

Minutes of the Houston Planning Commission

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

April 2, 2015
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 2:34 p.m. with a quorum present.

Mark A. Kilkenney, Chair

M. Sonny Garza

Susan Alleman

Fernando Brave

Kenneth Bohan

Arrived at 2:43 p.m. during item I

Antoine Bryant

Lisa Clark

Algenita Davis

Truman C. Edminster III

James R. Jard

Paul R. Nelson

Linda Porrás-Pirtle

Mike Sikes

Martha Stein

Eileen Subinsky

Blake Tartt III

Absent

Shaukat Zakaria

Arrived at 2:41 p.m. during item I

Mark Mooney for

Commissioner James Noack

Clay Forister for

Left at 4:00 during item III

The Honorable Grady Prestage

Raymond Anderson for

The Honorable Ed Emmett

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 FEBRUARY 19, 2015 PLANNING COMMISSION MEETING MINUTES APPROVAL OF THE MARCH 19, 2015 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the February 19, 2015 and the March 5, 2015 Planning Commission meeting minutes.

Motion: **Clark** Second: **Bryant** Vote: **Carries** Abstaining: **Subinsky**
on February 19, 2015 minutes; Nelson, Sikes, and Porras-Pirtle on March 19, 2015 meeting minutes

I. PLANNING MATTERS: PRESENTATION ON HOUSTON BAYOU GREENWAYS PROJECT

The presentation was given by Roksan Okan-Vick.

II. PLATTING ACTIVITY (Consent items A and B, 1-120)

Items removed for separate consideration: **37, 38, 40, 41, 42, 48, 63, 71, 72, 76, and 85.**

Staff recommendation: Approve staff's recommendations for items **1 – 120** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 120** subject to the CPC 101 form conditions.

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

Commissioners Alleman and Edminster abstained and left the room.

Staff recommendation: Approve staff's recommendation to approve items **37, 38, 40, 41, 42, 48, 63, 71, 72, 76, and 85** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation to approve items **37, 38, 40, 41, 42, 48, 63, 71, 72, 76, and 85** subject to the CPC 101 form conditions.

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

Commissioners Alleman and Edminster returned.

C PUBLIC HEARINGS

121 Aldine Meadows partial replat no 2 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: **Garza** Second: **Sikes** Vote: **Unanimous** Abstaining: **None**

122 Braes Timbers 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: **Bryant** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

Items 123, 124, 125, and 126 were taken together at this time.

- 123 Kings Village North partial replat no 1 C3N 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: **Garza** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**
 Speaker for item 123-126: Mary Jones – opposed
- 124 Kings Village North partial replat no 2 C3N 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: **Clark** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**
- 125 Kings Village North partial replat no 3 C3N 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: **Sikes** Second: **Stein** Vote: **Unanimous** Abstaining: **None**
- 126 Kings Village North partial replat no 1 C3N 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: **Subinsky** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**
- 127 Massaad Group Addition replat no 1 C3N Approve**
partial replat no 1
 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: **Subinsky** Vote: **Unanimous** Abstaining: **None**
- 128 Scottcrest partial replat no 1 C3N Disapprove**
 Staff recommendation: Disapprove the plat.
 Commission action: Disapproved the plat.
 Motion: **Nelson** Second: **Garza** Vote: **Unanimous** Abstaining: **None**
 Speaker for item 128: Nick Buagie (sp) - opposed
- 129 Shady Acres Extension 3 partial replat no 6 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: **Clark** Vote: **Unanimous** Abstaining: **None**
- 130 Shamrock Manor 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: **Clark** Second: **Sikes** Vote: **Unanimous** Abstaining: **None**
- 131 Southgate Addition Sec no 3 replat no 1 C3N Defer**
partial replat no 3
 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: **Alleman** Vote: **Unanimous** Abstaining: **None**

132 Spring Branch Valley 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: **Garza** Second: **Davis** Vote: **Unanimous** Abstaining: **None**

133 Threlkeld Point 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: **Bryant** Second: **Davis** Vote: **Unanimous** Abstaining: **None**

134 Westheimer Estates partial replat no 5 C3N 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: **Bohan** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

135 Westlawn Terrace partial replat no 1 C3N 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: **Byrant** Second: **Subinsky** Vote: **Unanimous** Abstaining: **None**

136 Woodland Acres 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: **Edminster** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

137 Annunciation Orthodox School Campus C2R Approve
partial replat no 1
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: **Alleman** Vote: **Unanimous** Abstaining: **None**
Speaker for item 137: Richard Smith, Managing Engineer, Public Works and Engineering Department

138 Bonover Prestige Homes C3P Approve
Staff recommendation: Grant the requested variances to not extend Bonover Street nor terminate it with a cul-de-sac and to allow a shared driveway to not intersect with a public street at a 90 degree angle, but deny the variance to not widen the paving section on Bonover Street and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variances to not extend Bonover Street nor terminate it with a cul-de-sac and to allow a shared driveway to not intersect with a public street at a 90 degree angle, but deny the variance to not widen the paving section on Bonover Street and approve the plat subject to the CPC 101 form conditions
Motion: **Edminster** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

Commissioner Alleman abstained and left the room.

