

Minutes of the Houston Planning Commission

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

November 13, 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

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

Absent

Blake Tartt III

Shaukat Zakaria

Mark Mooney for

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.

- 144 Craig Woods partial replat no 14** **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: **Unanimous** Abstaining: **None**
- 145 Kings Crossing Sec 9 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: **Alleman** Vote: **Unanimous** Abstaining: **None**
- 146 Museum Terrace 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: **Edminster** Vote: **Unanimous** Abstaining: **None**
- 147 Riverside Terrace Sec 6 partial replat no 1** **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: **Davis** Second: **Stein** Vote: **Unanimous** Abstaining: **None**
- 148 Riverside Terrace Sec 7 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: **Unanimous** Abstaining: **None**
- 149 Riverwood at Oakhurst Sec 4 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: **Mooney** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**
- 150 Silver Grove** **C3N** **Defer**
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: **Davis** Vote: **Unanimous** Abstaining: **None**
- 151 West Houston partial replat no 2** **C3N** **Withdrawn**
- 152 Whispering Pines Estates partial replat no 6** **C3N** **Defer**
Replat no 1
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 to allow time for further study and review.
Motion: **Jard** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**
Speakers for item 152: Tim Lincoln- no position stated; Richard Smith, Managing Engineer, Public Works and Engineering Department, Mary McKenzie
- 153 Woodland Acres partial replat no 1** **C3N** **Withdrawn**

D VARIANCES

Items 154, 163, 169, and 170 were taken together at this time with staff requesting a two week deferral for the reasons stated.

154	Aliana GP	GP	Defer
163	Mills Road Business Park	C3P	Defer
169	Laurel Park Sec 2	C3P	Defer
170	Aliana Sec 38	C3P	Defer

Staff recommendation: Defer the plats for three weeks for the reasons stated.
Commission action: Deferred the plats for three weeks for the reasons stated.
Motion: **Clark** Second: **Foriester** Vote: **Unanimous** Abstaining: **None**

155	Creekside Ranch GP	GP	Approve
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Staff recommendation: Grant the requested variances and approve the general plan subject to the CPC 101 form conditions.
Commission action: Granted the requested variances and approved the general plan subject to the CPC 101 form conditions.
Motion: **Clark** Second: **Foriester** Vote: **Unanimous** Abstaining: **None**

156	Cultural Collision Center	C2R	Approve
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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: **Edminster** Vote: **Unanimous** Abstaining: **None**

157	Dowling Villas	C2R	Approve
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Staff recommendation: Grant the requested 15' building line variance along Dowling Street and approve the plat subject to the CPC 101 form conditions. As a condition of approval the applicant must provide minimum 6' sidewalk, 3" caliper street trees in addition to the required trees per lot. Any fence must be decorative and semi-opaque and allow for a pedestrian access gate for the lot siding on the major thoroughfare.
Commission action: Granted the requested 15' building line variance along Dowling Street and approved the plat subject to the CPC 101 form conditions. As a condition of approval the applicant must provide minimum 6' sidewalk, 3" caliper street trees in addition to the required trees per lot. Any fence must be decorative and semi-opaque and allow for a pedestrian access gate for the lot siding on the major thoroughfare.
Motion: **Davis** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

Consent items 27-34; 64 and item 158 are taken together at this time.

27	Elyson Sec 1	C3P	Approve
28	Elyson Sec 2	C3P	Approve
29	Elyson Sec 3	C3P	Approve
30	Elyson Sec 4	C3P	Approve
31	Elyson Sec 5	C3P	Approve
32	Elyson Sec 6	C3P	Approve
33	Elyson Sec 7	C3P	Approve
34	Elyson Sec 8	C3P	Approve
64	Porter Road Street Dedication Sec 1	C3P	Approve
158	Elyson GP	GP	Defer

Staff recommendation: Grant the requested variance and approve the general plan and the plats subject to the CPC 101 form conditions.
Commission action: Grant the requested variance and approve the general plan and the plats subject to the CPC 101 form conditions.
Motion: **Jard** Second: **Anderson** Vote: **Unanimous** Abstaining: **None**

- 159 Enclave at Cypress Run GP** **GP** **Withdrawn**
- 160 Goode Company Bartlett replat no 1** **C2R** **Withdrawn**
- 161 Lakes of Bella Terra GP** **GP** **Approve**
 Staff recommendation: Grant the requested variance and special exception and approve the general plan subject to the CPC 101 form conditions.
 Commission action: Granted the requested variance and special exception and approve the general plan subject to the CPC 101 form conditions.
 Motion: **Foriester** Second: **Alleman** Vote: **Carris** Abstaining: **Clark**
- 162 Mayfield Place GP** **GP** **Defer**
 Staff recommendation: Defer the plat for two weeks per the applicant's request to allow time to submit additional information.
 Commission action: Deferred the plat for two weeks per the applicant's request to allow time to submit additional information.
 Motion: **Davis** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**
- 164 Polk Court** **C2** **Defer**
 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: **Sikes** Vote: **Unanimous** Abstaining: **None**
- 165 Studemont Junction** **C3R** **Defer**
 Staff recommendation: Grant the requested variances and approve the plat subject to the CPC 101 form conditions.
 Commission action: Granted the requested variance for a 10' BL along Studemont (from Hicks to proposed Summer Street), disapproved the variance not to dedicate Court St. north of Summer and approved the plat subject to additional ROW dedication on Lakin to allow for an ultimate ROW of 50' and the CPC 101 form conditions.
 Motion: **Davis** Second: **Garza** Vote: **Carries** Abstaining: **Porras-**

Pirtle

Speaker for item 165: Tracy Houston – no position stated; Jennifer Ostlind, Division Manager, Planning and Development Department

Items 166 and 167 are taken together at this time.

