

Minutes of the Houston Planning Commission

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

December 5, 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 2:33 p.m. with a quorum present.

Mark A. Kilkenny, Chair

M. Sonny Garza

Susan Alleman

Keiji Asakura

Fernando Brave

Absent

Kenneth Bohan

Absent

Antoine Bryant

Absent

Lisa Clark

Brandon Dudley

Truman C. Edminster III

James R. Jard

Paul R. Nelson

Linda Porras-Pirtle

Algenita Davis

Martha Stein

Eileen Subinsky

Blake Tart III

Shaukat Zakaria

Mark Mooney for

James Noack

Richard Stolleis for

The Honorable Grady Prestage

Raymond Anderson for

Absent

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, Interim Director, Planning and Development Department.

APPROVAL OF THE NOVEMBER 14, 2013 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the November 14, 2013 Planning Commission meeting minutes with correction that Commissioner Asakura abstained on item 125.

Motion: **Subinsky** Second: **Alleman** Vote: **Carries** Abstaining: **Edminster**

I. CONSIDERATION AND APPROVAL OF PROCEDURES FOR APPEAL OF HAHC DECISIONS

Commission action: Considered and approved the Procedures for appeal of HAHC decisions.

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

II. PLATTING ACTIVITY (Consent items A and B, 1- 89)

Item **77** was changed from approve to defer at applicant's request. Items removed for separate consideration: **17, 46, and 82.**

Staff recommendation: Approve staff's recommendations for items **1 – 89** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 89** subject to the CPC 101 form conditions.

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

Commissioners Alleman and Edminster abstained and left the room.

Staff recommendation: Approve staff's recommendation to approve items **17, 46, and 82** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation to approve items **17, 46, and 82** subject to the CPC 101 form conditions.

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

Commissioners Alleman and Edminster returned.

C PUBLIC HEARINGS

90 Amended Plat of Almeda Place no 3 partial replat 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**

91 Autumn Run Sec 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: **Garza** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

92 Eado Place 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: **Tartt** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

93 Eldridge View Sec 3 partial replat no 1 and extension C3N Withdrawn
 Staff recommendation: Withdraw the plat and establish a public hearing date of January 9, 2014.
 Commission action: Withdrew the plat and established a public hearing date of January 9, 2014.
 Motion: **Davis** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

94 Oak Park Ridge Sec 3 partial replat no 1 C3N Withdrawn

95 Spring Branch Estates no 2 partial replat no 7 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: **Stein** Vote: **Unanimous** Abstaining: **None**

96 Sydney Harbour Sec 2 partial replat no 1 C3N Approve

This item was discussed and tabled until later in the meeting to allow time for the Legal department to address concerns regarding deed restrictions.

Motion: **Davis** Second: **Zakaria** Vote: **Unanimous** Abstaining: **None**
 Speakers for item 96: Pat Albright, Matthew Cross, Don Laham, Diane Taylor, Stephanie Saldivar, Jackie Warren and Douglas McCullough – opposed; Alan Hirshman, P.E. – supportive; Arva Howard, City of Houston Legal Department

D VARIANCES

Items 105, 106, 114 and 122 were taken together at this time with staff requesting a two week deferral on all items.

105 Pinto Business Park GSC Reserve no 1 C2R Defer
106 Providence Classical School C2R Defer
114 Washington Avenue Interests C2 Defer
122 Geospace Tech Sec 2 C3P 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: **Davis** Second: **Subinsky** Vote: **Unanimous** Abstaining: **None**

97 Alameda Yards 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 the applicant to provide revised information.
 Motion: **Davis** Second: **Zakaria** Vote: **Unanimous** Abstaining: **None**

Commissioner Alleman abstained and left the room.

98 Azalea District Sec 1 C3P Withdrawn
 Commission action: Withdrew the application and waived applicant's resubmittal fees.
 Motion: **Mooney** Second: **Jard** Vote: **Unanimous** Abstaining: **None**
 Speaker for item 98: Dan Reynolds, applicant

Commissioner Alleman returned.

99 Bell Heights **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: **Asakura** Vote: **Unanimous** Abstaining: **None**
Speaker for item 99: Mary Lou Henry, applicant

100 Broadstone Falcon Landing **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: **Stolleis** Second: **Mooney** Vote: **Unanimous** Abstaining: **None**

101 Fall Creek Lift Station No 5 **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: **Stolleis** Second: **Mooney** Vote: **Unanimous** Abstaining: **None**

102 Light Hill Homes on Yale **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: **Garza** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**

103 McIlhenny Row **C2R** **Defer**
Staff recommendation: Defer the plat for two weeks at the applicant's request.
Commission action: Deferred the plat for two weeks at the applicant's request.
Motion: **Clark** Second: **Davis** Vote: **Unanimous** Abstaining: **None**
Speakers for item 103: Arlelia Armstrong and James Rasmus – opposed.

104 Oak Park Spring Branch **C3R** **Withdraw**

Items 107, 108, and 109 are taken together at this time.

