

Minutes of the Houston Planning Commission

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

May 14, 2015
Meeting to be held in
Council Chambers, Public Level, City Hall Annex
2:30 p.m.

Call to order:

Vice Chair, M. Sonny Garza called the meeting to order at 2:42 p.m. with a quorum present.

Mark A. Kilkenny, Chair	Absent
M. Sonny Garza	
Susan Alleman	Absent
Fernando Brave	Left at 5:30 pm during agenda item VI
Kenneth Bohan	Arrived at 3:05 pm during agenda item #141
Antoine Bryant	Absent
Lisa Clark	Left at 5:01 pm during agenda item #143
Algenita Davis	
Truman C. Edminster III	
James R. Jard	Left at 4:15 pm during agenda item #140
Paul R. Nelson	
Linda Porrás-Pirtle	Left at 4:43 pm during agenda item #142
Mark Sikes	
Martha Stein	
Eileen Subinsky	Absent
Blake Tartt III	
Shaukat Zakaria	
Mark Mooney for Commissioner James Noack Clay Forister for The Honorable Grady Prestage Raymond Anderson for The Honorable Ed Emmett	Left at 3:15 pm during agenda item #126 & 127

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 APRIL 30, 2015 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the April 30, 2015 Planning Commission meeting minutes.

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

I. Consideration of the proposed amendments to Chapters 10, 33, 39, 40, and 42 of the Code of Ordinances

Report was presented by Brian Crimmins, Chief of Staff, Planning and Development Department.

Commission action: Approved the recommendation of the proposed amendments to Chapters 10, 33, 39, 40 and 42 of the Code of Ordinances with the requested changes and forward to City Council for approval.

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

II. PLATTING ACTIVITY (Consent items A and B)

Items removed for separate consideration: **21, 29, 42, 70 and 71.**

Staff recommendation: Approve staff's recommendations for items **1 – 117** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 117** subject to the CPC 101 form conditions.

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

Commissioner Edminster recused and left the room.

Staff recommendation: Approve staff's recommendation to approve items **21, 29, 42, 70 and 71** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation to approved items **21, 29, 42, 70 and 71** subject to the CPC 101 form conditions.

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

Commissioner Edminster returned.

C PUBLIC HEARINGS

118 Long Point Woods Sec 1 C3N Defer
partial replat no 1

Staff recommendation: Defer the plat for two weeks to allow time for applicant to provide additional information.

Commission action: Deferred the plat for two weeks to allow time for applicant to provide additional information.

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

Item #141 was taken at this time.

141 Reserve at Clear Lake City Sec 7 C3P Approve

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

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

Motion: **Jard** Second: **Edminster** Vote: **Carries** Abstaining: **Porras-Pirtle**

Speakers: Council Member Martin – opposed; Susan Bobrick, Lynn Capell, Marian Thompson – supportive.

Commissioner Edminster recused and left the room.

119 McKenzie Park Sec 4 partial replat no 1 C3N Approve
Staff recommendation: Approve the plat subject to CPC 101 form conditions.
Commission action: Approved the plat subject to CPC 101 form conditions.
Motion: **Clark** Second: **Stein** Vote: **Unanimous** Abstaining: **None**

Commissioner Edminster returned.

120 Scenic Woods partial replat no 2 C3N Defer
Staff recommendation: Defer per applicants request.
Commission action: Deferred per applicants request.
Motion: **Jard** Second: **Davis** Vote: **Unanimous** Abstaining: **None**

121 Spring Village Estates partial replat no 1 C3N Defer
Staff recommendation: Defer the plat for two weeks to allow time for applicant to provide additional information.
Commission action: Deferred the plat for two weeks to allow time for applicant to provide additional information.
Motion: **Davis** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**

122 Treviso 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: **Clark** Second: **Tartt** Vote: **Unanimous** Abstaining: **None**
Speakers: Catherine Barcherp and Warren Escory – applicant – supportive

123 Washington Terrace partial replat no 2 C3N Defer
Staff recommendation: Defer per applicant request.
Commission action: Deferred per applicant's request.
Motion: **Davis** Second: **Brave** Vote: **Unanimous** Abstaining: **None**

124 Westcott Place Sec 2 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: **Nelson** Second: **Porras-Pirtle** Vote: **Unanimous** Abstaining: **None**
Speakers: Felicia Powel – opposed; Mary McKenue – supportive

D – Variances

125 Adara Pointe GP GP Defer
Staff recommendation: Defer per applicant request.
Commission action: Deferred per applicant request.
Motion: **Jard** Second: **Bohan** Vote: **Unanimous** Abstaining: **None**

Items 126 and 127 were taken together at this time and voted on separately.

