

Minutes of the Houston Planning Commission

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

December 19, 2013
Meeting to be held in
Council Chambers, Public Level, City Hall Annex
2:30 p.m.

Call to order:

Chair Mark Kilkenney called the meeting to order at 2:36 p.m. with a quorum present.

Mark A. Kilkenney, Chair

M. Sonny Garza

Susan Alleman Absent

Keiji Asakura

Fernando Brave Arrived at 3:08 p.m. during item 106

Kenneth Bohan

Antoine Bryant

Lisa Clark

Brandon Dudley Absent

Truman C. Edminster III

James R. Jard

Paul R. Nelson

Linda Porrás-Pirtle Absent

Algenita Davis

Martha Stein

Eileen Subinsky Absent

Blake Tart III

Shaukat Zakaria

Mark Mooney for Absent

James Noack

Richard Stolleis 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, Interim Director, Planning and Development Department.

APPROVAL OF THE DECEMBER 5, 2013 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the December 5, 2013 Planning Commission meeting minutes.

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

I. CONSIDERATION AND APPROVAL OF THE JANUARY 2014 SEMI ANNUAL REPORT ON IMPACT FEES

The report was presented by Jessica Dennis

Commission action: Considered and approved the January 2014 Semi Annual Report on Impact Fees.

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

II. PLATTING ACTIVITY (Consent items A and B, 1- 96)

Item **84** was changed from defer to approve to defer. Items removed for separate consideration: **18, 34, 41, 42, 43, and 46.**

Staff recommendation: Approve staff's recommendations for items **1 – 96** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 96** subject to the CPC 101 form conditions.

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

Commissioners Anderson and Edminster abstained and left the room.

Staff recommendation: Approve staff's recommendation to approve items **18, 34, 41, 42, 43, and 46** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation to approve items **18, 34, 41, 42, 43, and 46** subject to the CPC 101 form conditions.

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

Commissioners Anderson and Edminster returned.

C PUBLIC HEARINGS

97 Eado Place

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

Commissioner Asakura abstained and left the room.

98 East End on the Bayou Sec 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: **Davis** Second: **Tartt** Vote: **Unanimous** Abstaining: **None**

Speakers for item 98: Oliver Spence (Doris)- opposed; Margaret Robinson, applicant - supportive

Commissioner Asakura returned.

99 Hyde Park 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: **Edminster** Second: **Bohan** Vote: **Unanimous** Abstaining: **None**
Speakers for item 99: Divya (Byrne) Chandrasekhar- undecided; Mary Lou Henry, applicant – supportive

100 Lamar Terrace 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: **Bryant** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

Commissioner Edminster abstained and left the room.

101 Towne Lake Sec 27 partial replat no 1 C3N Approve
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: **Asakura** Vote: **Unanimous** Abstaining: **None**

Commissioner Edminster returned.

D VARIANCES

Items 103, 108 and 109 were taken together at this time with staff requesting a three week deferral on all items.

103 Azalea District Sec 1 C3P Defer
108 Rosslyn Center C2R Defer
109 Shady Acres partial replat no 10 C3R 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: **Bryant** Second: **Stein** Vote: **Unanimous** Abstaining: **None**

102 Alameda Yards C2R Approve
Staff recommendation: Deny the requested special exception and approve the plat subject to the CPC 101 form conditions.
Commission action: Denied the requested special exception and approved the plat subject to the CPC 101 form conditions.
Motion: **Asakura** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

104 Harmony Central Sector 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: **Garza** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**

105 McIlhenny Row **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: **Jard** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

106 Pinto Business Park GSC Reserve no 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: **Clark** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

107 Providence Classical School **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: **Davis** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**

Items 110, 111 and 112 were taken together at this time.

110 Somerset Green GP **GP** **Approve**
111 Somerset Green Sec 1 **C3R** **Approve**
112 Somerset Green Sec 2 **C2R** **Approve**
 Staff recommendation: Grant the requested variances and approve the general plan and the plats subject to the CPC 101 form conditions.
 Commission action: Granted the requested variances and approved the general plan and the plats subject to the CPC 101 form conditions.
 Motion: **Garza** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**

113 South Side Buffalo Bayou Blocks 436 and 437 **C2** **Withdrawn**
114 Washington Avenue Interests **C2** **Withdrawn**

Items 115 and 116 are taken together at this time.

Commissioner Edminster abstained and left the room.

115 Willowcreek Ranch GP **GP** **Approve**
116 Willowcreek Ranch Sec 5 **C3P** **Approve**
 Staff recommendation: Approve the general plan and the plat subject to the CPC 101 form conditions.
 Commission action: Approved the general plan and the plat subject to the CPC 101 form conditions.
 Motion: **Clark** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

E SPECIAL EXCEPTIONS
NONE

F RECONSIDERATION OF REQUIREMENTS

117 Fishers Pointe on Holly

C2

Approve

Staff recommendation: Grant the requested 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: **Clark**

Vote: **Unanimous**

Abstaining: **None**

118 Geospace Tech Sec 2

C3P

Withdrawn

119 Oceaneering International Inc.

C3P

Approve

Staff recommendation: Grant the requested dual building line variance for the existing structures and the future 4th structure and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the requested dual building line variance for the existing structures and the future 4th structure and approved the plat subject to the CPC 101 form conditions.

