

Minutes of the Houston Planning Commission

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

December 4, 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 2:36 p.m. with a quorum present.

Mark A. Kilkenny, Chair

M. Sonny Garza

Susan Alleman

Keiji Asakura

Fernando Brave

Absent

Kenneth Bohan

Absent

Antoine Bryant

Lisa Clark

Truman C. Edminster III

Absent

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

Absent

James Noack

Clay Forister for

The Honorable Grady Prestage

Raymond Anderson for

Absent

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 NOVEMBER 13, 2014 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the November 13, 2014 Planning Commission meeting minutes.

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

I. PLATTING ACTIVITY (Consent items A and B, 1- 145)

Item **37** was changed from defer to approve. Item **16** was taken separately to allow time for speakers. Items removed for separate consideration: **19, 20, 30, 33, 38, 51, 52, 79, 86, 87, 114, 116, 123, and 139.**

Staff recommendation: Approve staff's recommendations for items **1 – 145** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 145** subject to the CPC 101 form conditions.

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

Commissioners Alleman, Porrás-Pirtle, and Sikes abstained and left the room.

Staff recommendation: Approve staff's recommendation to approve items **19, 20, 30, 33, 38, 51, 79, 86, 87, 114, 116, 123, and 139** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation to approve items **19, 20, 30, 33, 38, 51, 79, 86, 87, 114, 116, 123, and 139** subject to the CPC 101 form conditions.

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

Commissioners Alleman, Porrás-Pirtle, and Sikes returned.

Commissioner Clark abstained and left the room.

Staff recommendation: Approve staff's recommendation to approve item **52** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation to approve items **52** subject to the CPC 101 form conditions.

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

Commissioner Clark returned.

Item 16 was taken at this time to allow for speakers.

16 Cooper Smith Court

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

Speakers for item 16: Councilmember Brenda Stardig – supportive; Jane West, Ed Browne, Cyd Dillahunty, Ella Park, and Sherry Young – opposed.

C PUBLIC HEARINGS

146 Barker Village Sec 2 partial replat no 3 and extension 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: **Clark** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

147 Heritage Place 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: **Sikes** Vote: **Unanimous** Abstaining: **None**

148 Lismar Estates replat no 1 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**

149 Mangum Manor Sec 2 partial replat no 1 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: **Porras-Pirtle** Second: **Davis** Vote: **Unanimous** Abstaining: **None**

150 Oak Park Ridge Sec 3 partial replat no 1 C3N Defer

Staff recommendation: Defer the plat for two weeks for Chapter 42 planning standards and to allow applicant time to submit revised information.

Commission action: Deferred the plat for two weeks for Chapter 42 planning standards and to allow applicant time to submit revised information.

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

151 Plainview Second Addition partial replat no 5 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: **Garza** Vote: **Unanimous** Abstaining: **None**

152 Riverside Terrace Sec 6 partial replat no 1 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 approve the plat subject to the CPC 101 form conditions.

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

153 Terrace Brook Sec 1 partial replat no 1 and extension **C3N** **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: **Clark** Vote: **Unanimous** Abstaining: **None**
Speaker for item 153: Mark Garcia – no position stated

154 Whispering Pines Estates partial replat no 6 Replat no 1 **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: **Bryant** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

155 Whispering Pines Estates partial replat no 8 **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: **Bryant** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

156 Aliana GP **GP** **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: **Forister** Second: **Tartt** Vote: **Unanimous** Abstaining: **None**

157 Boulevard Place Sec 3 partial replat no 1 **C2R** **Approve**
Staff recommendation: Grant the requested reduced building line of 3.5' to a length of 34' along San Felipe for the proposed covered patio structure.
Commission action: Granted the requested reduced building line of 3.5' to a length of 34' along San Felipe for the proposed covered patio structure.
Motion: **Asakura** Second: **Porras-Pirtle** Vote: **Unanimous** Abstaining: **None**

Commissioner Porras-Pirtle abstained and left the room.

158 Grand Morton South **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: **Zakaria** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

Commissioner Porras-Pirtle returned.