139 Bridgeland Cypress Fairbanks ISD Mason Road Multi School Site C2 Approve

Staff recommendation: Grant the requested variance to allow an excessive block length of 5700' along Mason Road and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the requested variance to allow an excessive block length of 5700' along Mason Road and approved the plat subject to the CPC 101 form conditions.

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

Commissioner Alleman returned.

140 Brookside GP GP Defer

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

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

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

141 BTU Solutions 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: **Clark** Second: **Sikes** Vote: **Unanimous** Abstaining: **None**

142 Crescent Island partial replat no 2 C2R Defer

Staff recommendation: Defer the plat for two weeks to allow time for Legal review of single family restrictions filed separately and to correct the name of the plat.

Commission action: Deferred the plat for two weeks to allow time for Legal review of single family restrictions filed separately and to correct the name of the plat.

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

143 Daharma C2 Approve

Staff recommendation: Grant the requested dual building line variance and approve the plat subject to the CPC 101 form conditions.

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

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

144 Foxwood Sec 14 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: **Alleman** Second: **Subinsky** Vote: **Unanimous** Abstaining: **None**

145 Post Oak School C2R Defer

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

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

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

146 Rosslyn Addition partial replat no 2 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: **Garza** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

147 Search Homeless Services C2 Approve
Staff recommendation: Grant the requested dual line variance of 4' along St. Emanuel Street for the new structure only with the remaining frontage on St. Emanuel subject to a 10' building line and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested dual line variance of 4' along St. Emanuel Street for the new structure only with the remaining frontage on St. Emanuel subject to a 10' building line and approved the plat subject to the CPC 101 form conditions.
Motion: **Bohan** Second: **Davis** Vote: **Unanimous** Abstaining: **None**

Items 148 and 149 were taken together at this time.

148 Tin Hall GP GP Approve
149 Tin Hall Sec 1 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: **Davis** Vote: **Unanimous** Abstaining: **None**

150 West at Grand Parkway GP GP Approve
Staff recommendation: Grant the variance to allow an excessive block length along all boundaries of the future West AT Grand Parkway Reserve, deny the variance to allow excessive block length along Peek Road in the northern section of the GP and approve the general plan subject to the CPC 101 form conditions.
Commission action: Granted the variance to allow an excessive block length along all boundaries of the future West AT Grand Parkway Reserve, deny the variance to allow excessive block length along Peek Road in the northern section of the GP and approved the general plan subject to the CPC 101 form conditions.
Motion: **Garza** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

E SPECIAL EXCEPTIONS

Items 151 and 152 are taken together at this time.

151 Enclave at Northpoint Sec 4 C3F Approve
152 Enclave at Northpoint Sec 5 C3F Approve
Staff recommendation: Grant the requested variance and approve the plats subject to the CPC 101 form conditions.
Commission action: Granted the requested variance and approved the plats subject to the CPC 101 form conditions.
Motion: **Clark** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

F RECONSIDERATION OF REQUIREMENTS

153 Galveston 84 Lumber

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: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

154 Ruthven Lofts

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 approve the plat subject to the CPC 101 form conditions.

Motion: **Davis**

Second: **Bohan**

Vote: **Unanimous**

Abstaining: **None**

Speaker for item 154: Richard Smith, Managing Engineer, Public Works and Engineering Department

155 Waterford Trails Sec 1

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: **Davis**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

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

G EXTENSIONS OF APPROVAL

156 Alexander Way at Fishers Heights

EOA

Approve

157 Barker Cypress Addition Sec 1

EOA

Approve

158 Bradbury Forest Drive Street Dedication
Sec 1

EOA

Approve

159 Cypress North Houston Business Park

EOA

Approve

160 Edwards Court

EOA

Approve

161 I Shine Express 8

EOA

Approve

162 Patton Myhre Sourcing LP

EOA

Approve

163 Rosa Plaza

EOA

Approve

164 Stone Creek Ranch Mound Road Street
Dedication Sec 1

EOA

Approve

H NAME CHANGES

NONE

I CERTIFICATES OF COMPLIANCE

NONE

Staff recommendation: Approve staff's recommendation for items 156-164.

