

Minutes of the Houston Planning Commission

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

January 8, 2015
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 2:38 p.m. with a quorum present.

Mark A. Kilkenny, Chair
M. Sonny Garza
Susan Alleman
Keiji Asakura
Fernando Brave
Kenneth Bohan
Antoine Bryant
Lisa Clark
Truman C. Edminster III
James R. Jard
Paul R. Nelson
Linda Porrás-Pirtle
Algenita Davis
Mike Sikes
Martha Stein
Eileen Subinsky
Blake Tartt III
Shaukat Zakaria
Mark Mooney for
James Noack
Clay Forister for
The Honorable Grady Prestage
Raymond Anderson for
The Honorable Ed Emmett

Arrived at 3:46 p.m. during item IV

Absent

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 DECEMBER 18, 2014 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the December 18, 2014 Planning Commission meeting minutes with change that Commissioner Forister was present at the meeting.

Motion: **Porras-Pirtle** Second: **Bryant** Vote: **Carries** Abstaining: **Bohan, Edminster, Subinsky, and Tartt**

I. PRESENTATION ON THE STATUS OF THE GENERAL PLAN AND PROPOSED AMENDMENTS TO CHAPTER 33 OF THE CODE OF ORDINANCES

Jennifer Ostlind, Division Manager, Planning and Development Department gave the presentation on the status of the General Plan and proposed amendments to Chapter 33 of the Code of Ordinances.

II. PLATTING ACTIVITY (Consent items A and B, 1-98)

Item **65** was taken separately to allow for speakers. Items removed for separate consideration: **16, 29, 36, 51, 52, 60, and 61.**

Staff recommendation: Approve staff's recommendations for items **1 – 98** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 98** subject to the CPC 101 form conditions.

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

Commissioners Alleman, Anderson, and Edminster abstained and left the room.

Staff recommendation: Approve staff's recommendation to approve items **16, 29, 36, 51, 52, 60, and 61** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation to approve items **16, 29, 36, 51, 52, 60, and 61** subject to the CPC 101 form conditions.

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

Commissioners Alleman, Anderson, and Edminster returned.

Item 65 was taken at this time.

65 Buck Street Place 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: **Jard** Second: **Tartt** Vote: **Unanimous** Abstaining: **None**

Speaker for item 65: Sheila Torry – undecided

C PUBLIC HEARINGS

99 Bayou Fifth 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: **Edminster** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

- 100 Bayou Fifth Sec 2 C3N 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: **Bryant** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
- 101 Bayou Fifth Sec 3 C3N 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: **Nelson** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
Speaker for item 101: Willie Brown - undecided
- 102 Lamar Terrace 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: **Porras-Pirtle** Second: **Sikes** Vote: **Unanimous** Abstaining: **None**
- 103 Pine Terrace 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: **Garza** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**
Speaker for item 103: Thomas Massey - undecided
- 104 Rayford Ridge Sec 1 partial replat no 1 C3N Defer**
Staff recommendation: Defer the plat for two weeks for further study and legal review of separately filed deed restrictions.
Commission action: Deferred the plat for two weeks for further study and legal review of separately filed deed restrictions.
Motion: **Tartt** Second: **Bohan** Vote: **Unanimous** Abstaining: **None**
- 105 Rocking Ranch 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: **Subinsky** Vote: **Unanimous** Abstaining: **None**
- 106 Shady Acres Extension no 3 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: **Alleman** Vote: **Unanimous** Abstaining: **None**
- 107 Shadyvilla Addition no 1 Annex 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: **Tartt** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

Commissioners Alleman and Edminster abstained and left the room.

108 Towne Lake Sec 15 partial replat no 2 C3N Approve
partial replat no 1

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**

Commissioners Alleman and Edminster returned.

109 Winfield Lakes Sec 17 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: **Forster** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

110 Ahmed Realty C2R Approve

Staff recommendation: Approve the plat subject to the CPC 101 form conditions.

Commission action: Approve the plat subject to the CPC 101 form conditions.

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

Commissioner Alleman abstained and left the room.

111 Ardmore Court C3R 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: **Porras-Pirtle** Second: **Tartt** Vote: **Carries** Abstaining: **None**
Opposed: **Bryant**

Commissioner Alleman returned.