126 Albion partial replat no 1 **C2R** **Defer**
Staff recommendation: Grant the requested variance and approve the plat subject subject to the CPC 101 form conditions.
Commission action: Deferred the plat for two weeks to allow time for the applicant to provide additional information.

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

127 Albion partial replat no 2 **C2R** **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 to allow time for the applicant to provide additional information.

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

Speakers: Mary Lou Henry, applicant and Donald Perkins, CM Green's office – supportive; Gail Stalanan, Norman Stalaron, & Eddie Grosman – opposed.

128 Aldine Town Center **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: **Porras-Pirtle** Second: **Edminster** Vote: **Carries** Abstaining: **Anderson**

129 Aldine Westfield Business Park **C2** **Defer**
Staff recommendation: Defer per applicant request.
Commission action: Deferred per applicant request.

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

130 Bell Hutchins **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: **Brave** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

131 Center City Views **C2R** **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: **Zakaria** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**

132 Dwight Place **C2R** **Withdrawn**

Commissioner Jard recused and left the room.

133 Energy Gateway District **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: **Edminster** Second: **Zakaria** Vote: **Carries** Abstaining: **Tartt**

Speakers: Don Huml – supportive; Virginia Gregory - opposed

134 Fondren Estates 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: **Davis** Vote: **Unanimous** Abstaining: **None**

Items 135 and 136 were taken together at this time.

135 Harris County MUD no 438 C2 Approve
Waste Water Treatment Plant no 1
136 Harris County MUD no 438 C2 Approve
Water plant no 1

Staff recommendation: Grant the requested variances and approve the plats subject to the CPC 101 form conditions.
Commission action: Granted the requested variances and approved the plats subject to the CPC 101 form conditions.
Motion: **Clark** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**

137 Herkimer Lawrence Homes 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: **Stein** Second: **Anderson** Vote: **Unanimous** Abstaining: **None**

Commissioner Jard returned

138 Katy Manor GP GP Approve
Staff recommendation: Grant the requested variance to exceed the required 1400' intersection spacing and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance to exceed the required 1400' intersection spacing and approved the plat subject to the CPC 101 form conditions
Motion: **Porras-Pirtle** Second: **Anderson** Vote: **Unanimous** Abstaining: **None**

139 Kubricht White C2R Defer
Staff recommendations: Defer the plat for two weeks to allow time for applicant to provide additional information.
Commission action: Deferred the plat for two weeks to allow time for applicant to provide additional information.
Motion: **Edminster** Second: **Bohan** Vote: **Unanimous** Abstaining: **None**

140 Museum of Fine Arts Houston 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: **Davis** Second: **Brave** Vote: **Unanimous** Abstaining: **None**

Item 141 was taken earlier in the meeting.

142 Rosine Gardens **C2** **Defer**
Staff recommendation: Deny the requested variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Deferred the plat for two weeks.
Motion: **Zakaria** Second: **Davis** Vote: **Unanimous** Abstaining: **None**
Speakers: Joe Adams, Bridget Jensen – opposed; Chris Smith, Mike Qaddumi and Mary Villareal – applicant, Mike Solomon, developer – supportive; Richard Smith, Managing Engineer, Public Works and Engineering Department

143 Sunset Ridge West Sec 5 **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: **Anderson** Second: **Sikes** Vote: **Unanimous** Abstaining: **None**

144 Swan Terrace **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: **Bohan** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**

145 Thrustmaster Sec 2 **C2** **Defer**
Staff recommendation: Defer for further study and review.
Commission action: Deferred for further study and review.
Motion: **Bohan** Second: **Brave** Vote: **Unanimous** Abstaining: **None**

