

Minutes of the Houston Planning Commission

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

June 9, 2016
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 2:35 p.m. with a quorum present.

Mark A. Kilkenny, Chair

M. Sonny Garza

Susan Alleman

Bill Baldwin

Kenneth Bohan

Fernando Brave

Arrived at 2:43 p.m. during item I (A-B Consent)

Antoine Bryant

Lisa Clark

Algenita Davis

Arrived at 2:50 p.m. during item #80

Truman C. Edminster III

Paul R. Nelson

Linda Porrás-Pirtle

Shafik Rifaat

Pat Sanchez

Absent

Martha Stein

Eileen Subinsky

Absent

Shaukat Zakaria

Mark Mooney for

Honorable James Noack

Arrived at 2:50 p.m. during item #80, left at 4:05 p.m.
during item #88

Charles O. Dean for

The Honorable Robert E. Herbert

Raymond Anderson for

The Honorable Ed Emmet

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 MAY 26, 2016 PLANNING COMMISSION MEETING MINUTES

Commission action: Commissioner Alleman made a motion to amend the minutes to reflect that she abstained from item 106. Commissioner Alleman also made a motion to amend the minutes to reflect that Robin Holtzer, speaker for item 82, was in support of the setback on Westheimer.

Motion: **Clark** Second: **Byant** Vote: **Carries** Abstaining: **Nelson and Rifaat**

I. ELECTION OF PLANNING COMMISSION CHAIR

Presentation was given by Chair, Kilkenny of the Houston Planning Commission who reported the provisions of Chapter 33 state the Commission Chair position has a term limit, which is six years. Chair, Kilkenny stated his term limit has been reached and made a motion to nominate Commissioner Martha Stein as the new Planning Commission Chair.

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

II. PLATTING ACTIVITY (Consent items A and B, 1- 79)

Items removed for separate consideration: **11, 14, 19, 31 and 45. Item 41 removed for separate consideration in order to hear from speakers.**

Staff recommendation: Approve staff's recommendations for items **1 - 79** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 - 79** subject to the CPC 101 form conditions.

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

Commissioners Alleman, Anderson and Edminster recused themselves.

Staff recommendation: Approve staff's recommendation to approve items **11, 14, 19, 31 and 45** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation to approve items **11, 14, 19, 31 and 45** subject to the CPC 101 form conditions.

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

Commissioners Alleman, Anderson and Edminster returned.

Item 41 was taken at this time.

41 Shaw Storage

C2

Defer

Staff Recommendation: Defer the plat for two weeks to allow the applicant time to submit revised information.

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

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

Speaker: Mikalla Hodges, applicant – supportive

C PUBLIC HEARINGS

80 Avondale C3N Approve
partial replat no 1

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: **Baldwin** Second: **Brave** Vote: **Carries** Abstaining: **None**

Opposed: **Bryant, Garza, Edminster, Zakaria and Bohan**

Speakers: Mary Lou Henry, Nash Alaei and Carlo Di Nunzio – supportive; Gwyneth Williams, David Oelman, Glen Runnels, Lily Chen Foster, Bob Nimocks, Brock Wagner, Dennis Murland, Robert Taylor, Murray Air and Robert Parke – opposed

81 Blossom Hotel and Suites C3N Approve
replat no 1 and extension

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: **Clark** Vote: **Unanimous** Abstaining: **None**

82 East End on the Bayou Sec 4 C3N Withdrawn

Staff recommendation: Establish a public hearing date of July 7, 2016 for item 82.

Commission action: Established a public hearing date of July 7, 2016 for item 82.

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

83 Grove on Cline Street 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**

84 Jackson Court C3N Defer
partial replat no 1

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: **Baldwin** Second: **Davis** Vote: **Unanimous** Abstaining: **None**

Speakers: Harold Dodd – no position stated; Kevin Moore and Laura Ziemba – opposed

85 Park Place C3N Approve
partial replat no 2

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: **Rifaat** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

86 Sherwood Oak Gardens C3N Approve
replat no 1

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: **Nelson** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

Commissioner Alleman recused herself.

87 Aldine ISD Lauder Road Elementary 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: **Bryant** Second: **Bohan** Vote: **Unanimous** Abstaining: **None**

Commissioner Alleman returned.

88 Courtland Square Sec 2 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: **Edminster** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

89 Creekside Ranch FBC MUD 142 C2 Approve
Elevated Storage Tank Site no 1
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: **Dean** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**

90 Humble ISD Multi School Site C2 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: **Bryant** Second: **Rifaat** Vote: **Unanimous** Abstaining: **None**

Items 91 and IV were taken together at this time.