112 Cottage Grove Green Sec 1 C3P Approve

Staff recommendation: Grant the requested variances and approve the plat subject to the CPC 101 form conditions.

Commission action: Grant the requested variances and approved the plat subject to the CPC 101 form conditions.

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

113 Dowling Green C2R Approve

Staff recommendation: Defer the plat for two weeks to allow applicant time to submit revised information by noon next Wednesday.

Commission action: Deferred the plat for two weeks to allow applicant time to submit revised information by noon next Wednesday.

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

- 114 Fall Creek GP** **GP** **Approve**
Staff recommendation: Defer the plat for two weeks to allow staff time to discuss this project with Harris County Engineer's Office.
Commission action: Deferred the plat for two weeks to allow staff time to discuss this project with Harris County Engineer's Office.
Motion: **Alleman** Second: **Subinsky** Vote: **Unanimous** Abstaining: **None**
- 115 Fore Washington Apartments** **C2R** **Approve**
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: **Jard** Vote: **Unanimous** Abstaining: **None**
- 116 Jacintoport Industrial GP** **GP** **Approve**
Staff recommendation: Grant the requested variance and approve the general plan subject to the CPC 101 form conditions.
Commission action: Granted the requested variance and approved the general plan subject to the CPC 101 form conditions.
Motion: **Garza** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
- 117 Komorebi Court** **C2R** **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 approve the plat subject to the CPC 101 form conditions.
Motion: **Bryant** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**
- 118 Louetta Mini Storage** **C2** **Withdraw**
- 119 Sanctuary at Valley Oaks** **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 approve the plat subject to the CPC 101 form conditions.
Motion: **Tartt** Second: **Bohan** Vote: **Unanimous** Abstaining: **None**
- 120 Spring Cypress at Louetta Apartments** **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: **Clark** Second: **Bryant** Vote: **Carries** Abstaining: **None**
Opposed: **Subinsky**
- 121 Spring Ridge Office Condominiums** **C2** **Defer**
Staff recommendation: Defer the plat for two weeks to allow applicant time to submit revised information.
Commission action: Deferred the plat for two weeks to allow applicant time to submit revised information.
Motion: **Jard** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

122 Uvalde Meadows 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 approve the plat subject to the CPC 101 form conditions.
Motion: **Subinsky** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

123 West Road Extension and Reserve C3P Approve
Staff recommendation: Grant the requested reduced centerline radius of 1,599 feet along this portion of West Road and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested reduced centerline radius of 1,599 feet along this portion of West Road and approve the plat subject to the CPC 101 form conditions.
Motion: **Bohan** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**

E SPECIAL EXCEPTIONS NONE

124 Azalea District Sec 3 C3P Defer
Staff recommendation: Defer the plat for two weeks to allow applicant time to submit revised information.
Commission action: Deferred the plat for two weeks to allow applicant time to submit revised information.
Motion: **Mooney** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

Commissioner Edminster abstained and left the room.

125 Towne Lake Greene Sec 5 C3P 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: **Alleman** Vote: **Unanimous** Abstaining: **None**

Commissioner Edminster returned.

F RECONSIDERATION OF REQUIREMENTS

126 Greenhouse Road Apartments C3F Defer
Staff recommendation: Defer the plat for two weeks to allow applicant time to submit revised information.
Commission action: Deferred the plat for two weeks to allow applicant time to submit revised information.
Motion: **Alleman** Second: **Tartt** Vote: **Unanimous** Abstaining: **None**

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

G EXTENSIONS OF APPROVAL

127 Boudreaux Lakes	EOA	Approve
128 Bridgeland Hidden Creek Sec 21	EOA	Approve
129 Bridgeland Hidden Creek Sec 22	EOA	Approve
130 Ella Reserves	EOA	Approve
131 Shops at Mason Creek	EOA	Approve

**H NAME CHANGES
NONE**

**I CERTIFICATES OF COMPLIANCE
NONE**

Staff recommendation: Approve staff's recommendation for items **127-131**.

Commission action: Approved staff's recommendation for items **127-131**.

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

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

132 1035 Herkimer Street DPV Approve

Staff recommendation: Approve the requested variance.

