

Minutes of the Houston Planning Commission

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

August 20, 2015
Meeting to be held in
Council Chambers, Public Level, City Hall Annex
2:30 p.m.

Call to order

Chair, Mark A. Kilkenny called the meeting to order at 2:38 p.m. with a quorum present.

Mark A. Kilkenny, Chair

M. Sonny Garza

Susan Alleman

Fernando Brave

Absent

Kenneth Bohan

Absent

Antoine Bryant

Lisa Clark

Algenita Davis

Truman C. Edminster III

James R. Jard

Paul R. Nelson

Linda Porrás-Pirtle

Absent

Shafik Rifaat

Pat Sanchez

Absent

Mark Sikes

Absent

Martha Stein

Eileen Subinsky

Arrived at 2:40 during item I

Shaukat Zakaria

Mark Mooney for

Absent

Honorable James Noack

Clay Foriester for

The Honorable Grady Prestage

Raymond Anderson for

Left at 5:56 pm during item VI

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 AUGUST 6, 2015 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the August 6, 2015 Planning Commission meeting minutes.

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

I. PUBLIC HEARING AND CONSIDERATION OF PLAN HOUSTON.

Presentation of the City of Houston General Plan known as Plan Houston was presented by Jennifer Ostlind, Deputy Assistance Director, Planning and Development Department. Commission action: Approved the City of Houston General Plan known as Plan Houston and forwarded to City Council.

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

Speakers: Council Member David Robertson, David Crosly and Ashley Grave – HISD supportive

II. OVERVIEW OF HISD's BOND Program RELATIVE TO RECENT AND PROPOSED PARKING VARIANCES.

Presentation was given by Kedrick Wright with HISD.

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

Items removed for separate consideration: 6, 39, 52, 63, 65, and 67.

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

Commissioner Alleman, Clark, and Edminster recused themselves and left the room

Staff recommendation: Approve staff's recommendation to approve items **6, 52, 63, 65 and 67** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation to approved items **6, 52, 63, 65, and 67** subject to the CPC 101 form conditions.

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

Commissioner Alleman, Clark and Edminster returned.

Agenda item 39 was taken later in the meeting.

C- Public Hearings

97 Amended Golfcrest Addition C3N Approve
partial replat no 3

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

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

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

- 98 Carverdale Sec 2 partial replat no 1 C3N Deny**
 Staff recommendation: Disapprove the plat.
 Commission action: Disapproved the plat.
 Motion: **Garza** Second: **Rifaat** Vote: **Unanimous** Abstaining: **None**
- 99 Cherryhurst 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: **Nelson** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**
- 100 City View Flats on Austin Street 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: **Edminster** Second: **Garza** Vote: **Unanimous** Abstaining: **None**
- 101 Fall Creek Sec 21 replat no 1 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: **Jard** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**
- 102 HISD Jack Yates High School 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: **Bryant** Second: **Davis** Vote: **Unanimous** Abstaining: **None**
 Speakers:; Alvin Roy, opposed; Arva Howard – City of Houston Legal Department.
- 103 Interfield Business Park C3N Defer**
 replat no 1
 Staff recommendation: Defer the plat for two weeks additional information is required.
 Commission action: Deferred the plat for two weeks additional information is required.
 Motion: **Garza** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
- 104 Memas C3N Defer**
 Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
 Commission action: Deferred the plat for two weeks, additional information is required.
 Motion: **Edminster** Second: **Jard** Vote: **Unanimous** Abstaining: **None**
- 105 Tricons Cramford Street Estates C3N Approve**
 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: **Alleman** Second: **Rifaat** Vote: **Unanimous** Abstaining: **None**
- 106 West Court 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: **Bryant** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

107 Westhaven Villas Sec 1 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: **Clark** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

108 Westview Terrace 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: **Rifaat** Vote: **Unanimous** Abstaining: **None**

D – Variances

Commissioner Edminster recused himself and left the room.

109 Atascocita Trace Sec 5 C3P Approve

Staff recommendation: Deny the requested variance and approve the plat subject to providing COS at C3F submittal.

Commission action: Approved the requested variance and approved the plat subject to the CPC 101 conditions.

Motion: **Clark** Second: **Subinsky** Vote: **Carries** Opposed: **Garza**

Speaker: Christopher Browne, applicant - supportive.