91 Legacy Community Health Services C2R Approve
5th Ward

IV CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 3811 LYONS AVENUE

Staff recommendation: Grant the requested variance for a 15' building line, allow 37 off-street parking spaces, and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the requested variance for a 15' building line, allowed 37 off-street parking spaces, and approved the plat subject to the CPC 101 form conditions.

Motion: **Davis** Second: **Bohan** Vote: **Unanimous** Abstaining: **None**
Speaker: Katy Caldwell, applicant – supportive

92 Lisa Property 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: **Clark** Second: **Rifaat** Vote: **Unanimous** Abstaining: **None**

Items 93, 94 and 95 were taken together at this time.

93 Pecan Oaks GP Approve
94 Pecan Oaks Sec 1 C2 Approve
95 Pecan Oaks Sec 2 C2 Defer

Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions for items 93 and 94. Defer item 95 for two weeks to allow the applicant time to coordinate with Harris County for widening of the gully.

Commission action: Granted the requested variance and approved the plat subject to the CPC 101 form conditions for items 93 and 94. Deferred item 95 for two weeks to allow the applicant time to coordinate with Harris County for widening of the gully.

Motion: **Anderson** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**

96 Poinciana **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: **Bryant** Second: **Rifaat** Vote: **Unanimous** Abstaining: **None**

Items 97 and 98 were taken together at this time.

97 Republic Center GP **GP** **Approve**

98 Republic Center Sec 1 **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: **Alleman** Vote: **Unanimous** Abstaining: **None**

Items 99, 129 and V were taken together at this time.

99 Sunrise Orchards **C2** **Grant and Approve**

129 5300 Sunrise Road **DPV** **Approve**

V. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 5300 SUNRISE ROAD

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: **Bohan** Vote: **Unanimous** Abstaining: **None**

100 WALIPP Terrace **C2** **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: **Nelson** Vote: **Unanimous** Abstaining: **None**

Speakers: Richard Smith, Managing Engineer, Public Works and Engineering Department

Commissioner Edminster recused himself.

101 Weber Modern Living **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: **Brave** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

Commissioner Edminster returned.

**E SPECIAL EXCEPTIONS
NONE**

F RECONSIDERATION OF REQUIREMENTS

Commissioner Edminster recused himself at this time.

102 Camillo Lakes Sec 1

C3P

Approve

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

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

Motion: **Bohan**

Second: **Rifaat**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Edminster returned.

Items 103 and 104 were taken together at this time.

103 Cypress Trail Plaza GP

GP

Approve

104 Cypress Trail Plaza Sec 1

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: **Edminster**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

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

G EXTENSIONS OF APPROVAL

105 Breckenridge Park partial replat no 2

EOA

Approve

106 Burcaw Acres

EOA

Approve

107 Carpenters Landing Sec 7

EOA

Approve

108 Falba Road Reserve

EOA

Approve

109 Lund RV Park

EOA

Approve

110 Mayfield Place

EOA

Approve

**111 McCrary Meadows Wastewater
Treatment Plant**

EOA

Approve

112 Miller Crossing

EOA

Approve

113 Northeast Christian Academy

EOA

Approve

114 Olde Oaks Sec 2 partial replat no 1

EOA

Approve

115 Park West Reserve

EOA

Approve

116 Popeyes East Sam Houston

EOA

Approve

117 Rankin Investment

EOA

Approve

**H NAME CHANGES
NONE**

I CERTIFICATES OF COMPLIANCE

118	26215 Dobbin Huffsmith Road	COC	Approve
119	14122 Forest Acres Drive	COC	Approve
120	26684 Coach Light Lane	COC	Approve
121	19942 S. Plantation Estates Drive	COC	Approve
122	19550 Willaby Road	COC	Approve
123	21688 Punkin Street	COC	Approve
124	26039 Shadow Lane	COC	Approve
125	26790 Coach Light Lane	COC	Approve

Staff recommendation: Approve staff's recommendation for items 105–125.

Commission action: Approved staff's recommendation for items 105–125.

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

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

126 3103 Adelia Street DPV Approve

Staff recommendation: Deny the requested development plat variances.

Commission action: Granted the requested variances 1.) to allow a single family structure to be built at a 5'-3" building line and 2.) not dedicate 10' of right of way widening, with the condition that the applicant remove one of the three buildings to have a total of two structures on site with the proposed parking.

