

Minutes of the Houston Planning Commission

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

June 26, 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	
Keiji Asakura	
Fernando Brave	
Kenneth Bohan	
Antoine Bryant	Absent
Lisa Clark	
Truman C. Edminster III	
James R. Jard	
Paul R. Nelson	
Linda Porrás-Pirtle	
Algenita Davis	
Mike Sikes	
Martha Stein	Absent
Eileen Subinsky	
Blake Tartt III	Absent
Shaukat Zakaria	
Mark Mooney for James Noack	Absent
Clay Forister for	Absent
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, Planning and Development Department.

APPROVAL OF THE JUNE 12, 2014 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the June 12, 2014 Planning Commission meeting minutes.

Motion: **Alleman** Second: **Subinsky** Vote: **Carries** Abstaining: **Clark and Asakura**

I. PRESENTATION ON THE INNER WEST LOOP SUB-AREA MOBILITY STUDY'S 2013 MAJOR THOROUGHFARE FREEWAY PLAN AMENDMENT RECOMMENDATIONS:

Amar Mohite, Transportation Planning Administration Manager, Planning and Development Department, provided a presentation on the Inner West Loop Sub-Area Mobility Study's 2013 Major Thoroughfare Freeway Plan Amendment Recommendation.

II. PLATTING ACTIVITY (Consent items A and B, 1- 116)

Items removed for separate consideration: **42 and 80**.

Staff recommendation: Approve staff's recommendations for items **1 – 116** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 116** subject to the CPC 101 form conditions.

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

Commissioner Alleman abstained and left the room.

Staff recommendation: Approve staff's recommendation to approve items **42 and 80** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation to approve items **42 and 80** subject to the CPC 101 form conditions.

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

Commissioner and Alleman returned.

C PUBLIC HEARINGS

117 Contemporary Main Plaza 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: **Garza** Vote: **Unanimous** Abstaining: **None**

Speakers for item 117: William Gray, owner –supportive. Donald Perkins representing Council Member Green –opposed.

118 Craig Woods 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: **Alleman** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

119 Craig Woods partial replat no 10 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: **Sikes** Vote: **Unanimous** Abstaining: **None**

Commissioner Asakura abstained and left the room

- 120 East End on the Bayou Sec 1 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: **Davis** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**
- 121 Fall Creek Sec 40 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: **Subinsky** Vote: **Unanimous** Abstaining: **None**
- 122 Fall Creek Sec 42 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**
- 123 Hawthorne Place Addition Sec 8 partial Replat no 1 C3N Withdraw**
Withdrawn.
- 124 Memorial Forest 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: **Alleman** Vote: **Unanimous** Abstaining: **None**
- 125 Tricons Calumet Street Place 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 condition.
Motion: **Garza** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
- D VARIANCES**
- Agenda items 126, 129, 134, 135, 139, 141 and 143 were taken together at this time.**
- | | | |
|---------------------------------------|------------|--------------|
| 126 Aerovillas Hangar Home | C2 | Defer |
| 129 Crosby High School Sec 1 | C3P | Defer |
| 134 Fieldstone Sec 10 | C3P | Defer |
| 135 Med Park | C3P | Defer |
| 139 Pease Street Townhomes | C2R | Defer |
| 141 Reserve at Parkway Terrace | C3P | Defer |
| 143 Uptown North | C3R | 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: **Garza** Second: **Subinsky** Vote: **Unanimous** Abstaining: **None**

127 Atascosita Trace Sec 3

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: **Jard**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Edminster abstained and left the room

128 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: **Porras-Pirtle** Second: **Jard**

Vote: **Carries**

Abstaining: **Stoilles**

Commissioner Edminster returned.

130 Cypress Church Road Tract

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: **Edminster**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

Items 131 and 132 were taken together at this time.

131 Davies Estates

C2

Approve

132 Davies Trails

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: **Porras-Pirtle**

Vote: **Unanimous**

Abstaining: **None**

133 Fairbanks Business Court

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: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

136 Nightingale Vista

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.

request.

Motion: **Alleman**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

137 Parkway Terrace Sec 2

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: **Edminster**

Second: **Bohan**

Vote: **Carries**

Abstaining: **Subinsky**

138 Pearl on Helena

C2R

Defer

Staff recommendation: Defer Applicant Request

Commission action: Deferred Applicant Request

Motion: **Garza**

Second: **Subinsky**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Jard and Commissioner Sikes abstained and left the room.

140 Rayford Road Crossing

C2

Approve

Staff recommendation: Grant the requested variances 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: **Brave**

Second: **Garza**

Vote: **Carries**

Abstaining: **Porras
Pirtle**

Speakers for item 140: Mary Lou Henry –supportive.

