

Minutes of the Houston Planning Commission

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

July 23, 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 2:43 p.m. with a quorum present.

Mark A. Kilkenny, Chair

M. Sonny Garza

Susan Alleman

Absent

Fernando Brave

Left at 4:59 pm during item 168

Kenneth Bohan

Arrived at 2:57 pm during item I Historic Presentation

Antoine Bryant

Lisa Clark

Algenita Davis

Absent

Truman C. Edminster III

Arrived at 2:48 pm during Director's report

James R. Jard

Left at 4:50 pm during item 163

Paul R. Nelson

Left at 4:20 pm during item 150

Linda Porrás-Pirtle

Arrived at 2:48 pm during Director's report

Mark Sikes

Martha Stein

Eileen Subinsky

Absent

Blake Tartt III

Shaukat Zakaria

Mark Mooney for

Honorable James Noack

Clay Foriester for

Absent

The Honorable Grady Prestage

Raymond Anderson for

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 JULY 9, 2015 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the July 9, 2015 Planning Commission meeting minutes.

Motion: **Sikes** Second: **Bryant** Vote: **Carries** Abstaining: **Porras-Pirtle**

I. PRESENTATION ON THE CHANGES TO CHAPTER 33, HISTORIC PRESERVATION:

Presentation given by Margaret Wallace Brown, Deputy Director, Planning and Development Department.

II. PLATTING ACTIVITY (Consent items A and B, 1- 134)

Items removed for separate consideration: **9, 71, 77, and 78.**

Staff recommendation: Approve staff's recommendations for items **1 - 134** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 - 134** subject to the CPC 101 form conditions.

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

Commissioner Edminster recused himself and left the room.

Staff recommendation: Approve staff's recommendation to approve items **9, 71, 77, and 78** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation to approved items **9, 71, 77, and 78** subject to the CPC 101 form conditions.

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

Commissioner Edminster returned.

C- Public Hearings

135 Canyon Lakes at Spring Trails C3N Approve
Sec 1 partial 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: **Mooney** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

136 Carverdale Sec 2 partial replat no 1 C3N Defer

Staff recommendation: Defer the plat for two weeks to allow the applicant time to submit a revised drawing and for the applicant, neighborhood and City of Houston to resolve any issues regarding the proposed use in the applicable deed restrictions.

Commission action: Deferred the plat for two weeks to allow the applicant time to submit a revised drawing and for the applicant, neighborhood and City of Houston to resolve any issues regarding the proposed use in the applicable deed restrictions.

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

137 City View Flats on Austin Street C3N Defer
Staff recommendation: Deny the requested variance and disapprove the plat.
Commission action: Deferred the plat for two weeks to allow time for the applicant to provide additional information.
Motion: **Jard** Second: **Brave** Vote: **Unanimous** Abstaining: **None**
Speakers: Vanessa Yoemen, applicant - supportive, Richard Smith, Managing Engineer Public Works and Engineering Department.

138 El Tesoro 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: **Clark** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

139 Glenhaven Estates 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: **Sikes** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

140 Grove at Oak Forest Sec 1 replat no 1 C3N Defer
Staff recommendation: Defer the plat for two weeks to allow the applicant time to meet chapter 42 planning standards.
Commission action: Deferred the plat for two weeks to allow the applicant time to meet chapter 42 planning standards.
Motion: **Bryant** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

141 Interfield Business Park replat no 1 C3N Withdrawn
Staff recommendation: Approve the request to establish a public hearing date of August 20, 2015.
Commission action: Approved the request to establish a public hearing date of August 20, 2015.
Motion: **Zakaria** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**

142 Melody Oaks partial replat no 15 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: **Zakaria** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

143 Memorial Green Sec 2 replat no 1 and extension 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: **Garza** Vote: **Carries** Opposed: Bohan, Brave, Bryant, Edminster, and Porras-Pirtle
Speakers: Matt Tucker, applicant – supportive; Millie Osterling, Carlie Sorrells, Valerie S. Mayer, Pat Hogan-Konge, Sally Carey, Ryan Shumberg, - opposed

144 Rockhurst replat no 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: **Clark** Second: **Bryant** Vote: **Carries** Abstaining: **Jard**
Speakers: Mary Lou Henry, applicant - supportive; Robert Cooms, Gaye Kendall, Debbie Wappler, - undecided

145 Royalwood 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** Opposed: **None**
Speakers: Sterling B. Burnett – opposed; Harold D. Loach, and Sally Buntyn - undecided

Commissioner Edminster recused himself and left the room

146 Towne Lake Sec 32 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: **Tartt** Second: **Zakaria** Vote: **Unanimous** Abstaining: **None**

Commissioner Edminster returned.