- 166 Sunset Ridge East GP** **GP** **Approve**
167 Sunset Ridge Sec 6 **C3P** **Approve**
 Staff recommendation: Grant the requested variance and approve the general plan and the plat subject to the CPC 101 form conditions.
 Commission action: Granted the requested variance and approved the general plan and the plat subject to the CPC 101 form conditions.
 Motion: **Clark** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**
- 168 Transcendence** **C2R** **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: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

E SPECIAL EXCEPTIONS

Item 169 was taken with the deferral items earlier in the meeting.

F RECONSIDERATION OF REQUIREMENTS

171 Manors on Oakley Street

C2R

Approve

Staff recommendation: Deny the requested variance and approve the plat subject to 5' ROW dedication for the widening of Oakley Street and the CPC 101 form conditions.

Commission action: Denied the requested variance and approved the plat subject to 5' ROW dedication for the widening of Oakley Street and the CPC 101 form conditions.

Motion: **Edminster**

Second: **Garza**

Vote: **Carries**

Abstaining:

Zakaria and Tartt

Speaker for item 171: Ori Batalower - supportive

172 Samantha Fitness 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.

Motion: **Davis**

Second: **Edminster**

Vote: **Unanimous**

Abstaining: **None**

Speakers for item 172: Cindy Chapman and Councilmember Larry Green- supportive

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

G EXTENSIONS OF APPROVAL

173 Associated Steel

EOA

Approve

174 Gables at Waterford Square

EOA

Approve

175 Kimberlee Partners

EOA

Approve

176 Lindsey Lakes

EOA

Approve

H NAME CHANGES

177 Bountiful Prairie (prev. Bountiful Beauty)

NC

Approve

I CERTIFICATES OF COMPLIANCE

178 19818 Laurette Drive

COC

Approve

179 21546 W Hammond Drive

COC

Approve

180 27655 Burning Tree

COC

Approve

181 21200 Penny Street

COC

Approve

182 26169 Hunters Trail

COC

Approve

183 25389 Red Bird Lane

COC

Approve

184 24295 Cherry Laurel Drive

COC

Approve

Staff recommendation: Approve staff's recommendation for items 173-184.

Commission action: Approved staff's recommendation for items 173-184.

Motion: **Davis**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

185 5335 Egbert Street DPV Approve

Staff recommendation: Grant the 15' building line subject to the following conditions:

1. 3" caliper street trees
2. 6' wide sidewalks
3. 8' maximum height wrought iron or semi-opaque fence

Commission action: Granted the 15' building line subject to the following conditions:

1. 3" caliper street trees
2. 6' wide sidewalks
3. 8' maximum height wrought iron or semi-opaque fence

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

186 14520 Galveston Road DPV Defer

Staff recommendation: Defer the development plat for three weeks to allow time for the applicant to provide more information.

Commission action: Deferred the development plat for three weeks to allow time for the applicant to provide more information.

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

187 5501 Grand Lake Street DPV Approve

Staff recommendation: Approve the development plat.

Commission action: Approved the development plat.

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

III. ESTABLISH A PUBLIC HEARING DATE OF DECEMBER 18, 2014 for:

- a. Broad Oaks partial replat no 7
- b. Craigwood partial replat no 13
- c. Ella Estates replat no 1
- d. Lamar Terrace partial replat no 5
- e. Long Point Woods Sec 1 partial replat no 1
- f. Melody Oaks partial replat no 13
- g. Parkway Lakes Sec 1 partial replat no 1
- h. Pecore Industrial
- i. Westbrooke Cornerbrook Apartments replat no 1
- j. Winfield Lakes Sec 17 partial replat no 1

Staff recommendation: Establish a public hearing date of December 18, 2014 for items III a-j.

Commission action: Established a public hearing date of December 18, 2014 for items III a-j.

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

**IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY
LOCATED AT 3217 MONTROSE BOULEVARD**

Staff recommendation: Defer the plat for three weeks per applicant's request.

Commission action: Deferred the plat for three weeks per applicant's request.

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

V. CONSIDERATION OF A LANDSCAPE VARIANCE FOR A PROPERTY LOCATED AT 2951 WILCREST DRIVE

Staff recommendation: Defer the landscape variance to allow time for further study and review of the separately filed deed restrictions.

Commission action: Deferred the landscape variance to allow time for further study and review of the separately filed deed restrictions.

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

VI. EXCUSE THE ABSENCES OF COMMISSIONER MOONEY

Commissioner Mooney was in attendance so there was no action needed.

VII. PUBLIC COMMENT

Christopher Browne addressed the Commission to extend an invite for them to attend the APA Planning Directors Conference.

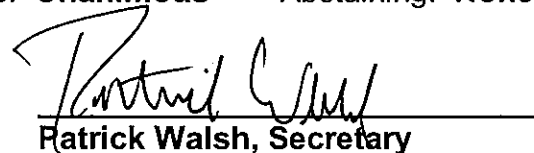
VIII. ADJOURNMENT

There being no further business brought before the Chair, Mark Kilkenny adjourned the meeting at 4:40 p.m.

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



Mark Kilkenny, Chair



Patrick Walsh, Secretary