

Minutes of the Houston Planning Commission

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

October 16, 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 2:40 p.m. with a quorum present.

Mark A. Kilkenny, Chair	
M. Sonny Garza	Absent
Susan Alleman	
Keiji Asakura	
Fernando Brave	
Kenneth Bohan	Arrived at 2:50 p.m. during item 130
Antoine Bryant	Absent
Lisa Clark	Absent
Truman C. Edminster III	
James R. Jard	
Paul R. Nelson	Absent
Linda Porrás-Pirtle	Left at 4:53 during item VI
Algenita Davis	
Mike Sikes	
Martha Stein	
Eileen Subinsky	
Blake Tartt III	
Shaukat Zakaria	
Mark Mooney for James Noack	Absent
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 OCTOBER 2, 2014 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the October 2, 2014 Planning Commission meeting minutes.

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

I. PLATTING ACTIVITY (Consent items A and B, 1- 127)

Item **83** was changed from approve to defer. Items removed for separate consideration: **64, 74, 75, 76, 82, 83, 98, and 116.**

Staff recommendation: Approve staff's recommendations for items **1 – 127** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 127** subject to the CPC 101 form conditions.

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

Commissioners Alleman, Edminster, and Porras-Pirtle abstained and left the room.

Staff recommendation: Approve staff's recommendation to approve items **64, 74, 75, 76, 82, 83, 98, and 116** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation to approve items **64, 74, 75, 76, 82, 83, 98, and 116** subject to the CPC 101 form conditions.

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

Commissioners Alleman, Edminster, and Porras-Pirtle returned.

C PUBLIC HEARINGS

128 Braeswood 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: **Byrant** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

129 Carolina 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: **Porras-Pirtle** Second: **Stein** Vote: **Unanimous** Abstaining: **None**

130 Hyde Park Court Addition 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: **Sikes** Vote: **Unanimous** Abstaining: **None**

Speaker for item 130: Nancy Baird – undecided

131 Interfield Business Park 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: **Zakaria** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**
Speakers for item 131: Mary Villareal, applicant – supportive; Mark Munn and Julio Gomez – undecided; Sylvia P. San Pedro – no position stated

132 Little White Oak Park 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: **Alleman** Vote: **Unanimous** Abstaining: **None**
Speaker for item 132: Russell V. Henderson – opposed

133 Melody Oaks partial replat no 12 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: **Stein** Vote: **Unanimous** Abstaining: **None**

134 Richmond Square 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: **Alleman** Vote: **Unanimous** Abstaining: **None**

135 Shady Acres Extension no 3 partial replat no 1 C3N Defer
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Deferred the plat for two weeks to allow time for applicant to coordinate with Public Works for additional information.
Motion: **Zakaria** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**
Speakers for item 135: Lynn Chamberlain and Rudy Galvan –opposed; Alberto Cestanor –undecided
Matt Tucker, Richard Smith, Managing Engineer, Public Works and Engineering Department

136 Whispering Pines Estates partial replat no 6 replat no 1 C3N Withdrawn
Staff recommendation: Establish a public hearing date of November 13, 2014.
Commission action: Established a public hearing date of November 13, 2014.

D VARIANCES

137 Aliana Sec 35 C3P Approve
Staff recommendation: Deny the requested variance and approve the plat.
Commission action: Granted the requested variance and approved the plat subject to the CPC 101 form conditions.
Motion: **Forister** Second: **Jard** Vote: **Unanimous** Abstaining: **None**

138 Ansleigh Park 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: **Tartt** Vote: **Unanimous** Abstaining: **None**

139 Briar Pointe GP GP 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: **Asakura** Second: **Subinsky** Vote: **Unanimous** Abstaining: **None**

140 Cultural Collision Center C2R 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: **Bryant** Second: **Asakura** Vote: **Unanimous** Abstaining: **None**

