Absent

Mark Sikes

Martha Stein

Left at 5:03 during item #VII

Eileen Subinsky

Absent

Shaukat Zakaria

Absent

Mark Mooney for

Left at 3:20 during item #93

Honorable James Noack

Clay Foriester for

The Honorable Grady Prestage

Raymond Anderson for

The Honorable Ed Emmett

EXOFFICIO MEMBERS

Carol A. Lewis

Dale A. Rudick, P.E.

DIRECTOR'S REPORT

The Director's Report was given by Patrick Walsh, Director, Planning and Development Department.

APPROVAL OF THE AUGUST 20, 2015 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the August 20, 2015 Planning Commission meeting minutes.

Motion: **Bryant** Second: **Clark** Vote: **Carries** Abstaining: **Brave, Porras-Pirtle and Sikes**

APPROVAL OF THE AUGUST 13, 2015 MAJOR THOROUGHFARE AND FREEWAY PLAN MEETING MINUTES

Commission action: Approved the August 13, 2015 Major Thoroughfare and Freeway Plan meeting minutes.

Motion: **Rifaat** Second: **Alleman** Vote: **Carries** Abstaining: **Brave and Bryant**

I. REVIEW AND APPROVAL OF A PROCEDURE FOR NAMING NEW STREETS

Commission action: Approved the procedure for naming new streets.

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

II. PLATTING ACTIVITY (Consent items A and B, 1- 77)

Items removed for separate consideration: 28, 44, 48 and 49.

Staff recommendation: Approve staff's recommendations for items **1 - 77** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 - 77** subject to the CPC 101 form conditions.

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

Commissioner Alleman, and Edminster recused themselves and left the room

Staff recommendation: Approve staff's recommendation to approve items **44, 48 and 49** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation to approved items **44, 48 and 49** subject to the CPC 101 form conditions.

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

Commissioner Alleman, and Edminster returned.

28 Ivy Kids Spring Green

C2

Defer

Staff recommendation: Approve the plat subject to the 101 forms conditions.

Commission action: Deferred the plat for two weeks per Fort Bend County's request to give the County and the applicant time to sort out the plat boundaries and right-of-way.

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

C- Public Hearings

78 Blossom Hotel and Suite C3N Defer
Staff recommendation: Defer the plat for two weeks additional information is required.
Commission action: Deferred the plat for two weeks additional information is required.
Motion: **Garza** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**
Speaker: Donna Vasquez - opposed

79 Fall Creek Sec 21 replat no 1 C3N Withdrawn
partial replat no 1
Staff recommendation: Establish a public hearing date for October 1, 2015.
Commission action: Established a public hearing date for October 1, 2015.
Motion: **Clark** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

80 Interfield Business Park replat no 1 C3N 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: **Edminster** Second: **Rifaat** Vote: **Unanimous** Abstaining: **None**

81 Memas C3N Defer
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Deferred the plat for two weeks for further study and review of the ordinance.
Motion: **Edminster** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

82 Milby Street Reserve 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: **Rifaat** Vote: **Unanimous** Abstaining: **None**

83 Westhaven Villas Sec 1 partial C3N Approve
replat no 3
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: **Sikes** Vote: **Unanimous** Abstaining: **None**

D - Variances

84 Ashford Manor 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 approve the plat subject to the CPC 101 form conditions.
Motion: **Clark** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

85 Champs Corner C2R Defer
Staff recommendation: Defer the plat for two weeks to give the applicant time to provide revised information.
Commission action: Deferred the plat for two weeks to give the applicant time to provide revised information.
Motion: **Bryant** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

86 Cottage Vista 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: **Alleman** Second: **Stein** Vote: **Unanimous** Abstaining: **None**

Items 87 and 88 were taken together at this time.

87 Creekside Ranch Sec 4 C3P Approve
88 Creekside Ranch Sec 5 C3P Approve

Staff recommendation: Deny the requested variance and disapprove the plat.
Commission action: Granted the requested variances and approved the plats subject to the CPC 101 form conditions.

