

Minutes of the Houston Planning Commission

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

April 3, 2014
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

Absent

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

Arrived at 2:40 during Consent and Replat items

Mike Sikes

Martha Stein

Arrived at 2:40 during Consent and Replat items

Eileen Subinsky

Blake Tartt III

Shaukat Zakaria

Mark Mooney for

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 Patrick Walsh, Director of the Planning and Development Department.

APPROVAL OF THE MARCH 6, 2014 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the March 6, 2014 Planning Commission meeting minutes.

Motion: **Clark** Second: **Subinsky** Vote: **Carries** Abstaining: **Garza and Porras-Pirtle**

APPROVAL OF THE MARCH 20, 2014 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the March 20, 2014 Planning Commission meeting minutes.

Motion: **Clark** Second: **Tartt** Vote: **Carries** Abstaining: **Porras-Pirtle, Sikes, Garza and Bryant**

I. PLATTING ACTIVITY (Consent items A and B, 1- 122)

Items removed for separate consideration: **16, 34, 39, 40, 68, 71, 78, 79 and 93.**

Staff recommendation: Approve staff's recommendations for items **1 – 122** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 122** subject to the CPC 101 form conditions.

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

Commissioners Edminster and Sikes abstained and left the room.

Staff recommendation: Approve staff's recommendation to approve items **16, 34, 39, 40, 68, 71, 78, 79 and 93.** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation to approve items **16, 34, 39, 40, 68, 71, 78, 79 and 93.** subject to the CPC 101 form conditions.

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

Commissioners Edminster and Sikes returned.

C PUBLIC HEARINGS

123 Ammar Estates

C3N

Defer

Staff recommendation: Defer the plat per applicant's request.

Commission action: Deferred the plat per applicant's request and continue the public hearing at that time.

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

Agenda item 125 was taken out of order and acted on at this time.

125 Chevy Chase 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: **Jard** Second: **Tart** Vote: **Unanimous** Abstaining: **None**

124 Audubon Hollow partial replat no 1 C3N Defer
Staff recommendation: Grant the requested variances and approve plat subject to the CPC 101 form conditions.
Commission action: Deferred the plat for two weeks to allow time for further study and review and continue the public hearing at that time.
Motion: **Edminster** Second: **Jard** Vote: **Unanimous** Abstaining: **None**
Speakers for item 124: Mary Lou Henry, applicant and John Butler – supportive; Malcom Gibson, Ann Reardon, Richard Klein, and Muhieddine Samadi – opposed; Richard Smith, Managing Engineer, Public Works and Engineering Department

126 Commons of Lake Houston sec 8 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: **Bryant** Vote: **Unanimous** Abstaining: **None**

127 Craig Woods 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: **Bryant** Second: **Sikes** Vote: **Unanimous** Abstaining: **None**

128 Elgin Landing 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: **Jard** Second: **Stein** Vote: **Unanimous** Abstaining: **None**

Commissioner Edminster abstained and left the room.

129 Estates of Teal Run sec 5 partial replat no 1 C3N Defer
Staff recommendation: Defer the plat per applicant's request.
Commission action: Deferred the plat per applicant's request.
Motion: **Brave** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

Commissioner Edminster returned.

130 Fannin Station Sec 2 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**

131 Hollywood Gardens partial replat no 2 C3N Defer
Staff recommendation: Defer the plat per applicant's request.
Commission action: Deferred the plat per applicant's request.
Motion: **Zakaria** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**

132 MacGregor Area CDC 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: **Bryant** Vote: **Unanimous** Abstaining: **None**

133 Pine Shadows partial replat no 3 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: **Subinsky** Second: **Bohan** Vote: **Unanimous** Abstaining: **None**
Speakers for item 133: Fred Dunlap - opposed and William Manuel - undecided

134 West Court 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: **Garza** Vote: **Unanimous** Abstaining: **None**

135 Westhaven Estates Sec 1 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: **Bryant** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**

136 Wilson Green Court partial replat no 1 C3N Defer
Staff recommendation: Defer the plat per applicant's request.
Commission action: Deferred the plat per applicant's request.
Motion: **Bohan** Second: **Zakaria** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

137 Brunner Addition partial replat no 2 C2R Defer
Staff recommendation: Defer the plat for two weeks to allow time for applicant to submit new and revised information.
Commission action: Deferred the plat for two weeks to allow time for the applicant to submit new and revised information.
Motion: **Garza** Second: **Subinsky** Vote: **Unanimous** Abstaining: **None**

138 Dowling Place C2R Approve
Staff recommendation: Grant the requested variance and approve the plat subject to the following conditions and to the CPC 101 form conditions:
1. Any fencing along Dowling Street must be decorative and wrought iron in nature
2. Provide 6' sidewalk along Dowling Street
3. Provide 3" caliper street trees along Dowling Street
4. Provide a front door and pedestrian gate along Dowling Street and subject to the CPC 101 form conditions.
Commission action: Grant the requested variance and approve the plat subject to the following conditions and subject to the CPC 101 form conditions:
1. Any fencing along Dowling Street must be decorative and wrought iron in nature
2. Provide 6' sidewalk along Dowling Street
3. Provide 3" caliper street trees along Dowling Street
4. Provide a front door and pedestrian gate along Dowling Street
Motion: **Garza** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

Items 139, 140, 141, 143, 146, and 147 were taken together at this time with staff requesting a two week deferral on all items for the reasons stated.