141 Dell Court Townhomes C2R Approve
 Staff recommendation: Grant the 15' building line variance for the proposed lots and approve the plat subject to the CPC 101 form conditions.
 Commission action: Granted the 15' building line variance for the proposed lots and approved the plat subject to the CPC 101 form conditions.
 Motion: **Edminster** Second: **Stein** Vote: **Unanimous** Abstaining: **None**

142 Eldridge Forty Six 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: **Asakura** Second: **Bryant** Vote: **Unanimous** Abstaining: **Sikes**

143 Enclave at Cypress Run GP 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: **Bryant** Second: **Anderson** Vote: **Unanimous** Abstaining: **None**
 Speaker for item 143: Fred Mathis, Manager, Harris County Department of Public Infrastructure

Items 144, 145, and 146 are taken together at this time with staff requesting a two week deferral for the reasons stated.

144 Houston Heights Swift Replat C2R Defer
145 Live Oak Terrace C2 Defer
146 Saudi Arabia Royal Consulate C2R Defer
 Staff recommendation: Defer the plats for two weeks.
 Commission action: Deferred the plats for two weeks.
 Motion: **Jard** Second: **Bryant** Vote: **Carries** Abstaining:
Alleman on item 144; Porras-Pirtle on item 145

147 Southwest Wire Rope 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: **Brave** Vote: **Unanimous** Abstaining: **None**
 Speakers for item 149: Sue Lawson and Harry Lawson – supportive; Richard Smith, Managing Engineer, Public Works and Engineering Department

Commissioner Alleman abstained and left the room.

148 Springwoods Village District Sec 2

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: **Edminster**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Alleman returned.

Commissioners Alleman and Edminster abstained and left the room.

149 Towne Lake Sec 35

C3P

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: **Sikes**

Vote: **Unanimous**

Abstaining: **None**

Commissioners Alleman and Edminster returned.

150 Woodmill Creek Sec 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: **Asakura**

Second: **Subinsky**

Vote: **Unanimous**

Abstaining: **None**

E SPECIAL EXCEPTIONS

151 Reserves at FM 529 and Kentwick

C3P

Withdrawn

F RECONSIDERATION OF REQUIREMENTS

152 Alden Woods Sec 1

C3F

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: **Anderson**

Vote: **Unanimous**

Abstaining: **None**

153 Aliana Sec 38

C3P

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: **Jard**

Second: **Tartt**

Vote: **Unanimous**

Abstaining: **None**

154 Houston Kenswick Trade 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: **Jard**

Second: **Asakura**

Vote: **Unanimous**

Abstaining: **None**

Items 155, 156, and 158 were taken together at this time with staff requesting a two week deferral for the reasons stated.

155	Jackrabbit Office LLC GP	GP	Defer
156	Jackrabbit Office LLC Sec 1	C2	Defer
158	Samantha Fitness Center	C2R	Defer

Staff recommendation: Defer the plats for two weeks.

Commission action: Deferred the plats for two weeks.

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

157	Manors on Oakley Street	C2R	Defer
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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 per applicant's request.

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

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

G EXTENSIONS OF APPROVAL

159	Bridgeland Hidden Creek Sec 20	EOA	Approve
160	Bridgeland Hidden Creek Sec 23	EOA	Approve
161	Cypresswood at Town Center	EOA	Approve
162	Family Life Assembly of God	EOA	Approve
163	First Baptist Church of the Woodlands	EOA	Approve
164	FM 529 Center	EOA	Approve
165	Greatlands Circle K	EOA	Approve
166	Hardy Center North	EOA	Approve
167	Harris County Emergency Services District No 16 Station 8	EOA	Approve
168	HCMUD No 406 Detention Pond No 3	EOA	Approve
169	Mason Grand	EOA	Approve
170	Menil Drawing Institute	EOA	Approve
171	New Life Baptist Church of Houston	EOA	Approve

H NAME CHANGES

NONE

I CERTIFICATES OF COMPLIANCE

172	24606 Butterfly Lane	COC	Approve
173	21695 Dogwood Drive	COC	Approve

Staff recommendation: Approve staff's recommendation for items 159-173.

