

Minutes of the Houston Planning Commission

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

August 7, 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 2:35 p.m. with a quorum present.

Mark A. Kilkenny, Chair

M. Sonny Garza

Susan Alleman

Keiji Asakura

Fernando Brave

Kenneth Bohan

Antoine Bryant

Lisa Clark

Truman C. Edminster III

James R. Jard Absent

Paul R. Nelson

Linda Porras-Pirtle Absent

Algenita Davis

Mike Sikes

Martha Stein

Eileen Subinsky Absent

Blake Tartt III

Shaukat Zakaria Absent

Mark Mooney for Absent

James Noack

Clay Forister for

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 JULY 24, 2014 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the July 24, 2014 Planning Commission meeting minutes with change that Commissioner Stein was absent.

Motion: **Bryant
Brave, Subinsky** Second: **Clark** Vote: **Carries** Abstaining: **Alleman,**

I. PLATTING ACTIVITY (Consent items A and B, 1- 119)

Items removed for separate consideration: **21, 88, and 90.**

Staff recommendation: Approve staff's recommendations for items **1 – 119** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 119** subject to the CPC 101 form conditions.

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

Commissioners Alleman, Edminster, and Sikes abstained and left the room.

Staff recommendation: Approve staff's recommendation to approve items **21, 88, and 90** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation to approve items **21, 88, and 90** subject to the CPC 101 form conditions.

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

Commissioners Alleman, Edminster, and Clark returned.

C PUBLIC HEARINGS

120 Alys Park C3N Withdrawn

121 Bradbury Forest 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: **Garza** Second: **Clark** Vote: **Carries** Abstaining: **None**

Opposed: **Bryant**

Speakers for item 121: Corey Sessions, Justin Keen, Teresa Bosworth-Green, Flowers Sifuentes, John Howard, and Nick Hansarik - opposed

122 Craig Woods partial replat no 11 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: **Tartt** Vote: **Unanimous** Abstaining: **None**

123 Nobility Park replat no 1 C3N 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: **Edminster** Second: **Bohan** Vote: **Carries** Abstaining: **Tartt**

124 Pecore Industrial **C3N** **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: **Garza** Second: **Bryat** Vote: **Unanimous** Abstaining: **None**
Speaker for item 124: Abby Harrision – opposed

125 Southland Place 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: **Alleman** Second: **Garza** Vote: **Unanimous** Abstaining: **None**
Speaker for item 125: Tommy L. Curtis, Sarah Oliverie, and Mrs. Walker-Curtis – supportive

126 Southland 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: **Sikes** Vote: **Unanimous** Abstaining: **None**

127 Stude Rodger Heights replat no 1 partial replat no 1 **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: **Bryant** Second: **Subinsky** Vote: **Unanimous** Abstaining: **None**

128 University of St Thomas Center for Science and Health Professions **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: **Bohan** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

129 Ellisor Investments Ltd on 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 approved the plat subject to the CPC 101 form conditions.
Motion: **Edminster** Second: **Tartt** Vote: **Unanimous** Abstaining: **None**

Items 130, 134, 137, 138, 139, 140, and 144 were taken together at this time with staff requesting a two week deferral for the reasons stated.

130	Harmony West Sector	C3P	Defer
134	Saddle Ridge Sec 6	C3P	Defer
137	Aliana Sec 44	C3P	Defer
138	Anserra GP	GP	Defer
139	Anserra Sec 4	C3F	Defer
140	Anserra Sec 5	C3F	Defer
144	Towne Lake Sec 38	C3F	Defer

Staff recommendation: Defer the plats for two weeks.
Commission action: Deferred the plats for two weeks.

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

131 Katy Lake RV Resort **C2** **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: **Asakura** Vote: **Unanimous** Abstaining: **None**

132 Leeland Bell Landing **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: **Asakura** Second: **Davis** Vote: **Unanimous** Abstaining: **None**

133 Roseland Addition partial replat no 1 **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: **Clark** Second: **Davis** Vote: **Unanimous** Abstaining: **None**

135 Somerset Green Sec 6 **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: **Edminster** Second: **Asakura** Vote: **Unanimous** Abstaining: **None**

136 Westview Addition partial replat no 1 and extension **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
NONE

F RECONSIDERATION OF REQUIREMENTS

141 Bauer Road Tract GP **GP** **Approve**
Staff recommendation: Grant the requested variance and approve the general plan 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: **Alleman** Second: **Subinsky** Vote: **Unanimous** Abstaining: **None**

142 Fieldstone GP **GP** **Approve**
 Staff recommendation: Grant the requested variance to allow 179 lots i.e. Sec 10 & 11 only, on one point of access and approve the plat subject to the CPC 101 form conditions.
 Commission action: Granted the requested variance to allow 179 lots i.e. Sec 10 & 11 only, on one point of access and approved the plat subject to the CPC 101 form conditions.
 Motion: **Garza** Second: **Tartt** Vote: **Unanimous** Abstaining: **None**

143 Sommerall Tract GP **GP** **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: **Clark** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