Motion: **Baldwin** Second: **Edminster** Vote: **Carries** Abstaining: **None**

Opposed: **Zakaria, Clark, Bryant and Anderson**

Speakers: Douglas Rodriguez, applicant – supportive; Joe Harland – opposed; Delores Dunn – undecided

127 843 Ashland Street DPV Approve

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

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

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

128 701 E 8 1/2 Street DPV Approve

Staff recommendation: Grant the requested development plat variance for a 10' garage building line and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the requested development plat variance for a 10' garage building line and approved the plat subject to the CPC 101 form conditions.

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

Item 129 was considered earlier in the meeting.

130 906 West 20th Street DPV Approve

Staff recommendation: Grant the requested development plat variance with the condition that the applicant provides a 5' sidewalk, 4" caliper street trees and will still be subject to the multifamily review process, and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the requested development plat variance with the condition that the applicant provides a 5' sidewalk, 4" caliper street trees and will still be subject to the multifamily review process, and approved the plat subject to the CPC 101 form conditions.

Motion: **Davis**

Second: **Bohan**

Vote: **Unanimous**

Abstaining: **None**

131 2019 Wichita Street

DPV

Approve

Staff recommendation: Deny the requested development plat variance.

Commission action: Granted the requested development plat variance to allow a new single family residence to be built at a 5' building line rather than the required 25' building line along State Highway 288, and approved the plat as submitted by the applicant.

Motion: **Davis**

Second: **Baldwin**

Vote: **Unanimous**

Abstaining: **None**

Speakers: Mickey Washington, applicant – supportive

III. ESTABLISH A PUBLIC HEARING DATE OF JULY 7, 2016 FOR:

- a. Gault Road Acres partial replat no 1
- b. Green Valley Estates Sec 2 amending plat partial replat no 1
- c. Greenway Addition Sec 6 partial replat no 1 and extension
- d. Shepherd Park Plaza Sec 4 partial replat no 1
- e. Spring Branch Estates no 2 partial replat no 8
- f. Village at Gracewood
- g. Westheimer Gardens Extension partial replat no 3
- h. Woodlands Creekside Park West Sec 18 partial replat no 1
- i. Woodlands Creekside Park West Sec 18 partial replat no 2

Staff recommendation: Establish a public hearing date of July 7, 2016 for items **III a-i**.

Commission action: Established a public hearing date of July 7, 2016 for items **III a-i**.

Motion: **Bohan**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

Item IV was considered earlier in the meeting.

Item V was considered earlier in the meeting.

VI. CONSIDERATION OF A LANDSCAPING VARIANCE FOR A PROPERTY LOCATED AT 6840 W SAM HOUSTON S PARKWAY

Staff recommendation: Defer the variance for two weeks per the applicant's request.

Commission action: Deferred the variance for two weeks per the applicant's request.

Motion: **Clark**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

VII. ESTABLISH A PUBLIC HEARING DATE OF JULY 7, 2016 FOR A HAMPTON INN LOCATED AT 2250 BARKER OAKS DRIVE

Staff recommendation: Establish a public hearing date of July 7, 2016 for a Hampton Inn located at 2250 Barker Oaks Drive.

Commission action: Established a public hearing date of July 7, 2016 for a Hampton Inn located at 2250 Barker Oaks Drive.

Motion: **Garza**

Second: **Baldwin**

Vote: **Unanimous**

Abstaining: **None**

VIII. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR THE 1100 BLOCK OF WELCH STREET, SOUTH SIDE, BETWEEN MONTROSE BOULEVARD AND VAN BUREN STREET (MLS 606)

Staff recommendation: Approve the Consideration of a Special Minimum Lot Size Block Application for the 1100 Block of Welch Street, south side, between Montrose Boulevard and Van Buren Street (MLS 606) and forward to City Council.

Commission action: Approved the Consideration of a Special Minimum Lot Size Block Application for the 1100 Block of Welch Street, south side, between Montrose Boulevard and Van Buren Street (MLS 606) and forwarded to City Council.

Motion: **Clark** Second: **Rifaat** Vote: **Unanimous** Abstaining: **None**
Speakers: Delia Cuellar, Cynthia Greenwood and David Centanni – supportive

IX. EXCUSE THE ABSENCES OF COMMISSIONER SUBINSKY

Staff recommendation: Excuse the absences of Commissioner Subinsky.

Commission action: Excused the absences of Commissioner Subinsky.

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

X. PUBLIC COMMENT
NONE

XI. ADJOURNMENT

There being no further business brought before the Commission, Chair, Mark A. Kilkeny adjourned the meeting at 5:21 p.m.

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



Mark A. Kilkeny, Chair



Patrick Walsh, Secretary