Motion: **Forister** Second: **Mooney** Vote: **Carries** Abstaining: **Brave**
Opposed: **Alleman, Bohan, Porrás-Pirtle and Stein**

89 Elrod Road Data Center 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: **Bohan** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

90 HISD High School for Law and Justice C2R Defer

Staff recommendation: Defer the plat for two weeks to give the applicant time to submit revised information.

Commission action: Deferred the plat for two weeks to give the applicant time to submit revised information.

Motion: **Davis** Second: **Edminster** Vote: **Unanimous** Opposed: **None**

91 International Tech Park GP GP Approve

Staff recommendation: Grant the requested variance for Windsted Lane but deny the requested variance for the extension of Townsan Road and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the requested variance for Windsted Lane but denied the requested variance for the extension of Townsan Road and approved the plat subject to the CPC 101 form conditions.

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

92 Mount Vernon Montrose Lofts C2R Defer

Staff recommendation: Defer the plat for two weeks to give the applicant time to submit revised and additional information.

Commission action: Deferred the plat for two weeks to give the applicant time to submit revised and additional information.

Motion: **Alleman** Second: **Clark** Vote: **Unanimous** Opposed: **None**

93 New Life Marine Services C2 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 for further study and review of the surrounding tracks and the easement language.

Motion: **Bohan** Second: **Davis** Vote: **Unanimous** Opposed: **None**

Speaker: Donald Perkins from Commission Larry Greens office - opposed

94 UH Student Housing and Retail Center 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 and also with the condition the applicant changes the name.
Motion: **Rifaat** Second: **Alleman** Vote: **Unanimous** Opposed: **None**
Speakers: Mary Lou Henry, applicant - supportive; Jeanne Mountagne - opposed.

95 Willow Springs GP GP 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: **Bryant** Second: **Stein** Vote: **Unanimous** Abstaining: **None**

**E – Special Exceptions
NONE**

F – Reconsideration of Requirements

96 Broadmore Health C2R Defer
Staff recommendation: Defer the plat for two weeks to give the applicant time to provide revised information.
Commission action: Deferred the plat for two weeks to give the applicant time to provide revised information.
Motion: **Bryant** Second: **Alleman** Vote: **Unanimous** Opposed: **None**

97 CCI MBM GANT 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 approve the plat subject to the CPC 101 form conditions.
Motion: **Anderson** Second: **Davis** Vote: **Unanimous** Abstaining: **None**

98 Church at Northside 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 approve the plat subject to the CPC 101 form conditions.
Motion: **Davis** Second: **Brave** Vote: **Unanimous** Abstaining: **None**

99 Freeman Tract GP C2 Withdrawn

100 Inter Nos One Sec 1 replat no 1 C3R Defer

Staff recommendation: Defer the plat for two weeks for further study and review.
Commission action: Deferred the plat for two weeks for further study and review.
Motion: **Rifaat** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

101 Matzinger Tract GP GP Withdrawn

102 Stablewood Court C3P Approve
Staff recommendation: Grant the requested variance to allow 47 lots access to a cul-de-sac street that serves exclusively single-family residential development and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance to allow 47 lots access to a cul-de-sac street that serves exclusively single-family residential development and approved the plat subject to the CPC 101 form conditions.
Motion: **Anderson** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

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

G EXTENSIONS OF APPROVAL

103 Bridgeland Creek Parkway from Creekside EOA Approve
Crossing Drive to Josey Ranch Road and Drill Site Reserve
104 Huffmeister Office Condos EOA Approve

H NAME CHANGES

105 Aliana Recreation Center No 2 NC Approve
(prev. Aliana Recreation Center Sec 2)
106 Reserves at the Groves NC Approve
(prev. Kings Parkway Street Dedication and Reserves)

I CERTIFICATES OF COMPLIANCE

107 24448 E Terrance Drive COC Approve
108 24122 Zahn Street COC Approve
Staff recommendation: Approve staff's recommendation for items 103-108.
Commission action: Approved staff's recommendation for items 103-108.
Motion: **Davis** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