G EXTENSIONS OF APPROVAL

145	Bridgeland Hidden Creek Sec 26	EOA	Approve
146	Bridgeland Hidden Creek Sec 27	EOA	Approve
147	Fairdale Place Condominiums partial replat no 1	EOA	Approve
148	Historic Texas Company Building Redevelopment	EOA	Approve
149	Impact Church of The Woodlands	EOA	Approve
150	Lifebridge Church	EOA	Approve
151	Sheldon Ridge Sec 5	EOA	Approve
152	Sports Cube Subdivision	EOA	Approve
153	Tidwell Lakes Ranch	EOA	Approve
154	Volta Power	EOA	Approve
155	Watermark at Harmony	EOA	Approve
156	Woodlands Carlton Woods Creekside Sec 14 in The Villages of Creekside Park	EOA	Approve
157	Woodlands Carlton Woods Creekside Sec 16 in the Village of Creekside Park	EOA	Approve

H NAME CHANGES

158 Guild Shop of the Church of St John the Divine **NC** **Approve**
 (Guild Shop of the Church of St John the Devine)

I CERTIFICATES OF COMPLIANCE

159 24068 Wildwood Road **COC** **Approve**
 Staff recommendation: Approve staff's recommendation for items **145-159**.
 Commission action: Approved staff's recommendation for items **145-159**.
 Motion: **Bryant** Second: **Subinsky** Vote: **Unanimous** Abstaining: **None**

J ADMINISTRATIVE NONE

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

160 3203 Blue Bonnet Blvd

DPV

Approve

Staff recommendation: Grant the requested variance and approve the development plat subject to the conditions listed.

Commission action: Granted the requested variance and approved the development plat subject to the conditions listed.

Motion: **Bryant**

Second: **Davis**

Vote: **Unanimous**

Abstaining: **None**

161 605 Silver Street

DPV

Approve

Staff recommendation: Grant the requested variance and approve the development plat subject to the conditions listed.

Commission action: Granted the requested variance and approved the development plat subject to the conditions listed.

Motion: **Garza**

Second: **Subinsky**

Vote: **Unanimous**

Abstaining: **None**

Speakers for item 161: Robert Burnham (applicant), Mike Blackburn, and Chris Clark – supportive; Laura Thorpe, Councilmember Gonzalez’s office- no position stated; Ryan Boehner and Jane West-opposed

II. ESTABLISH A PUBLIC HEARING DATE OF SEPTEMBER 4, 2014

- a. Cedar Grove replat no 1**
- b. Craig Woods partial replat no 8**
- c. Grand Lismar Estates**
- d. Highland Glen Sec 1 partial replat no 2**
- e. HISD Parker Elementary**
- f. Lakeside Estates Sec 2 partial replat no 1**
- g. Marshall Oaks Sec 2**
- h. Melody Oaks partial replat no 12**
- i. Montclair Addition partial replat no 4**
- j. Raintree Village Sec 7 partial replat no 1**
- k. Shadow Creek South Sec 2 partial replat no 1**
- l. Southampton Place partial replat no 2**

Staff recommendation: Establish a public hearing date of September 4, 2014 for items II a-l.

Commission action: Established a public hearing date of September 4, 2014 for items II a-l.

Motion: **Brave**

Second: **Tartt**

Vote: **Unanimous**

Abstaining: **None**

Agenda items III and IV were taken together at this time.

III. CONSIDERATION FOR AN OFF STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 1601 BROADWAY STREET (Milby High School)

IV. CONSIDERATION FOR AN OFF STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 10726 MESA DRIVE (North Forest High School)

Staff recommendation: Defer the applications for two weeks to allow time for the applicant to provide waste water reservation letter approved by PWE and correct off-street parking calculations.

Commission action: Deferred the applications for two weeks to allow time for the applicant to provide waste water reservation letter approved by PWE and correct off-street parking calculations.

Motion: **Bohan**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

**V. CONSIDERATION OF A HOTEL MOTEL VARIANCE FOR MARIOTT TOWNPLACE SUITES
LOCATED AT 5205 SOUTH RICE AVENUE**

Staff recommendation: Grant the requested variance.

Commission action: Granted the requested variance.

Motion: **Clark**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

Agenda items VI and VII are taken together at this time.

VI. Public Hearing and Consideration of a Special Minimum Lot Size Block Application for the 900 block of Walling Street (north and south sides)

VII. Public Hearing and Consideration of a Special Minimum Building Line Block Application for the 900 block of Walling Street (north and south sides)

Staff recommendation: Approve the Special Minimum Lot Size Block Application for the 900 block of Walling Street (north and south sides) and the Special Minimum Building Line Block Application for the 900 block of Walling Street (north and south sides) and forward to City Council.

Commission action: Approved the Special Minimum Lot Size Block Application for the 900 block of Walling Street (north and south sides) and the Special Minimum Building Line Block Application for the 900 block of Walling Street (north and south sides) and forwarded to City Council.