Commissioner Edminster returned.

110 Audubon Place partial replat no 3 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: **Edminster** Second: **Rifaat** Vote: **Unanimous** Abstaining: **None**

111 Balmoral Lift Station no 1 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: **Garza** Second: **Clark** Vote: **Unanimous** Opposed: **None**

Items 112 and 113 were taken together at this time.

112 Creekside Ranch Sec 4 C3P Defer

113 Creekside Ranch Sec 5 C3P 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: **Garza** Vote: **Unanimous** Abstaining: **None**

114 Ella Reserve C2 Approve

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

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

Motion: **Anderson** Second: **Zakaria** Vote: **Carries** Opposed: **Subinsky**
Speaker: Gerald Grissom, applicant and Fred Mathis, Harris County - supportive.

115 Grand Mission Estates Water Plant no 3 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: **Forister** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

116 International Tech Park GP GP Defer

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

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

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

117 New Life Marine Services C2 Defer

Staff recommendation: Defer the plat for two weeks for further study and review and at the request of Council Member Green's office.

Commission action: Deferred the plat for two weeks for further study and review and at the request of Council Member Green's office.

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

118 Prince of Peace Catholic Community Sec 1 replat no 1 and extension C2R Approve

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

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

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

119 Southmore Addition Sec 1 Outlot 109 partial replat no 1 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: **Bryant** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**
Speakers: Mary L. Henry, applicant - supportive; Kathleen O'Reily and Margaret Ellison - opposed.

Commissioner Edminster recued himself and left the room.

120 Treviso Gardens 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: **Anderson** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

Commissioner Edminster returned.

121 UH Student Housing and Retail Center C2R Defer
Staff recommendation: Defer the plat for two weeks additional information is required.
Commission action: Deferred the plat for two weeks additional information is required.
Motion: **Edminster** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

E – Special Exceptions
NONE

F – Reconsideration of Requirements

122 Friendswood Self Storage 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: **Anderson** Vote: **Unanimous** Abstaining: **None**

123 Greenwood Addition 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: **Alleman** Second: **Anderson** Vote: **Unanimous** Abstaining: **None**

124 Nijadhar Development C3R Approve
Staff recommendation: Grant the requested variance and approve the plat subject to CPC 101 form conditions.
Commission action: Granted the requested variance and approved the plat subject to CPC 101 form conditions.
Motion: **Forister** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

Commissioner Alleman recused herself and left the room.

125 Woodlands Creekside Park West C3P Approve
Sec 38
Staff recommendation: Grant the requested variance and approve the plat subject to CPC 101 form conditions.
Commission action: Granted the requested variance and approved the plat subject to CPC 101 form conditions.
Motion: **Rifaat** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**

Commissioner Alleman returned.

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

G EXTENSIONS OF APPROVAL

126 Annunciation Greek EOA Approve
Orthodox Cathedral
127 Champion Rentals EOA Approve

128	Crosby High School Sec 1	EOA	Approve
129	Hanover River Oaks	EOA	Approve
130	Haven at Highland Knolls	EOA	Approve
131	Imperial Trace Sec 3	EOA	Approve
132	Lawrence Park Villas	EOA	Approve
133	River Oaks District Westcreek Westheimer	EOA	Approve
134	Rose Estates	EOA	Approve

H NAME CHANGES

135	Channelview Travel Center Sec 1 (prev. Pilot Travel Center Sec 1)	NC	Approve
136	Springwood Manor (prev. Padfield Estates)	NC	Approve
137	Towne Lake Sec 15 partial replat no 2 partial replat no 1 (prev. Towne Lake Sec 15 partial replat no 2 partial no 1)	NC	Approve

**I CERTIFICATES OF COMPLIANCE
NONE**

Staff recommendation: Approve staff's recommendation for items 126-137.

Commission action: Approved staff's recommendation for items 126-137.

Motion: **Bryant** Second: **Clark** Vote: **Carries** Abstaining: **Edminster**
for item 137

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

138	1004 Barkdull Street	DPV	Approve
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Staff recommendation: Grant the requested variances to not dedicate 5' of right-of-way to Barkdull Street and to allow a 0' building line for the partially demolished townhome.