147 Villas at Antoine Sec 2 partial replat no 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: **Garza** Second: **Sikes** Vote: **Unanimous** Abstaining: **None**

148 Westhaven Estates Sec 2 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: **Bohan** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

149 Westheimer Gardens Extension 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: **Tartt** Vote: **Unanimous** Abstaining: **None**

D – Variances

150 Andrews SS Plating on Dixie 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: **Clark** Second: **Bryant** Vote: **Carries** Abstaining: **Garza**

Commissioner Edminster recused himself and left the room.

151 Atascocita Trace 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: **Zakaria**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Edminster returned.

**152 Chicken Restaurant
on Westheimer**

C2R

Defer

Staff recommendation: Defer the plat for two weeks to allow the applicant time to meet chapter 42 planning standards.

Commission action: Deferred the plat for two weeks to allow the applicant time to meet chapter 42 planning standards.

Motion: **Edminster**

Second: **Bryant**

Vote: **Unanimous**

Opposed: **None**

153 Freeman Tract GP

GP

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: **Clark**

Vote: **Unanimous**

Abstaining: **None**

154 HMT Commercial Reserve

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**

155 Jackson Street Landing

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: **Sikes**

Second: **Clark**

Vote: **Unanimous**

Opposed: **None**

156 Light Rail Lofts

C2R

Defer

Staff recommendation: Defer the plat for two weeks to allow the applicant time to meet chapter 42 planning standards.

Commission action: Deferred the plat for two weeks to allow the applicant time to meet chapter 42 planning standards.

Motion: **Jard**

Second: **Tartt**

Vote: **Unanimous**

Abstaining: **None**

157 Matzinger Tract GP

GP

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: **Edminster**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

158 Memorial Park Retail

C2R

Defer

Staff recommendation: Defer the plat for two weeks to give the applicant time to provide additional information.

Commission action: Deferred the plat for two weeks to give the applicant time to provide additional information.

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

159 North Freeway Commercial Plaza **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: **Anderson** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

160 Rosine Gardens **C2** **Defer**

Staff recommendation: Defer the plat for two weeks to allow the applicant time to meet chapter 42 planning standards.

Commission action: Deferred the plat for two weeks to allow the applicant time to meet chapter 42 planning standards.

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

161 Royal Brook at Kingwood GP **GP** **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: **Clark** Vote: **Unanimous** Abstaining: **None**

162 Technical Realty Group of Texas **C2R** **Approve**

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

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

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

Speaker: Jeff Hinkle, applicant and Fred Mathis, Harris County - supportive.

163 Telge Ranch Lift Station Site **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: **Bryant** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

164 Timbers GP **GP** **Withdrawn**

**165 Wayside Market replat
no 1 and extension** **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: **Clark** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

**166 Woodlands Village of Grogans
Mill Lake Woodlands East Shore Sec 18** **C3P** **Defer**

Staff recommendation: Defer the plat for two weeks to allow the applicant time to submit revised information.

185	24200 Webb St.	COC	Approve
186	22304 Gosling Rd.	COC	Approve

Staff recommendation: Approve staff's recommendation for items 169 - 186.
 Commission action: Approved staff's recommendation for items 169 - 186.
 Motion: **Porras-Pirtle** Second: **Sikes** Vote: **Unanimous** Abstaining: **None**

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

187	2316 Elysian Street	DPV	Approve
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Staff recommendation: Grant the requested variance.
 Commission action: Granted the requested variance.
 Motion: **Garza** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

188	3202 Ozark Street	DPV	Approve
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Staff recommendation: Grant the requested variance.
 Commission action: Granted the requested variance.
 Motion: **Bryant** Second: **Tartt** Vote: **Unanimous** Abstaining: **None**

189	4300 Rosslyn Street	DPV	Defer
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Staff recommendation: Defer the request for two weeks for further study and review of the deed restricted building lines.
 Commission action: Deferred the request for two weeks for further study and review of the deed restricted building lines.
 Motion: **Clark** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

190	21 Waugh Drive	DPV	Defer
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Staff recommendation: Defer the request for two weeks to allow time for the applicant to meet with their engineers and provide more data.
 Commission action: Deferred the request for two weeks to allow time for the applicant to meet with their engineer and provide more data.
 Motion: **Bryant** Second: **Zakaria** Vote: **Unanimous** Abstaining: **None**