Commissioner Jard and Commissioner Sikes left the room and abstained.

142 Summit Midtown

C2R

Approve

Staff recommendation: Grant the requested variances 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: **Subinsky**

Second: **Sikes**

Vote: **Unanimous**

Abstaining: **None**

Speakers for item 142: Orié Vagar –supportive.

E SPECIAL EXCEPTIONS

144 City Park South GP

GP

Approve

Staff recommendation: Grant the requested variances 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: **Sikes**

Vote: **Unanimous**

Abstaining: **None**

145 Mittlesteadt Estates

C3P

Approve

Staff recommendation: Grant the requested variances 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: **Brave**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

F RECONSIDERATION OF REQUIREMENTS

146 Crane 25

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 which includes language on face of plat - vehicular and pedestrian access is denied to Kilmarnock Drive

Motion: **Alleman**

Second: **Garza**

Vote: **Carries**

Abstaining: **Bohan**

Speakers for item 146: Harry Sokolow, Ellen Leemann, J. Milittle, Mark Serhus and Orié Bartgower – supportive.

Commissioner Subinsky abstained and left the room.

147 Enclave at Windmill Lakes

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: **Edminster**

Second: **Brave**

Vote: **Unanimous**

Abstaining: **None**

148 McKenzie Park Sec 2

C3F

Withdraw

Withdrawn.

Commissioner Subinsky returned.

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

G EXTENSIONS OF APPROVAL

149 Bridgeland Hidden Creek Sec 14

EOA

Approve

150 Bridgeland Hidden Creek Sec 15

EOA

Approve

151 Bridgeland Hidden Creek Sec 16

EOA

Approve

152 Highland Village at Gleannloch Farms

EOA

Approve

153 Peek Plaza

EOA

Approve

154 Set Industries

EOA

Approve

H NAME CHANGES

155 Tabatabai Plaza (prev. Tabatabia Plaza)

NC

Approve

I CERTIFICATES OF COMPLIANCE

156 24179 Lilac Way

COC

Approve

157 26335 Spanish Oaks Drive

COC

Approve

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

Commission action: Granted the requested variances and approved the plats subject to the CPC 101 form conditions.

Motion: **Davis**

Second: **Tartt**

Vote: **Unanimous**

Abstaining: **None**

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

158 200 Carl Street

DPV

Disapprove

Staff recommendation: Disapprove the requested variance but Grant 5' right of dedication and 5' BL along Thomas Street and no right of way

dedication required along Carl Street and approved the development plat per conditions listed.

Commission action: Disapproved the requested variance but Granted 5' right of dedication and 5' BL along Thomas Street and no right of way

dedication required along Carl Street and approved the development plat per conditions listed.

Motion: **Garza**

Second: **Davis**

Vote: **Unanimous**

Abstaining: **None**

Speaker for item 158: Mario Elizondo –supportive.

159 4035 Colquitt

DPV

Disapprove

Staff recommendation: Deny the requested variance and disapprove the development plat.

Commission action: Denied the requested variance and disapproved the development plat.

Motion: **Porras-Pirtle**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

Speakers for item 159: Jennifer Pool –supportive.

III. ESTABLISH A PUBLIC HEARING DATE OF JULY 24, 2014

a. Aliana Sec 1 partial replat no 1 and extension

b. Barker Village Sec 2 partial replat no

c. Bear Creek Plantation Sec 2 partial replat no1

d. Braeswood partial replat no 1

e. Craig Woods partial replat no 11

f. Melody Oaks partial replat no 11

g. Museum Terrace replat no 1

h. Shermandale Addition partial replat no 1

i. Stratford Addition partial replat no 1 and extension

j. Westheimer Gardens partial replat no 2

Staff recommendation: Establish a public hearing date of July 24, 2014 for items **II a-j**.

Commission action: Established a public hearing date of July 24, 2014 for items **II a-j**.

Motion: **Subinsky**

Second: **Bohan**

Vote: **Unanimous**

Abstaining: **None**

**IV. CONSIDERATION FOR AN OFF STREET PARKING VARIANCE FOR A PROPERTY
LOCATED AT 11625 MARTINDALE ROAD:**

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

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

Motion: **Zakaria**

Second: **Edminster**

Vote: **Unanimous**

Abstaining: **None**

V. PUBLIC COMMENT

Brie Kelman, citizen, showed recognition to the Commission for the ability to renovate her home. The Commissioner member expressed gratitude.

X. ADJOURNMENT


There being no further business brought before the Commission Chair, Mark Kilkenny adjourned the meeting at 4:30 p.m.


Motion: **Subinsky**

Second: **Brave**

Vote: **Unanimous**

Abstaining: **None**


Mark Kilkenny, Chair


Patrick Walsh, Secretary