Commission action: Granted the requested variances to not dedicate 5' of right-of-way to Barkdull Street and to allow a 0' building line the for partially demolished townhome.

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

139	5202 Chesapeake Way	DPV	Approve
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Staff recommendation: Deny the requested variance.

Commission action: Granted the requested variance with a 15' BL along Sage Street rather than a 10' BL.

Motion: **Davis** Second: **Stein** Vote: **Carries** Opposed: **Alleman**
Speaker: Will Gross, Clint Johnson, Jose Guevara, Ken Newberry, Sonni Estill, and Robert Estill - supportive.

Agenda item 39 was taken at this time.

39	Memorial Green Sec 2 replat and extension	C3F	Approve
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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: **Subinsky** Vote: **Carries** Abstained: **Rifaat**

Speakers: Matt Tucker, applicant - supportive; Marta Molina, Carlie Sorrells, Lesley Abrunhosa, Chip Smith, Jose Abrunhosa, and Elizabeth Barker - opposed.

IV. ESTABLISH A PUBLIC HEARING DATE OF SEPTEMBER 17, 2015 FOR:

- a. Amended Plat of Almeda Place partial replat no 6
- b. HISD Pilgrim Elementary School replat no 1 and extension
- c. North Kingwood Forest partial replat no 1
- d. Reflections Sec 2 partial replat no 1
- e. Valley Ranch Sec 4 partial replat no 1 and extension

Staff recommendation: Establish a public hearing date of September 17, 2015 for items IV a-e.

Commission action: Established a public hearing date of September 17, 2015 for items IV a-e.

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

V. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 3703 SAMPSON STREET (JACK YATES HIGH SCHOOL)

Staff recommendation: Grant the requested variance to provide 316 off-street parking spaces and 124 bike parking spaces.

Commission action: Deferred the requested variance to allow time for staff and HISD to figure out how best to handle the parking problems.

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

Speakers: Kendrick Wright, applicant - supportive; Alvin Roy - opposed.

VI. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 3325 WESTHEIMER ROAD (MIRABEAU B LAMAR HIGH SCHOOL)

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

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

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

Speakers: Alison Bell and Fran Callahan - supportive; Jim Baber and George Brittan - opposed.

VII. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 339 WEST 19TH STREET (19TH STREET THEATRE)

Staff recommendation: Grant the requested variance with the condition of the parking lease agreements be current and recorded.

Commission action: Granted the requested variance with the condition of the parking lease agreements be current and recorded.

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

Speaker: Devin Robinson, applicant - supportive.

VIII. CONSIDERATION OF A HOTEL MOTEL VARIANCE FOR A MEDISTAR LOCATED AT 6750 MAIN STREET

Staff recommendation: Approve the hotel variance.

Commission action: Approved the hotel variance.

Motion: **Davis** Second: **Rifaat** Vote: **Carries** Abstaining: **Alleman**

IX. CONSIDERATION OF AN APPEAL OF THE DECISION OF THE HOUSTON ARCHAEOLOGICAL AND HISTORICAL COMMISSION ON JULY 22, 2015 FOR A CERTIFICATE OF APPROPRIATENESS FOR 1548 CORTLANDT STREET – HOUSTON HEIGHTS HISTORIC DISTRICT EAST

Staff recommendation: No recommendation given.

Commission action: Overturned the decision of the Houston Archaeological and Historical

Commission to deny a Certificate of Appropriateness for 1548 Cortlandt Street – Houston Heights Historic District East.

Motion: **Edminster** Second: **Zakaria**
Speaker: Matthew Ager, applicant - supportive.

Vote: **Carries**

Opposed: **Garza**

X. PUBLIC COMMENT
NONE

XI. ADJOURNMENT

There being no further business brought before the Commission, Chair, Mark A. Kilkenny adjourned the meeting at 6:34 pm.

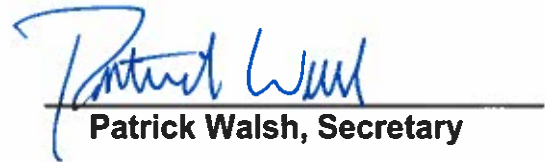
Motion: **Alleman**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**


Mark A. Kilkenny, Chair


Patrick Walsh, Secretary