109 403 Butterfly Court DPV Approve
Staff recommendation: Approve requested variances to allow a 10' garage building line along Butterfly Lane.
Commission action: Approved the requested variance to allow a 10' garage building line along Butterfly Lane.
Motion: **Alleman** Second: **Sikes** Vote: **Unanimous** Abstaining: **None**

110 3723 Olympia Drive DPV Approve
Staff recommendation: Approve the variance to allow a reduced rear BL along San Felipe from 25' to 10' and to allow a fence height of 10' along the property line of San Felipe.
Commission action: Approved the variance to allow a reduced rear BL along San Felipe from 25' to 10' and to allow a fence height of 10' along the property line of San Felipe.
Motion: **Clark** Second: **Bohan** Vote: **Unanimous** Opposed: **None**

III. ESTABLISH A PUBLIC HEARING DATE OF OCTOBER 1, 2015 FOR:

- a. Holly Greensbrook replat no 1
- b. Houston Skyscraper Shadows Sec 2 partial replat no 2
- c. Lakes at Creekside Sec 2 partial replat no 1
- d. Shady Acres Extension no 3 partial replat no 11
- e. Villas on Monroe

Staff recommendation: Establish a public hearing date of October 1, 2015 for items III a-e.

Commission action: Established a public hearing date of October 1, 2015 for items III a-e.

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

IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 3703 SAMPSON STREET (JACK YATES HIGH SCHOOL)

Staff recommendation: Grant the requested variance to provide 316 off-street parking spaces and 124 bike parking spaces instead of the required 509 off-street parking spaces.

Commission action: Granted the requested variance to provide 316 off-street parking spaces and 124 bike parking spaces instead of the required 509 off-street parking spaces.

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

V. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 3325 WESTHEIMER ROAD (MIRABEAU B LAMAR HIGH SCHOOL)

Staff recommendation: Defer the application for two weeks to allow time for staff to review the actual needs of the site and to review how the parking will be managed.

Commission action: Deferred the application for two weeks to allow time for staff to review the actual needs of the site and to review how the parking will be managed.

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

Speakers: Kendrick Wright, applicant, Laurie Lowery, James McSwain - supportive; Richard Smith, Managing Engineer, Public Works and Engineering Department.

VI. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR 9300 LIVERNOIS (North and South)

Staff recommendation: Approve the consideration of a Special Minimum Lot Size Block application for 9300 Livernois (north and south sides) and forward to City Council.

Commission action: Approved the consideration of a Special Minimum Lot Size Block application for 9300 Livernois (north and south sides) and forwarded to City Council.

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

Speakers: Julius Glogovcsan, applicant, Josua Harris, Michele Petrucci, Linda Cover, Brian Gehring, Sheree Speck, Betty Knapick – supportive; Gregory Rudichuk, Carla Rudichuk - opposed.

VII. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM BUILDING LINE BLOCK APPLICATION FOR 4700 COKE (South)

Staff recommendation: Approve the consideration of the Special Minimum Building Line Block application for 4700 Coke Street (south side) and forward to City Council for approval.

Commission action: Denied the consideration of the Special Minimum Building Line Block application for 4700 Coke Street (south side).

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

VIII. EXCUSE THE ABSENCES OF COMMISSIONERS BRAVE, SANCHEZ, AND MOONEY.

Commissioner Brave and Mooney were present no Commission action required.

Commissioner Sanchez absences were excused.

Motion: **Clark** Second: **Garza** Vote: **Unanimous** Opposed: **None**

IX. PUBLIC COMMENT
NONE

X. ADJOURNMENT

There being no further business brought before the Commission, Chair, Mark A. Kilkenney adjourned the meeting at 5:14 pm.

Motion: **Edminster**


Second: **Rifaat**

Vote: **Unanimous**

Abstaining: **None**



Mark A. Kilkenney, Chair



Patrick Walsh, Secretary