Motion: **Stein**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

Speakers for items VI and VII: Christine Rodriguez (VI only)- no position stated; Margaret Lane – opposed; Angelica Shaeffer and Gene Rouse- supportive

VIII. Public Hearing and Consideration of a Special Minimum Lot Size Block Application for the 4800-4900 block of Marietta Lane (south side) between Ventura Lane and Milart Street

Staff Recommendation: Approve the Special Minimum Lot Size Block Application for the 4800-4900 block of Marietta Lane between Ventura Lane and Milart Street (south side) and forward to City Council.

Commission action: Approved the Special Minimum Lot Size Block Application for the 4800-4900 block of Marietta Lane (south side) between Ventura Lane and Milart Street and forwarded to City Council.

Motion: **Bryant**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

Agenda items IX, X, XI, and XII are taken together at this time.

IX. Public Hearing and Consideration of a Special Minimum Lot Size Block Application for the 7200-7300 block of Sims Drive (north and south sides)

X. Public Hearing and Consideration of a Special Minimum Lot Size Block Application for the 6900-7000 block of Ashburn Street (south)

XI. Public Hearing and Consideration of a Special Minimum Lot Size Block Application for the 6800 block of Santa Fe Drive (east and west sides)

XII. Public Hearing and Consideration of a Special Minimum Lot Size Application for the the 6700-6800 block of Brace Street (north side)

Staff Recommendation: Approve the Special Minimum Lot Size Block Applications for 7200-7300 block of Sims Drive (north and south sides), the 6900-7000 block of Ashburn Street (south side), the 6800 block of Santa Fe Drive (east and west sides), and the 6700-6800 block of Brace Street (north side) and forward to City Council.

Commission action: Approved the Special Minimum Lot Size Block Applications for 7200-7300 block of Sims Drive (north and south sides), the 6900-7000 block of Ashburn Street (south side), the 6800 block of Santa Fe Drive (east and west sides), and the 6700-6800 block of Brace Street (north side) and forwarded to City Council.

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

Speakers for items IX, X, XI, and XII – Daniel Kemp (item X)- supportive; Lucy Turoff (item XVI); Juan Silva (XVI) – supportive; Col. Stan Horton, John Little, and Linda Fletcher (XVII)- supportive

XIII. Public Hearing and Consideration of a Special Minimum Lot Size Block Application for the 2800-2900 block of Ellington Street (north and south sides)

Staff Recommendation: Approve the Special Minimum Lot Size Block Application for the 2800-2900 block of Ellington Street (north and south sides) and forward to City Council.

Commission action: Approved the Special Minimum Lot Size Block Application for the 2800-2900 block of Ellington Street (north and south sides) and forwarded to City Council.

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

XIV. Public Hearing and Consideration of a Special Minimum Lot Size Block Application for the 6800-6900 block of Evans Street (north and south sides)

Staff Recommendation: Approve the Special Minimum Lot Size Block Application for the 6800-6900 block of Evans Street (north and south sides) and forward to City Council.

Commission action: Approved the Special Minimum Lot Size Block Application for the 6800-6900 block of Evans Street (north and south sides) and forwarded to City Council.

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

XV. Public Hearing and Consideration of a Special Minimum Lot Size Block Application for the 7100 block of Ashburn Street (south)

Staff Recommendation: Approve the Special Minimum Lot Size Block Application for the 7100 block of Ashburn Street (south side) and forward to City Council.

Commission action: Deferred the Special Minimum Lot Size Block Application for the 7100 block of Ashburn Street (south side).

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

XVI. Public Hearing and Consideration of a Special Minimum Lot Size Block Application for the 7500 block of Haywood Drive (north and south sides)

Staff Recommendation: Approve the Special Minimum Lot Size Block Application for the 7500 block of Haywood Drive (north and south sides) and forward to City Council.

Commission action: Approved the Special Minimum Lot Size Block Application for the 7500 block of Haywood Drive (north and south sides)

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

XVII. Public Hearing and Consideration of a Special Minimum Building Line Block Application for the 1200-1400 block of Wycliffe Drive (east and west sides)

Staff Recommendation: Approve the Special Minimum Building Line Block Application for the 1200-1400 block of Wycliffe (east and west sides) and forward to City Council.

Commission action: Approved the Special Minimum Building Line Block Application for the 1200-1400 block of Wycliffe Drive (east and west sides) and forwarded to City Council.

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

**XVIII. PUBLIC COMMENT
NONE**

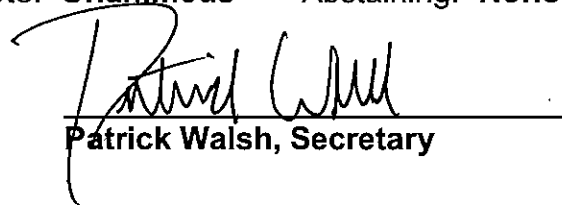
XIX. ADJOURNMENT

There being no further business brought before the Commission Chair, Mark Kilkenny adjourned the meeting at 4:55 p.m.

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



Mark Kilkenny, Chair



Patrick Walsh, Secretary