Commission action: Approved staff's recommendation for items 156-164.

Motion: **Porras-Pirtle** Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

J ADMINISTRATIVE

NONE

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

Items 165 and 166 are taken together at this time.

165	1919 Bittercreek Drive	DPV	Approve
166	1923 Bittercreek Drive	DPV	Approve

Staff recommendation: Approve the requested variance to allow the single family residence to be built at the zero foot building line.

Commission action: Approved the requested variance to allow the single family residence to be built at the zero foot building line.

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

167	4514 Orange Street	DPV	Approve
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Staff recommendation: Approve the requested variance to allow a 10' rear building line on a major thoroughfare.

Commission action: Approved the requested variance to allow a 10' rear building line on a major thoroughfare.

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

III. ESTABLISH A PUBLIC HEARING DATE OF April 30, 2015 for:

- a. Braes Heights Addition Sec 10 partial replat no 2**
- b. Lakeview Homes Addition partial replat no 1**
- c. Long Point Woods partial replat no 1**
- d. Piney Point Estates partial replat no 5**
- e. Plainview Second Addition partial replat no 6**
- f. Shady Acres Extension no 3 partial replat no 7**
- g. Spectrum Plaza**
- h. Washington Terrace partial replat no 2**

Staff recommendation: Establish a public hearing date of April 30, 2015 for items **II a-h**.

Commission action: Established a public hearing date of April 30, 2015 for items **II a-h**.

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

Commission Chair Mark Kilkenny left and Vice Chair Sonny Garza began chairing the meeting at this time.

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

Staff recommendation: Defer for two weeks at the request of Councilmember Dwight Boykins to allow time for the neighborhood to be informed about the proposed changes.

Commission action: Deferred for two weeks at the request of Councilmember Dwight Boykins to allow time for the neighborhood to be informed about the proposed changes.

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

Speaker for item IV: Kendrick Wright, applicant – supportive; Martha A. Whiting- Goddard – opposed

V. CONSIDERATION OF A LANDSCAPE VARIANCE FOR A PROPERTY LOCATED AT 9690 WEST WINGFOOT ROAD (STARPARK WAREHOUSE)

Staff recommendation: Defer the application for two weeks to allow time for the applicant to meet with staff and provide more information.

Commission action: Deferred the application for two weeks to allow time for the applicant to meet with staff and provide more information.

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

VI. CONSIDERATION OF A HOTEL MOTEL VARIANCE FOR A RESIDENCE INN LOCATED AT 7807 KIRBY DRIVE.

Staff recommendation: Deny the requested variance.

Commission action: Denied the requested variance.

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

Speakers for item VI: Caroline Ordener, applicant and Stephen Woods - supportive

VII. Public Hearing and Consideration of a Special Minimum Lot Size Area Application for Brook-Woods Estates and Shell Mangum

Staff recommendation: Approve the Special Minimum Lot Size Area Application for Brook-Woods Estates and Shell Mangum and forward to City Council.

Commission action: Approved the Special Minimum Lot Size Area Application for Brook-Woods Estates and Shell Mangum and forwarded to City Council.

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

VIII. Public Hearing and Consideration of a Special Minimum Lot Size Area Application for Lindale Park Subdivision, Sections 1, 2, and 3

Staff recommendation: Approve the Special Minimum Lot Size Area Application for Lindale Park Subdivision, Sections 1, 2, and 3 and forward to City Council.

Commission action: Approved the Special Minimum Lot Size Area Application for Lindale Park Subdivision, Sections 1, 2, and 3 and forwarded to City Council.

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

Speakers for item VIII: Gwyn Guidry and Virginia Duke - supportive

IX. PLEASE EXCUSE THE ABSENCES OF COMMISSIONERS NELSON AND PORRAS-PIRTLE

Commissioners Nelson and Porras-Pirtle were present so no action needed.

**X. PUBLIC COMMENT
NONE**

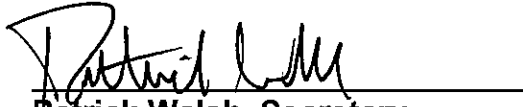
XI. ADJOURNMENT

There being no further business brought before the Commission, Vice Chair, Sonny Garza adjourned the meeting at 4:40 p.m.

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



Mark Kilkeny, Chair



Patrick Walsh, Secretary