159 Harris County MUD no 171 Water Plant no 1 **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: **Nelson** Second: **Asakura** Vote: **Unanimous** Abstaining: **None**

160 HISD North Forest High School GP GP Approve
Staff recommendation: Grant the requested variance to allow excessive block length along Mesa Dr and deny the variance to allow excessive block length along the northern and southern boundary and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance to allow excessive block length along Mesa Dr and deny the variance to allow excessive block length along the northern and southern boundary and approve the plat subject to the CPC 101 form conditions.
Motion: **Davis** Second: **Jard** Vote: **Carries** Abstaining: **None**
Opposed: Garza and Asakura
Speaker for item 160: Chuck Davis

161 Klein ISD Willow Lake Village Elementary School 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: **Asakura** Second: **Davis** Vote: **Unanimous** Abstaining: **None**

162 Mills Road Business Park 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: **Clark** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

163 Uptown North Sec 1 C3R 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: **Alleman** Vote: **Unanimous** Abstaining: **None**

E SPECIAL EXCEPTIONS

164 Bering Place C2 Approve
Staff recommendation: Grant the requested special exception subject to the reserve being designated as "Restricted Reserve-A restricted office use" and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested special exception subject to the reserve being designated as "Restricted Reserve-A restricted office use" and approve the plat subject to the CPC 101 form conditions.
Motion: **Jard** Second: **Zakaria** Vote: **Unanimous** Abstaining: **None**
Speaker for item 164: Craig Murray- opposed

165 Laurel Park Sec 2 C3P Withdrawn

F RECONSIDERATION OF REQUIREMENTS

166 Aldine Westfield Business Park C3P Defer
Staff recommendation: Defer the plat for two weeks to allow time for further study and review and to coordinate with the applicant and Montgomery County with respect to the provision of a cul-de-sac for McGuinness Drive and access to the unplatted outtract.
Commission action: Deferred the plat for two weeks to allow time for further study and review and to coordinate with the applicant and Montgomery County with respect to the provision of a cul-de-sac for McGuinness Drive and access to the unplatted outtract.
Motion: **Jard** Second: **Tartt** Vote: **Unanimous** Abstaining: **None**

167 Aliana Sec 38 C3P Approve
Staff recommendation: Approve the requested variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the requested variance and approve the plat subject to the CPC 101 form conditions.
Motion: **Forister** Second: **Jard** Vote: **Unanimous** Abstaining: **None**

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

G EXTENSIONS OF APPROVAL

168	Bavaria Sec 5	EOA	Approve
169	Covenant Baptist Church	EOA	Approve
170	Eagle View	EOA	Approve
171	Fall Creek Lift Station No 5	EOA	Approve
172	Fry 529 Center	EOA	Approve
173	HCMUD No 321 Lift Station No 1	EOA	Approve
174	McKinney Green	EOA	Approve
175	Providence Classical School	EOA	Approve
176	Reservoir Acres partial replat no 1	EOA	Approve
177	Richmond Central	EOA	Approve
178	Saternalia Peristyle	EOA	Approve
179	Sunset Canyon Street Dedication Sec 1	EOA	Approve
180	Westfield Properties	EOA	Approve

H NAME CHANGES

I CERTIFICATES OF COMPLIANCE

181	19714 Live Oak N	COC	Approve
182	18653 Summer Hills Drive	COC	Approve

Staff recommendation: Approve staff's recommendation for items **168-182**.

Commission action: Approved staff's recommendation for items **168-182**.

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

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

183 14520 Galveston Road

DPV

Approve

Staff recommendation: Grant the requested variance and approve with the following conditions:

1. Applicant shall provide a copy of the emergency ingress egress access agreement at the time of multi-family site review inclusive of the words perpetual and non-exclusive
2. Emergency entrance must be constructed and in place prior to final inspection of the project

Commission action: Granted the requested variance and approved with the following conditions:

1. Applicant shall provide a copy of the emergency ingress egress access agreement at the time of multi-family site review inclusive of the words perpetual and non-exclusive
2. Emergency entrance must be constructed and in place prior to final inspection of the project

Motion: **Alleman** Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

II. ESTABLISH A PUBLIC HEARING DATE OF JANUARY 8, 2015 for:

- a. Bayou Fifth Sec 1
- b. Bayou Fifth Sec 2
- c. Bayou Fifth Sec 3
- d. Lamar Terrace partial replat no 6
- e. Pine Terrace Sec 2 partial replat no 1
- f. Rayford Ridge Sec 1 partial replat no 1
- g. Rocking Ranch replat no 1
- h. Shady Acres extension no 3 partial replat no 5
- i. Shadyvilla Addition no 1 Annex partial replat no 1
- j. Towne Lake Sec 15 partial replat no 2 partial replat no 1

Staff recommendation: Establish a public hearing date of January 8, 2015 for items **III a-j**.

Commission action: Established a public hearing date of January 8, 2015 for items **III a-j**.

Motion: **Clark**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Zakaria abstained and left the room.