Commission action: Approved staff's recommendation for items 159-173.

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

J ADMINISTRATIVE

NONE

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

174 1700 Haver Street

DPV

Defer

Staff recommendation: Defer the plat to allow time for applicant to satisfy notification requirements.

Commission action: Deferred the plat to allow time for applicant to satisfy notification requirements.

Motion: **Tartt**

Second: **Zakaria**

Vote: **Unanimous**

Abstaining: **None**

Speakers for item 174: Theresa Vincent – opposed.

175 1043 West 7th ½ Street

DPV

Defer

Staff recommendation: Defer the plat to allow time for applicant to submit revised information.

Commission action: Deferred the plat to allow time for applicant to submit revised information.

Motion: **Asakura**

Second: **Porras-Pirtle**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Jard began chairing the meeting at this time.

176 2124 White Oak Drive

DPV

Approve

Staff recommendation: Grant the requested variance.

Commission action: Granted the requested variance.

Motion: **Sikes**

Second: **Subinsky**

Vote: **Carries**

Abstaining: **None**

Opposed: **Asakura, Bohan, Brave, Bryant**

Speakers for item 176: David Jordan, Greg Broyles, and Daniel Canty – opposed; Parker Patterson, applicant - supportive

177 4515 Yale Street

DPV

Approve

Staff recommendation: Grant the requested 10' building line variance subject to providing minimum 6' wide sidewalk and 2-3" caliper street trees and approve the development plat.

Commission action: Granted the requested 10' building line variance subject to providing minimum 6' wide sidewalk and 2-3" caliper street trees and approve the development plat.

Motion: **Davis**

Second: **Stein**

Vote: **Unanimous**

Abstaining: **None**

II. ESTABLISH A PUBLIC HEARING DATE OF NOVEMBER 13, 2014 for:

a. Amended Golfcrest Addition partial replat no 2

b. Craig Woods partial replat no 14

c. Museum Terrace replat no 2

d. Riverside Terrace Sec 6 partial replat no 1

e. Riverside Terrace Sec 7 partial replat no 1

f. Riverside Terrace Sec 12 partial replat no 1

g. West Houston partial replat no 2

h. Westmoreland Farms Amended First partial replat no 2

Staff recommendation: Establish a public hearing date of November 13, 2014 for items **II a-h**.

Commission action: Established a public hearing date of November 13, 2014 for items **II a-h**.

Motion: **Porras-Pirtle**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

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

Staff recommendation: Defer the plat for two weeks to allow time for applicant to submit a revised site plan and parking calculations.

Commission action: Deferred the plat for two weeks to allow time for applicant to submit a revised site plan and parking calculations.

Motion: **Tartt**

Second: **Bohan**

Vote: **Unanimous**

Abstaining: **None**

IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 6804 MLK BLVD

Staff recommendation: Deny the variance for reduced off-street parking spaces.

Commission action: Denied the variance for reduced off-street parking spaces.

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

V. CONSIDERATION OF A HOTEL MOTEL VARIANCE FOR AN ALOFT HOTEL LOCATED AT 1201 HOUSTON CHRONICLE BOULEVARD

Staff recommendation: Approve the variance to take access from an access easement instead of a street that allows for 4 lanes of moving traffic.

Commission action: Approved the variance to take access from an access easement instead of a street that allows for 4 lanes of moving traffic.

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

Item VII was taken out of order and acted upon at this time.

VII. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR GLENCOVE SECTIONS 2 & 3 SUBDIVISION

Staff recommendation: Approve the consideration of a special minimum lot size area application for Glencove Sections 2 & 3 with the deletion of 3 block faces and forward to City Council.

