

Minutes of the Houston Planning Commission

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

October 17, 2013
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 2:42 p.m. with a quorum present.

Mark A. Kilkenny, Chair

M. Sonny Garza

Susan Alleman

Keiji Asakura

Fernando Brave

Kenneth Bohan

Antoine Bryant

Absent

Lisa Clark

Left at 3:55 p.m. during item #126

Brandon Dudley

Absent

Truman C. Edminster III

James R. Jard

Paul R. Nelson

Linda Porrás-Pirtle

Algenita Davis

Martha Stein

Eileen Subinsky

Blake Tart III

Absent

Shaukat Zakaria

Mark Mooney for

Left at 4:41 p.m. during items V and VI

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 Marlene Gafrick, Director, Planning and Development Department.

APPROVAL OF THE OCTOBER 3, 2013 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the October 3, 2013 Planning Commission meeting minutes.

Motion: **Clark** Second: **Asakura** Vote: **Carries** Abstaining: **Brave, Garza, Nelson, Porras-Pirtle and Subinsky**

I. PLATTING ACTIVITY (Consent items A and B, 1- 88)

Items removed for separate consideration: **16 and 31**

Staff recommendation: Approve staff's recommendations for items **1 – 88** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 88** subject to the CPC 101 form conditions.

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

Commissioners Anderson and Edminster abstained and left the room.

Staff recommendation: Approve staff's recommendations for items **16 and 31** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **16 and 31** subject to the CPC 101 form conditions.

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

Commissioners Anderson and Edminster returned.

C PUBLIC HEARINGS

89 Canyon Lakes at Spring Trails Sec 1 C3N Approve
partial replat no 1 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: **Mooney** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**

Speakers for item 89: Matthew Winston and Jeremy Durocher – opposed

90 Canyon Lakes at Spring Trails Sec 1 partial C3N Approve
replat no 2 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: **Mooney** Vote: **Unanimous** Abstaining: **None**

Speaker for item 90: Justin Rameriz – undecided

91 Hermann Park 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: **Clark** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**

- 92 Langston 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: **Bohan** Second: **Garza** Vote: **Unanimous** Abstaining: **None**
- 93 Meadow Creek Gardens replat no 1 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**
- 94 Melody Oaks partial replat no 4 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: **Subinsky** Vote: **Unanimous** Abstaining: **None**
- 95 Melody Oaks partial replat no 5 C3N 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: **Garza** Second: **Davis** Vote: **Unanimous** Abstaining: **None**
- 96 Rutland Park Addition Partial Replat No. 3 C3N Defer**
 Staff recommendation: Defer the plat for two weeks for Chapter 42 Standards
 Commission action: Deferred the plat for two weeks for Chapter 42 Standards
 Motion: **Edminster** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**
- 97 Westover partial replat no 1 C3N Withdrawn**
98 Whispering Pines Estates partial replat no 3 C3N Withdrawn
 Staff recommendation: Withdraw the plats and establish a public hearing date of November 14, 2013.
 Commission action: Withdrew the plats and established a public hearing date of November 14, 2013.
 Motion: **Clark** Second: **Garza** Vote: **Unanimous** Abstaining: **None**
- 99 Whispering Pines Estates partial replat no 4 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: **Bohan** Second: **Subinsky** Vote: **Unanimous** Abstaining: **None**
- 100 Woodland Heights 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: **Davis** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

- 101 Buffalo Studios 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: **Asakura** Second: **Davis** Vote: **Unanimous** Abstaining: **None**

Items 102, 104, 105, 106, 112, 113, 115, 116, 117 and 118 were taken together at this time with staff requesting a two week deferral on all items.

102	BV Louetta	C3P	Defer
104	Cinco Ranch Northwest GP	GP	Defer
105	Cottages at Spring Branch Creek	C3P	Defer
106	Durham Complex	C2R	Defer
112	Irish Pub Kenneallys	C2R	Defer
113	Kitzman Tract GP	GP	Defer
115	Northgate Town Plaza	C2R	Defer
116	Silver Ranch GP	GP	Defer
117	Splash Detail Replat No. 1	C2R	Defer
118	Teran Estate	C2	Defer

Staff recommendation: Defer the plats for two weeks for the reasons stated.

Commission action: Deferred the plats for two weeks for the reasons stated.

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

103 Carnegie Oaks at Westmoreland **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: **Asakura** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**

107 Hardy Center North **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: **Jard** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**

108 Hardy Center South **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: **Garza** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**

109 Harper Woods **C3P** **Approve**

Staff recommendation: Grant the requested variance to allow 1) a 0' building setback for lots having vehicular access from the rear via private alleys 2) to allow four lots to have their required frontage on a courtyard adjacent to a 50' PAE rather than a public street and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the requested variance to allow 1) a 0' building setback for lots having vehicular access from the rear via private alleys 2) to allow four lots to have their required frontage on a courtyard adjacent to a 50' PAE rather than a public street and approved the plat subject to the CPC 101 form conditions.