Items G (Extensions of Approval), H (Name Changes), and I (Certificates of Compliance) were taken together at this time.

G EXTENSIONS OF APPROVAL

148	Atascocita Forest Model Sec 1 replat no 1	EOA	Approve
149	Brigeland Creek Parkway from Creekside Crossing Drive to Josey Ranch Road and Drill Site Reserve	EOA	Approve
150	Bridgeland Hidden Creek Sec 13	EOA	Approve
151	Bridgeland Hidden Creek Sec 28	EOA	Approve
152	Buffalo Fountains Reserves	EOA	Approve
153	Grand Parkway Industrial Park	EOA	Approve
154	Lawrance Estates	EOA	Approve
155	Spring Cypress Church	EOA	Approve

H NAME CHANGES

156	Cinco Village Center Sec 3 partial replat no 8 (prev. Cinco Village Center Luby's Fuddruckers)	NC	Approve
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I CERTIFICATES OF COMPLIANCE

157	22488 East Knox Drive	COC	Approve
158	18774 Gooseberry Lane	COC	Approve
159	15112 Welcome Lane	COC	Approve

Staff recommendation: Approve staff's recommendation for items **148-159**.

Commission action: Approved staff's recommendation for items **148-159**.

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

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUEST

160	1134 Bayland Street	DPV	Approve
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Staff recommendation: Grant the requested variance subject to the following conditions:

1. The applicant shall coordinate with Public Works and Engineering Department regarding the demolition of the existing driveway and the construction of a new sidewalk on Studewood Street.

Commission action: Granted the requested variance subject to the following conditions:

1. The applicant shall coordinate with Public Works and Engineering Department regarding the demolition of the existing driveway and the construction of a new sidewalk on Studewood Street.

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

Items 161, 163, and 164 were taken together at this time with staff recommending a two week deferral for the reasons stated.

161	1215 Bingham Street	DPV	Defer
163	3471 Locke Land	DPV	Defer
164	730 Omar Street	DPV	Defer

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

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

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

162	1603 Fulton Street	DPV	Approve
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Staff recommendation: Grant the requested variance to allow 15' building line along Fulton Street.

Commission action: Granted the requested variance to allow 15' building line along Fulton Street.

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

II. ESTABLISH A PUBLIC HEARING DATE OF MAY 1, 2014

- a. Cadagan Place
- b. Craig Woods partial replat no 5
- c. Craig Woods partial replat no 6
- d. David Crockett Second Replat partial replat no 4
- e. Gillespie Street Sec 2 replat no 2
- f. Lamar Terrace partial replat no 3
- g. Ridgecrest Addition Sec 3 partial replat no 1
- h. Riverside Terrace Sec 1 partial replat no 1
- i. Walden on Lake Houston Olympic Village Sec 2 partial replat no 1
- j. Walden on Lake Houston Olympic Village Sec 2 partial replat no 2
- k. Willowcreek Ranch Sec

Staff recommendation: Establish a public hearing date of May 1, 2014 for items II a-k.

Commission action: Established a public hearing date of May 1, 2014 for items II a-k.

Motion: **Bohan** Second: **Garza** Vote: **Carries** Abstaining: **Tartt**

III. CONSIDERATION FOR AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 2736 VIRGINIA STREET

Staff recommendation: Grant the requested parking variance.

Commission action: Deferred the plat for four weeks to allow time for staff, Planning Commissioners, and applicant to meet and for further study and review.

Motion: **Zakaria** Second: **Garza** Vote: **Carries** Abstaining: **None**

Opposed: **Brave, Porras-Pirtle, and Stein**

Speakers for item III: Craig Garcia and Darla Lexington – supportive; Bob Myers and Libby Buell – no position stated; Bill Sharman, Phillippa Gard, Ryan Morris, and Gary Ruby – opposed

IV. CONSIDERATION FOR A LANDSCAPE VARIANCE FOR A PROPERTY LOCATED AT 5906 ARMOUR DRIVE

Staff recommendation: Grant the requested variance.

Commission action: Granted the requested variance.

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

V. CONSIDERATION OF A HOTEL MOTEL VARIANCE FOR A COURTYARD BY MARRIOTT ON INTERSTATE 10 AT COLUMBIA STREET

Staff recommendation: Grant the requested variance.

Commission action: Granted the requested variance.

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

VI. PUBLIC HEARING AND CONSIDERATION OF A HOTEL MOTEL VARIANCE FIR A COUNTRY INN AND SUITES ON HAYES ROAD NORTH OF WESTHEIMER

Staff recommendation: Grant the requested variances.

Commission action: Granted the requested variances.

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

VII. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM BUILDING LINE BLOCK APPLICATION FOR THE 1900 BLOCK OF WYCLIFFE DRIVE (EAST SIDE), BETWEEN SHADOW WOOD DRIVE AND TIMBEROAK DRIVE

Staff recommendation: Forward the application to City Council for approval.

Commission action: Forwarded the application to City Council for approval.

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

**VIII. PUBLIC COMMENT
NONE**

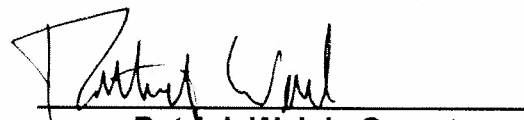
VII. ADJOURNMENT

There being no further business brought before the Commission Chair, Mark Kilkenny adjourned the meeting at 5:31 p.m.

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



Mark A. Kilkenny, Chair



Patrick Walsh, Secretary