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

Staff recommendation: Grant the requested variance for a reduced parking requirement of 38 spaces for the mix of uses proposed by the applicant.

Commission action: Granted the requested variance for a reduced parking requirement of 38 spaces for the mix of uses proposed by the applicant.

Motion: **Davis**

Second: **Asakura**

Vote: **Carries**

Abstaining: **Garza**

Speakers for item: Boris Popov and Nelli Nikova – opposed; Daniel Ellis

Commissioner Zakaria returned.

IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 2901 RUSK STREET

Staff recommendation: Defer the parking variance for two weeks to allow time for further study and review.

Commission action: Deferred the parking variance for two weeks to allow time for further study and review.

Motion: **Jard**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

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

Staff recommendation: Defer the landscape variance for two more weeks to allow time for applicant and staff to meet.

Commission action: Deferred the landscape variance for two more weeks to allow time for applicant and staff to meet.

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

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

Staff recommendation: Allow for creation of an SPA boundary as proposed with additional requirements.

Commission action: Allowed for creation of an SPA boundary as proposed with additional requirements.

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

Speakers for item VI: Fred Sedgwick, Paul Terry, and Sheryl Kolasinski – supportive; David Manuel

VII. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR THE 1200-1300 BLOCK OF WELCH STREET (north and south sides)

Staff recommendation: Approve the consideration of a special minimum lot size block application for the 1200-1300 blocks of Welch Street (north and south sides) and forward to City Council.

Commission action: Approved the consideration of a special minimum lot size block application for the 1200-1300 blocks of Welch Street (north and south sides) and forwarded to City Council

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

Opposed: **Porras-Pirtle, Tartt, Jard, Clark, Sikes, and Nelson**

Speakers for item VII: Ellen Pollard, Delia Cuellar, Sarah Frazier, Jessica Brown, and Jim Pollard – supportive; Gail Rosenthal, Brad Shumay, and David Harberg –opposed

Agenda items VIII and IX were taken together at this time.

VIII. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR THE 600 BLOCK OF CORDELL STREET (east and west sides)

IX. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL BUILDING LINE BLOCK APPLICATION FOR THE 600 BLOCK OF CORDELL STREET (east and west sides)

Staff recommendation: Approve the consideration of a special minimum lot size block application and the special building line block application for the 600 block of Cordell Street (east and west sides) and forward to City Council.

Commission action: Approved the consideration of a special minimum lot size block application and the special building line block application for the 600 block of Cordell Street (east and west sides) and forwarded to City Council.

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

X. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR THE 1200 BLOCK OF ARCHER STREET (east and west sides)

Staff recommendation: Defer the application.

Commission action: Deferred the application.

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

XI. PUBLIC HEARING AND CONSIDERATION OF SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR THE 1000-1200 BLOCK OF E. 28TH STREET (north and south sides)

This application was withdrawn by the applicant.

XII. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM BUILDING LINE BLOCK APPLICATION FOR THE 1000-1200 BLOCK OF E. 28TH STREET

This application was withdrawn by the applicant.

XIII. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR THE 1200 BLOCK OF KING STREET (north and south sides)

Staff recommendation: Approve the consideration of a special minimum lot size block application for the 1200 block of King Street (north and south sides) and forward to City Council.

Commission action: Approved the consideration of a special minimum lot size block application for the 1200 block of King Street (north and south sides) and forwarded to City Council.

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

Speaker for item XIII: Katie Wood - supportive

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

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

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

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

Speakers for item XIV- Gwyn Guidy, Virginia Duke, and Sylvia Cavazos - supportive

XV. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR CRESTWOOD SUBDIVISION

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

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

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

Speaker for item XV- Mike VanDusen - supportive

XVI. EXCUSE THE ABSENCES OF COMMISSIONER BOHAN

Commissioner Bohan's absences were excused.

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

XVII. PUBLIC COMMENT

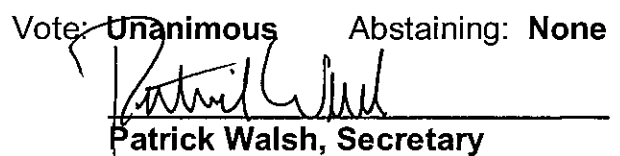
Roger Brown addressed the Commission regarding his opposition of agenda items XI and XII which were withdrawn by the applicant.

XVIII. ADJOURNMENT

There being no further business brought before the Chair, Mark Kilkeny adjourned the meeting at 5:26 p.m.

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


Mark Kilkeny, Chair


Patrick Walsh, Secretary