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

110 HCMUD No 406 Detention Pond No 3 C2 Approve
Staff recommendation: Grant the requested 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: **Clark** Vote: **Unanimous** Abstaining: **None**

111 Houston Armature Works East C2R Approve
Staff recommendation: Grant the requested 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: **Alleman** Vote: **Unanimous** Abstaining: **None**

114 Meldrum Commercial Reserve C2R Defer
Staff recommendation: Defer the plats for two weeks for Chapter 42 planning standards.
Commission action: Deferred the plats for two weeks for Chapter 42 planning standards.
Motion: **Garza** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**
Speaker for item 114: Harry Lawson – opposed

119 Villas at Yale Square C2R Defer
Staff recommendation: Deny the requested variance and disapprove the plat.
Commission action: Deferred the plats for two weeks to allow applicant time to submit revised information by next Wednesday.
Motion: **Jard** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**
Speaker for item 119: Rick Grothues - support

120 Woodlands Creekside Park Village Center C2R Approve
replat no 1
Staff recommendation: Grant the requested 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: **Zakaria** Vote: **Unanimous** Abstaining: **None**

**E SPECIAL EXCEPTIONS
NONE**

F RECONSIDERATION OF REQUIREMENTS

121 Gateway Northwest Business Park C2R Approve
Staff recommendation: Grant the requested special exception and approve the plat subject to the CPC 101 form condition.
Commission action: Granted the requested special exception and approve the plat subject to the CPC 101 form conditions.
Motion: **Clark** Second: **Subinsky** Vote: **Unanimous** Abstaining: **None**

Commissioner Alleman abstained and left the room.

122 Grand Crossing replat no 1

C3R

Approve

Staff recommendation: Grant the requested reconsideration of requirement with variance request and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the requested reconsideration of requirement with variance request and approve the plat subject to the CPC 101 form conditions.

Motion: **Stein**

Second: **Bohan**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Alleman returned.

123 Oderco Inc.

C2

Approve

Staff recommendation: Grant the requested reconsideration of requirement with variance request and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the requested reconsideration of requirement with variance request and approve the plat subject to the CPC 101 form conditions.

Motion: **Mooney**

Second: **Nelson**

Vote: **Unanimous**

Abstaining: **None**

**G ADMINISTRATIVE
NONE**

H DEVELOPMENT PLAT VARIANCE

124 1134 Bayland Ave

DPV

Approve

Staff recommendation: Defer the plat for two weeks to allow the applicant time to coordinate with the City Engineer's Office.

Commission action: Deferred the plat for two weeks to allow the applicant time to coordinate with the City Engineer's Office.

Motion: **Davis**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

125 418 Clifton Street

DPV

Approve

Staff recommendation: Grant the requested variance.

Commission action: Granted the requested variance.

126 1611 Colquit

DVP

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: **Bohan**

Second: **Davis**

Vote: **Unanimous**

Abstaining: **None**

Speakers for item 126: Mary Lou Henry – applicant; Carl Jarvis, Margo King, Floyd Cowart, Tom Wylie, Garth Whittington and Evan Hight – supportive; Joanna Spires - opposed

127 1346 Harvard Street

DPV

Approve

Staff recommendation: Grant the requested variance.

Commission action: Granted the requested variance.

Motion: **Garza**

Second: **Brave**

Vote: **Unanimous**

Abstaining: **None**

Speaker for item 127: Rich Brown – supportive

128 750 Tuam Street **DPV** **Approve**
 Staff recommendation: Grant the requested variances and approve the plat.
 Commission action: Granted the requested variances and approved the plat.
 Motion: **Subinsky** Second: **Porras-Pirtle** Vote: **Unanimous** Abstaining: **None**

129 548 W 24th Street **DPV** **Approve**
 Staff recommendation: Grant the requested variance subject to requiring a minimum 5' wide sidewalk along both public streets and two 3" caliper street trees.
 Commission action: Granted the requested variance subject to requiring a minimum 5' wide sidewalk along both public streets and two 3" caliper street trees.
 Motion: **Asakura** Second: **Brave** 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

130 22278 E Martin Drive **COC** **Approve**
131 25285 Ravenglen Drive **COC** **Approve**
132 24174 Lilac Way **COC** **Approve**

J EXTENSIONS OF APPROVAL AND NAME CHANGES

133 Bridgeland East Creekside Bend Drive **EOA** **Approve**
from Hidden Pass Drive to Larrison Creek
Circle STD
134 Bridgeland Josey Ranch Road and Hidden **EOA** **Approve**
Pass Drive STD
135 Vu Business Park Subdivision **EOA** **Approve**
136 Houston Heights partial replat no 9 **Approve**
 (prev. East 22nd Street Homes)

Staff recommendation: Approve staff's recommendation for items **130-136**.