III. ESTABLISH A PUBLIC HEARING DATE OF AUGUST 20, 2015 FOR:

- a. Amended Golfcrest Addition partial replat no 3
- b. Cherryhurst partial replat no 2
- c. Herzog partial replat no 1
- d. HISD Jack Yates High School
- e. Memas
- f. Tricons Crawford Street Estates replat no 1
- g. West Court partial replat no 5
- h. Westhaven Villas Sec 1 partial replat no 3
- i. Westview Terrace partial replat no 1

Staff recommendation: Establish a public hearing date of August 20, 2015 for items III a-i.
 Commission action: Established a public hearing date of August 20, 2015 for items III a-i.
 Motion: **Garza** Second: **Bohan** Vote: **Unanimous** Abstaining: **None**

IV. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR GLENSHIRE SECTIONS 2 AND 6

Staff recommendation: Approve the consideration of the Special Minimum Lot Size Area application for Glenshire Sections 2 and 6 and forward to City Council for approval.

Commission action: Approved the consideration of the Special Minimum Lot Size Area application for Glenshire Sections 2 and 6 as revised with the removal of two commercial parcels abutting the major thoroughfare and forwarded to City Council for approval.

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

Items V and VI were taken together at this time.

V. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR GLENSHIRE SECTIONS 1, 3, 5 AND 7

VI. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR GLENSHIRE SECTIONS 7 AND 9

Staff recommendation: Approve the consideration of the Special Minimum Lot Size Area application for Glenshire Sections 1, 3, 5 and 7 and Special Minimum Lot Size Area application for Glenshire Sections 7 & 9 and forward to City Council for approval.

Commission action: Approved the consideration of the Special Minimum Lot Size Area application for Glenshire Sections 1, 3, 5 & 7 as revised with the removal of commercial parcels abutting the major thoroughfare and Special Minimum Lot Size Area application for Glenshire Sections 7 and 9 as revised with the removal of one commercial parcel abutting the major thoroughfare and forwarded to City Council for approval.

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

Speakers: Marlana Mitchell and Donald Perkins, Council Member Larry Green's Office – supportive.

Items VII and VIII were taken together at this time.

VII. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR BRAEBURN VALLEY SECTIONS 5, 6, AND 7.

VIII. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR BRAEBURN VALLEY SECTIONS 3, 4, 5, AND 6.

Staff recommendation: Approve the consideration of the Special Minimum Lot Size Area application for Braeburn Valley sections 5, 6, and 7 and Special Minimum Lot Size Area application for Braeburn Valley Sections 3, 4, 5, and 6 and forward to City Council for approval.

Commission action: Approved the consideration of the Special Minimum Lot Size Area application for Braeburn Valley sections 5, 6, and 7 as revised with the removal of one commercial parcel and Special Minimum Lot Size Area application for Braeburn Valley Sections 3, 4, 5, and 6 as submitted and forwarded to City Council for approval.

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

Speaker: Donald Perkins, Council Member's Larry Green's Office - supportive

Items IX and X were taken together at this time and voted on separately.

IX. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR 8000-8100 NILES STREET (NORTH AND SOUTH SIDES)

Staff recommendation: Approve the consideration of the Special Minimum Lot Size Block application for 8000-8100 Niles Street (north and south sides) and forwarded to City Council for approval.

Commission action: Approved the consideration of the Special Minimum Lot Size Block application for 8000-8100 Niles Street (north and south sides) as revised with the removal of two commercial parcels and forwarded to City Council for approval.

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

Speaker: Kal Tabbara, owner – supportive.

X. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR 8100 NILES STREET (NORTH AND SOUTH SIDES)

Staff recommendation: Approve the consideration of the Special Minimum Lot Size Block application for 8100 Niles Street (north and south sides)

Commission action: Approved the consideration of the Special Minimum Lot Size Block application for 8100 Niles Street (north and south sides) and forwarded to City Council for approval.

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

Speaker: Brad Pearl - opposed

XI. CONSIDERATION OF AN APPEAL OF THE DECISION OF THE HOUSTON ARCHAEOLOGICAL AND HISTORICAL COMMISSION ON JUNE 18, 2015 FOR A CERTIFICATE OF APPROPRIATENESS FOR 8734 GLENLOCH DRIVE – GLENBROOK VALLEY HISTORIC DISTRICT.

Staff recommendation: Defer for two weeks per the applicant's request.

Commission action: Deferred for two weeks per the applicant's request.

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

XII. EXCUSE THE ABSENCE OF COMMISSIONER MOONEY
Commissioner Mooney present no Commission action required.

XIII. PUBLIC COMMENT
NONE

XIV. ADJOURNMENT

There being no further business brought before the Commission, Chair, Mark A. Kilkenny adjourned the meeting at 5:42 p.m.

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



Mark A. Kilkenny, Chair



Patrick Walsh, Secretary