Commission action: Approved the requested variance.

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

III. ESTABLISH A PUBLIC HEARING DATE OF FEBRUARY 5, 2015 for:

a. **Colina Homes on West 24th Street replat no 1**

b. **Harvard Center**

c. **Honeycomb Ridge Replat no 1**

d. **Shps at Cinco Spring Green**

e. **Treviso replat no 1**

f. **Town Lake sec 32 partial no 1**

g. **Woodland Heights partial replat no 3**

Staff recommendation: Establish a public hearing date of February 5, 2015 for items **III a-g**.

Commission action: Established a public hearing date of February 5, 2015 for items **III a-g**.

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

Agenda items IV and VII are taken together at this time.

**IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY
LOCATED AT 7504 BISSONNET STREET (SHARPSTOWN HIGH)**

**VII. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY
LOCATED AT 1101 QUIEMAN STREET (JEFF DAVIS HIGH)**

Staff recommendation: Grant the requested parking variances.

Commission action: Granted the requested parking variances.

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

Agenda item VI was taken out of order and acted on at this time.

**VI. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE LOCATED AT 520
MERCER DRIVE (FURR HIGH SCHOOL)**

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

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

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

V. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 3815 GULF FREEWAY (EARL HATCHER COMMONS)

Staff recommendation: Approve the requested off street parking variance to allow 79 vehicle parking spaces instead of the required 141 spaces.

Commission action: Approve the requested off street parking variance to allow 79 vehicle parking spaces instead of the required 141 spaces.

Motion: **Alleman** Second: **Subinsky** Vote: **Carries** Abstaining: **None**
Opposed: **Garza**

VIII. Consideration of the Appeal of the Decision of the Houston Archaeological and Historical Commission on November 20, 2014 for a Certificate of Appropriateness for 605 Courtlandt St/3500 White Oak Drive – Houston Heights Historic District South

Staff recommendation: No recommendation given.

Commission action: Overturned the decision of the Houston Archaeological and Historical Commission to deny a Certificate of Appropriateness for 605 Courtlandt St/3500 White Oak Drive – Houston Heights Historic District South

Motion: **Zakaria** Second: **Subinsky** Vote: **Carries** Abstaining: **None**
Opposed: **Garza, Edminster, Brave, Asakura, Porras-Pirtle, Alleman**

Speaker for item VIII- Tim Kirwin, applicant

IX. Consideration of the Appeal of the Decision of the Houston Archaeological and Historical Commission on December 17, 2014 for a Certificate of Appropriateness for 504 Avondale Street- Avondale West Historic District

Staff recommendation: No recommendation given.

Commission action: Overturned the decision of the Houston Archaeological and Historical Commission to deny a Certificate of Appropriateness for 504 Avondale Street- Avondale West Historic District

Motion: **Porras-Pirtle** Second: **Edminster** Vote: **Carries** Abstaining: **Brave**
Opposed: **Garza, Bohan, Asakura, Alleman**

Speaker for item IX: Mike Alexander, owner

X. Consideration of the Appeal of the Decision of the Houston Archaeological and Historical Commission on December 17, 2014 for a Certificate of Appropriateness for 734 Arlington Street- Houston Heights Historic District South

Staff recommendation: No recommendation given.

Commission action: Overturned the decision of the Houston Archaeological and Historical Commission to deny a Certificate of Appropriateness for 734 Arlington Street- Houston Heights Historic District South

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

Speaker for item X: Dave Seeburger, owner

XI. Please excuse the absences of Commissioners Asakura, Bohan, and Edminster
Commissioners Asakura, Bohan, and Edminster were present; therefore, no commission action needed.

XII. PUBLIC COMMENT
NONE

XIII. ADJOURNMENT

There being no further business brought before the Chair, Mark Kilkenny adjourned the meeting at 5:01 p.m.

Motion: **Clark**

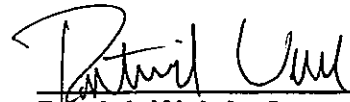
Second: **Zakaria**

Vote: **Unanimous**

Abstaining: **None**



Mark Kilkenny, Chair



Patrick Walsh, Secretary