Commission action: Approved staff's recommendation for items **130-136**.

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

II. ESTABLISH A PUBLIC HEARING DATE OF NOVEMBER 14, 2013

- a. **Balconies of Bomar partial replat no 2**
- b. **Cypress Hill MUD no 1 Water Plant no 2 Extension**
- c. **Derloc Addition partial replat no 2**
- d. **Lanier Place partial replat no 1**
- e. **Museum Park Austin Street replat no 1**
- f. **Oak Park Ridge Sec 3 partial replat no 1**
- g. **Plainview Second Addition partial replat no 3**
- h. **Settlers Village Sec 1 partial replat no 1**
- i. **Sunset Heights Place Sec 2 replat no 1 partial replat no 1**
- j. **Sunset Heights Place Sec 4 partial replat no 1**

Staff recommendation: Establish a public hearing date of November 14, 2013 for items **II a-j**.

Commission action: Established a public hearing date of November 14, 2013 for items **II a-j**.

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

III. CONSIDERATION OF A LANDSCAPE VARIANCE FOR A PROPERTY LOCATED AT 4103 COOK ROAD

Staff recommendation: Defer the plat for two weeks to allow time for further study and review as well as submittal of a revised site plan.

Commission action: Deferred the plat for two weeks to allow time for further study and review as well as submittal of a revised site plan.

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

IV. CONSIDERATION OF A HOTEL/MOTEL VARIANCE FOR A PROPERTY LOCATED ON WEST SAM HOUSTON PARKWAY

Staff recommendation: Grant the requested variance subject to providing an access easement agreement.

Commission action: Granted the requested variance subject to providing an access easement.

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

Agenda items IX and X were out of order together and addressed at this time.

IX. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR THE 2400 BLOCK OF BINZ STREET (NORTH AND SOUTH SIDES)

X. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM BUILDING LINE BLOCK APPLICATION FOR 2400 BLOCK OF BINZ STREET (NORTH AND SOUTH SIDES)

Staff recommendation: Approve the Special Minimum Lot Size Block Application and the Special Minimum Building Line Block Application for the 2400 block of Binz Street (north and south sides) and forward to City Council for approval.

Commission action: Approved the Special Minimum Lot Size Block Application and the Special Minimum Building Line Block Application for the 2400 block of Binz Street (north and south sides) and forwarded to City Council for approval.

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

Speakers for items IX and X: Councilmember Wanda Adams, District D, Jolanda Jones, Jon Meyers, and Jacqueline Smith – supportive; Odin Cliff – no position stated

Agenda items V and VI were taken together at this time.

V. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR THE 2700 BLOCK OF YUPON STREET (EAST SIDE)

VI. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM BUILDING LINE BLOCK APPLICATION FOR THE 2700 BLOCK OF YUPON STREET (EAST SIDE)

Staff recommendation: Approve the Special Minimum Lot Size Block Application and the Special Minimum Building Line Block Application for the 2700 block of Yupon Street (east side)

Commission action: Approved the Special Minimum Lot Size Block Application and the Special Minimum Building Line Block Application for the 2700 block of Yupon Street (east side) and forwarded to City Council for approval.

Speakers for items V and VI- Kathryn Peek and Ken Wright – supportive; Andrew Kaldis - opposed

Agenda items VII and VIII were taken together at this time.

VII. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR THE 200-400 BLOCK OF GALE STREET (NORTH AND SOUTH SIDES)
VIII. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM BUILDING LINE BLOCK APPLICATION FOR THE 200-400 BLOCK OF GALE STREET (NORTH AND SOUTH SIDES)

Staff recommendation: Approve the Special Minimum Lot Size Block Application and the Special Minimum Building Line Block Application for the 200-400 block of Gale Street (north and south sides)
Commission action: Approved the Special Minimum Lot Size Block Application and the Special Minimum Building Line Block Application for the 200-400 block of Gale Street (north and south sides)

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

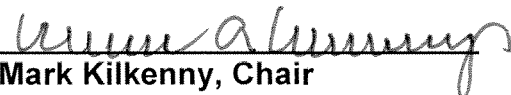
Speakers for items VII and VIII- Senator Sylvia Garcia, Councilmember Edward Gonzalez, District H, Gwyn Guidry, Diana Lerma, Brandy Steagall, Ariana Campos, Hugo Ortega, Karissa Gutierrez, Kathleen A. Gutierrez, Virginia Duke, and Sylvia Cavazos – supportive; Richard Rothfelder - opposed

XI. PUBLIC COMMENT
NONE

XII. ADJOURNMENT

There being no further business brought before the Commission Chair, Mark Kilkenny adjourned the meeting at 5:17 p.m.

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



Mark Kilkenny, Chair



Marlene Gafrick, Secretary