E SPECIAL EXCEPTIONS
NONE

F RECONSIDERATION OF REQUIREMENTS

146 Aliana Sec 45 **C3P** **Defer**
Staff recommendation: Defer the plat per applicant request.
Commission action: Deferred the plat per applicant request.
Motion: **Edminster** Second: **Anderson** Vote: **Unanimous** Abstaining: **None**

147 Beltway Southwest Business Park 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: **Davis** Second: **Anderson** Vote: **Unanimous** Abstaining: **None**

148 Huffman Dollar General **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: **Anderson** Second: **Stein** Vote: **Unanimous** Abstaining: **None**

149 SLC Realty Area Fifty One

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: **Anderson** Vote: **Unanimous** Abstaining: **None**

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

G EXTENSIONS OF APPROVAL

- 150 Estates of Teal Run Sec 5 partial replat no 1 EOA Approve
- 151 Fort Bend County Municipal Utility District no 58 Lift Station No 2 EOA Approve
- 152 Franz Katy LLP EOA Approve
- 153 Harris County MUD no 504 Detention Pond no 1 EOA Approve
- 154 Harris County MUD no 504 Detention Pond no 2 EOA Approve
- 155 Kenroc Sec 2 EOA Approve
- 156 Mustang Estates Sec 1 EOA Approve
- 157 Pine Valley Development Sec 1 EOA Approve
- 158 Rankin Hardy Tract EOA Approve
- 159 Woodlands Creekside Park West Sec 32 EOA Approve
- 160 Woodlands Shumard Oak Drive Street Dedication Sec 1 EOA Approve

**H NAME CHANGES
NONE**

**I CERTIFICATES OF COMPLIANCE
NONE**

Staff recommendation: Approve staff's recommendation for items 150 - 160.

Commission action: Approved staff's recommendation for item 150 - 160.

Motion: **Bohan** Second: **Tartt** Vote: **Carries** Abstaining: **Edminster**
abstaining from agenda item #150

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

161 6705 Airline

DPV

Approve

Staff recommendation: Approve the requested variances to allow a 17.9' building line on the major thoroughfare Parker Road.

Commission action: Approved the requested variances to allow a 17.9' building line on the major thoroughfare Parker Road.

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

162	12819 Hansel Lane	DPV	Defer
Staff recommendation: Defer per applicant request.			
Commission action: Deferred per applicant request.			
	Motion: Zakaria	Second: Edminster	Vote: Carries Abstaining: Anderson
163	6638 N Main Street	DPV	Withdrawn
164	3819 S MacGregor Way	DPV	Approve
Staff recommendation: Approve the request to allow the existing encroachments to remain and be enclosed as a part of the remodel of the home.			
Commission action: Approved the request to allow the existing encroachments to remain and be enclosed as a part of the remodel of the home			
	Motion: Davis	Second: Zakaria	Vote: Unanimous Abstaining: None
165	201 Westmoreland	DPV	Withdrawn
166	2100 Woodhead	DPV	Defer
Staff recommendation: Defer per applicant's request.			
Commission action: Deferred per applicant's request.			
	Motion: Brave	Second: Bohan	Vote: Unanimous Abstaining: None

III. ESTABLISH A PUBLIC HEARING DATE OF JUNE 11, 2015 FOR:

- a. **Blodgett Landing replat no 1**
- b. **Crescent Island replat no 1 partial replat no 2**
- c. **Cypress Creek Lakes Sec 26 replat no 1**
- d. **Decker Place partial replat no 1**
- e. **Martin partial replat no 1**
- f. **McIlhenny Street Landing**
- g. **Olde Oaks Sec 2 partial replat no 1**
- h. **Riverside Terrace 1 partial replat no 3**
- i. **Sage partial replat no 4**
- j. **West Houston partial replat no 2**

Staff recommendation: Establish a public hearing date of June 11, 2015 for items **III a-j**.

Commission action: Established a public hearing date of June 11, 2015 for items **III a-j**.

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

IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 3501 SOUTHMORE BOULEVARD (ENERGY INSTITUTE HIGH SCHOOL)
Withdrawn

V. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 520 MERCURY DRIVE (FURR HIGH SCHOOL)

Staff recommendation: Grant the requested variance to reduce the required number of off-street parking spaces provided on site from 562 parking spaces to 295.