Commission action: Approved the consideration of a special minimum lot size area application for Glencove Sections 2 & 3 with the deletion of 3 block faces and forwarded to City Council.

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

Speaker for item VII: Mike Van Dusen - supportive

VI. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR ALLEN AC SUBDIVISION

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

Commission action: Deferred the item for two weeks to allow time for additional information.

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

Speakers for item VI: Gwen Guidy, Rosie Sanchez, and Lionardo Matamoris – supportive; Rudy Flores Jr. – opposed; Ken Price

VIII. CONSIDERATION OF AN APPEAL OF THE DECISION OF THE HOUSTON ARCHEOLOGICAL AND HISTORICAL COMMISSION ON SEPTEMBER 25, 2014 FOR A CERTIFICATE OF APPROPRIATENESS FOR:

a. 1201 Rutland Street- Houston Heights Historic District West

Staff recommendation: None

Commission action: Upheld the decision of the Houston Archeological and Historical Commission to deny a Certificate of Appropriateness for 1201 Rutland Street- Houston Heights Historic District West

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

Opposed: **Bohan, Subinsky, Stein and Sikes**

Speaker for item VIII (a)- Timothy Kerwin

b. 1205 Rutland Street- Houston Heights Historic District West

Staff recommendation: None

Commission action: Upheld the decision of the Houston Archeological and Historical Commission to deny a Certificate of Appropriateness for 1205 Rutland Street- Houston Heights Historic District West

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

Opposed: **Stein, Sikes, Zakaria**

Speaker for item VIII (b)- Timothy Kerwin

Item IX was taken out of order and addressed at this time.

IX. PLEASE EXCUSE THE ABSENCE OF COMMISSIONER BOHAN

Commissioner Bohan was present; therefore, no Commission action needed.

c. 1207 Rutland Street- Houston Heights Historic District West

Staff recommendation: None

Commission action: Upheld the decision of the Houston Archeological and Historical Commission to deny a Certificate of Appropriateness for 1207 Rutland Street- Houston Heights Historic District West

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

Opposed: **Stein and Subinsky**

Speaker for item VIII (c)- Timothy Kerwin

d. 409 Harvard Street- Houston Heights Historic District South

Staff recommendation: None

Commission action: Overturned the decision of the Houston Archeological and Historical Commission to deny a Certificate of Appropriateness for 409 Harvard Street- Houston Heights Historic District South

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

Speaker for item VIII (d) – Tina Han – support appeal

e. 544 Harvard Street- Houston Heights Historic District South

Staff recommendation: None

Commission action: Overturned the decision of the Houston Archeological and Historical Commission to deny a Certificate of Appropriateness for 544 Harvard Street- Houston Heights Historic District South

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

Speaker for item VIII (e) – Bill Riley – support appeal

f. 528 Highland Street- Woodland Heights Historic District

Staff recommendation: None

Commission action: Upheld the decision of the Houston Archeological and Historical Commission to deny a Certificate of Appropriateness for 528 Highland Street- Woodland Heights Historic District

Motion: **Stein** Second: **Subinsky** Vote: **Carries** Abstaining: **None**

Opposed: **Sikes**

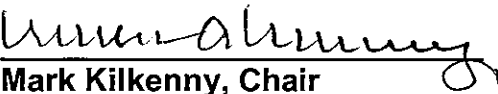
Speaker for item VIII (f) – Michael Czapski – support appeal

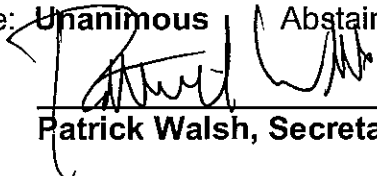
**X. PUBLIC COMMENT
NONE**

XI. ADJOURNMENT

There being no further business brought before the Chair, Mark Kilkenny adjourned the meeting at 6:25 p.m.

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


Mark Kilkenny, Chair


Patrick Walsh, Secretary