Motion: **Bryant**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

120 Utah Court Estates

C2R

Approve

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

Motion: **Jard**

Second: **Tartt**

Vote: **Unanimous**

Abstaining: **None**

Speakers for item 120: Jonathan Wasserberg – supportive; Richard Smith, City of Houston Public Works and Engineering Department

121 Vista Modern at West Dallas

C2R

Approve

Staff recommendation: Grant the requested 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: **Zakaria**

Vote: **Unanimous**

Abstaining: **None**

G ADMINISTRATIVE NONE

H DEVELOPMENT PLAT VARIANCE

Items 122 and 123 were taken together with staff requesting a three week deferral for both items.

122 301 W 6th Street

DPV

Defer

123 307 W 6th Street

DPV

Defer

Staff recommendation: Defer the plats for three weeks to allow time for applicant to submit revised site plan and variance request forms.

Commission action: Deferred the plats for three weeks to allow time for applicant to submit revised site plan and variance request forms.

Motion: **Zakaria**

Second: **Bohan**

Vote: **Unanimous**

Abstaining: **None**

124 802 Archer Street **DPV** **Approve**
 Staff recommendation: Grant the requested variance with condition that applicant provide minimum 5' wide sidewalk along Patten and Archer Streets, 2 3" caliper street trees and any fence along the site must be a decorative fence.
 Commission action: Grant the requested variance with condition that applicant provide minimum 5' wide sidewalk along Patten and Archer Streets, 2 3" caliper street trees and any fence along the site must be a decorative fence.
 Motion: **Asakura** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

125 3769 Olympia Drive **DPV** **Approve**
 Staff recommendation: Grant the requested variances subject to requiring 2- 3" caliper street trees along San Felipe and minimum 5' wide sidewalk along San Felipe Street.
 Commission action: Granted the requested variances subject to requiring 2- 3" caliper street trees along San Felipe and minimum 5' wide sidewalk along San Felipe Street.
 Motion: **Bohan** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

126 6003 Floyd Street **DPV** **Approve**
 Staff recommendation: Grant the requested variance for a single family house to be built at 10' building line along Westcott and as a condition of approval the applicant must provide tree protection plan for the preservation of the three existing Live Oak trees along Floyd Street and maintain/replace the shrubs along Westcott Street.
 Commission action: Granted the requested variance for a single family house to be built at 10' building line along Westcott and as a condition of approval the applicant must provide tree protection plan for the preservation of the three existing Live Oak trees along Floyd Street and maintain/replace the shrubs along Westcott Street.
 Motion: **Davis** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

I Certificates of Compliance and J Extensions of Approval and Name Changes were taken together at this time.

I CERTIFICATES OF COMPLIANCE

127 22774 Loop 494 **COC** **Approve**
128 24127 Butterfly Ln **COC** **Approve**

J EXTENSIONS OF APPROVAL AND NAME CHANGES

129 Bridgeland Creek Parkway Section Two **EOA** **Approve**
from Seminole Ridge Drive to Creekside Crossing Drive
Street Dedication
130 Towne Lake Sec 16 partial replat no 1 **EOA** **Approve**
partial replat no 1
131 Uptown Crossing Retail Sec 1 **EOA** **Approve**

Staff recommendation: Approve staff's recommendation for items **127-131**.
 Commission action: Approved staff's recommendation for items **127-131**.
 Motion: **Davis** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

III. ESTABLISH A PUBLIC HEARING DATE OF JANUARY 9, 2014

- a. Broad Oaks partial replat no 3
- b. Broad Oaks partial replat no 4
- c. Jose Maria replat no 1

Staff recommendation: Establish a public hearing date of January 23, 2014 for items **III a-c.**

Commission action: Established a public hearing date of January 23, 2014 for items **III a-c.**

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

IV. CONSIDERATION FOR AN OFF-STREE PARKING VARIANCE FOR A PROPERTY LOCATED AT 3001 LABRANCH STREET.

Staff recommendation: Grant the requested variance and as a condition of approval, the applicant must provide 5' wide side walk along LaBranch and Anita Streets and provide minimum 6- 3" caliper street trees/parking lot trees.

Commission action: Grant the requested variance and as a condition of approval, the applicant must provide 5' wide side walk along LaBranch and Anita Streets and provide minimum 6-3" caliper street trees/parking lot trees.

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

Speakers for item IV: Stephen McNiel and Renee McNiel - applicants

V. CONSIDERATION FOR A LANDSCAPE VARIANCE FOR A PROPERTY LOCATED AT 11120 NORTHWEST FREEWAY.

Staff recommendation: Defer the application for three weeks at the applicant's request.

Commission action: Deferred the application for three weeks at the applicant's request.

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

VI. PLEASE EXCUSE THE ABSENCES OF COMMISSIONER FERNANDO L. BRAVE

Commissioner Brave was present, so no action needed.

VII. PUBLIC COMMENT

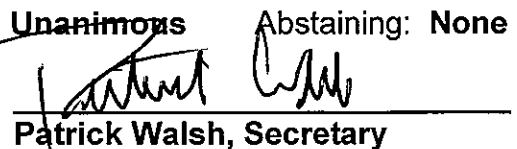
Commissioner Jard made a comment regarding an item that was presented at the last Planning Commission meeting.

VIII. ADJOURNMENT

There being no further business brought before the Commission Chair, Mark Kilkeny adjourned the meeting at 3:45 p.m.

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


Mark Kilkeny, Chair


Patrick Walsh, Secretary