Commission action: Granted the requested variance to reduced the required number of off-street parking spaces provided on site from 562 parking spaces to 295.

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

VI. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR NAVIGATION SUBDIVISION MLSA 391

Staff recommendation: Defer item for four weeks to give staff time to speak and provide additional information to the community.

Commission action: Deferred for four weeks to give staff time to speak and provide additional information to the community.

Motion: **Tartt** Second: **Davis** Vote: **Unanimous** Opposing: **None**

Speaker for item VI: Bolivar Fraga, Jessica Hulseley, Mary Helen Ortega, applicant, Manuela Guerrero – supportive; Janie Aguayo, Alicia Chavez, Miguel A. Martinez, Irene Garza, Ruben Lucio, Ramiro Martinez – opposed.

VII. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR THE 5000 BLOCK OF WEST HUNTING STREET, EAST SIDE. MLS 527

Staff recommendation: Approve the consideration of a special minimum lot size block application for the 5000 block of West Hunting Street (east side) and forward to City Council for approval.

Commission action: Approved the consideration of a special minimum lot size block application for the 5000 block of West Hunting Street (east side) and forward to City Council for approval.

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

Speakers for item VII: Pauline Justice, and Carolyn Murray - supportive.

VIII. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR 1000 BLOCK OF KERN STREET, NORTH AND SOUTH SIDES MLS 526

Staff recommendation: Deny the consideration of the special minimum lot size block application for the 1000 block of Kern Street, (north and south side).

Commission action: Denied the consideration of the special minimum lot size block application for the 1000 block of Kern Street, (north and south side).

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

Speakers for item VIII: Claudio Carugati, Novid Rezai, Gerald Brackman, Kathleen Brackman – opposed; Karla Goolsby, Tim Goings, Tom Kondret, Diana Baldorino, Zackary Schaefer, Nancy Bryant, Hal C. Tribilcox, Ola Humphries, Megan Wilson, Jana Montemayor, Sara Armstrong, Jack Willis, and Lisbeth Nickie – supportive.

IX. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR THE 600 BLOCK OF ARCHER STREET, EAST AND WEST SIDES. MLS 523

Staff recommendation: Approve the consideration of the special minimum lot size block application for the 600 block of Archer Street, (east and west side) and forward to City Council for approval.

Commission action: Approved the consideration of the special minimum lot size block application for the 600 block of Archer Street, (east and west side) and forward to City Council for approval.

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

Speakers for item IX: Tim Goings, and Zachary Schaefer – supportive.

Items X and XI were taken together at this time and voted on separately.

X. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR THE 1500 BLOCK OF EAST 32ND ½ STREET, NORTH AND SOUTH SIDES. MLS 534

Staff recommendation: Approve the consideration of the special minimum lot size block application for the 1500 block of East 32nd ½ Street, (north and south sides) and forward to City Council for approval.

Commission action: Approved the consideration of the special minimum lot size block application for the 1500 block of East 32nd ½ Street, (north and south sides) and forward to City Council for approval.

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

XI. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR THE 1400 BLOCK OF EAST 32ND ½ STREET, NORTH AND SOUTH SIDES MLS 535

Staff recommendation: Approve the consideration of a special minimum lot size block application for the 1400 block of East 32nd ½ Street, (north and south sides) and forward to City Council for approval.

Commission action: Approved the consideration of a special minimum lot size block application for the 1400 block of East 32nd ½ Street, (north and south sides) and forward to City Council for approval.

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

Speakers for item X and XI: Cynthia Allen, Ella Murray – supportive.

XII. EXCUSE THE ABSENCES OF COMMISSIONERS BRAVE AND SUBINSKY

Commissioner Brave present no Commission action required.

Commissioner Subinsky absences were excused.

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

XIII. PUBLIC COMMENT

NONE


XIV. ADJOURNMENT

There being no further business brought before the Commission, Vice Chair, Sonny Garza adjourned the meeting at 7:11 p.m.

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



Sonny Garza, Vice Chair



Patrick Walsh, Secretary