107 Raintree Village GP **GP** **Approve**
108 Raintree Village Sec 8 **C3P** **Approve**
109 Raintree Village Sec 10 **C3P** **Approve**
Staff recommendation: Grant the requested variances and approve the general plan and the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variances and approved the general plan and the plat subject to the CPC 101 form conditions.
Motion: **Asakura** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

110 Richmond Central 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**

111 South Side Buffalo Bayou Blocks 436 and 437 C2 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 the applicant to provide revised information.
Motion: **Garza** Second: **Subinsky** Vote: **Unanimous** Abstaining: **None**

Commissioners Alleman and Edminster abstained and left the room.

112 Towne Lake Sec 32 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: **Clark** Vote: **Unanimous** Abstaining: **None**

Commissioners Alleman and Edminster returned.

113 Village of River Oaks C2 Withdraw
Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101

115 West 20th Street Manor 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**

116 Westfield Properties 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: **Alleman** Vote: **Unanimous** Abstaining: **None**

117 Westhaven Estates Sec 2 partial replat no 2 C2R Withdraw

Items 118 and 119 were taken together at this time.

118 White Oak Crossing Revised GP

GP

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.

119 White Oak Crossing Sec 5

C3P

Approve

Motion: **Mooney** Second: **Stolleis**

Vote: **Unanimous**

Abstaining: **None**

E SPECIAL EXCEPTIONS

120 Mirabella Sec 6

C3P

Approve

Staff recommendation: Grant the requested special exception to allow 165 lots on one point of access and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the requested special exception to allow 165 lots on one point of access and approved the plat subject to the CPC 101 form conditions.

Motion: **Clark** Second: **Subinsky**

Vote: **Unanimous**

Abstaining: **None**

F RECONSIDERATION OF REQUIREMENTS

121 Enclave at West End

C2

Approve

Staff recommendation: Deny the requested variance and approve the plat for a 5' ROW dedication for the widening of Patterson Street and 5' BL on Patterson Street and subject to the CPC 101 form conditions.

Commission action: Denied the requested variance and approved the plat for a 5' ROW dedication for the widening of Patterson Street and 5' BL on Patterson Street and subject to the CPC 101 form conditions.

Motion: **Davis** Second: **Edminster**

Vote: **Unanimous**

Abstaining: **None**

Item 122 was taken with the deferred items earlier in the meeting.

123 Heartis Clear Lake

C2

Approve

Staff recommendation: Grant the requested reconsideration of requirement with variance to exceed 2,600 block length requirement along Old Galveston Road and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the requested reconsideration of requirement with variance to exceed 2,600 block length requirement along Old Galveston road and approved the plat subject to the CPC 101 form conditions.

Motion: **Stein** Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Edminster abstained and left the room.

124 Towne Lake Greene Sec 4

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: **Clark**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Edminster returned.

**G ADMINISTRATIVE
NONE**

H DEVELOPMENT PLAT VARIANCE

125 802 Archer Street DPV 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: **Zakaria** Vote: **Unanimous** Abstaining: **None**

126 2502 Hazard Street DPV Approve
Staff recommendation: Grant the requested variance and the development plat.
Commission action: Granted the requested variance and the development plat.
Motion: **Garza** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

127 246 Westcott Street DPV Approve
Staff recommendation: Grant the requested variance for a second floor deck and approve the development plat.
Commission action: Granted the requested variance for a second floor deck and approved the development plat.
Motion: **Clark** Second: **Davis** 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

128 27626 Lantern COC Approve

J EXTENSIONS OF APPROVAL AND NAME CHANGES

129 Bridgeland Hidden Creek Sec 10 EOA Approve
130 Bridgeland Hidden Creek Sec 11 EOA Approve
131 Bridgeland Hidden Creek Sec 12 EOA Approve
132 Woodlands Creekside Park West Sec 27 EOA Approve
133 Bridges on Lake Houston GP NC Approve
(prev. Bridges of Lake Houston GP)
134 Bridges on Lake Houston Lift Station Reserve NC Approve
(prev. Bridges of Lake Houston Lift Station Rserve)
135 Bridges on Lake Houston Sec 1 NC Approve
(prev. Bridges of Lake Houston Sec 1)
136 Bridges on Lake Houston Sec 2 NC Approve
(prev. Bridges of Lake Houston Sec 2)
137 Titan Crews NC Approve
(prev. Titan Crews Lincoln Park Farms)

Staff recommendation: Approve staff's recommendation for items **128-137**.

Commission action: Approved staff's recommendation for items **128-137**.

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

III. ESTABLISH A PUBLIC HEARING DATE OF JANUARY 9, 2014

- a. Craig Woods partial replat no 1
- b. Kerrs Ferndale Addition partial replat no 1
- c. Mayfair Addition partial replat no 1
- d. Plainview Addition partial replat no 1
- e. Plainview Second Addition partial replat no 4
- f. Rooftops on Summer Street
- g. Towne Lake Sec 27 partial replat no 1 and extension
- h. Westhaven Estates Sec 1 partial replat no 1
- i. West Lane Annex partial replat no 2

Staff recommendation: Establish a public hearing date of January 9, 2014 for items **III a-i**.

Commission action: Established a public hearing date of January 9, 2014 for items **III a-i**.

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

IV. PUBLIC COMMENT

None


VII. ADJOURNMENT

There being no further business brought before the Commission Chair, Mark Kilkenny adjourned the meeting at 4:05 p.m.

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



Mark Kilkenny, Chair



Patrick Walsh, Secretary