

Minutes of the Houston Planning Commission

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

September 17, 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 2:36 p.m. with a quorum present.

Mark A. Kilkenny, Chair

M. Sonny Garza

Susan Alleman

Fernando Brave

Left at 4:08pm during agenda item VI

Kenneth Bohan

Absent

Antoine Bryant

Lisa Clark

Algenita Davis

Absent

Truman C. Edminster III

James R. Jard

Absent

Paul R. Nelson

Absent

Linda Porrás-Pirtle

Shafik Rifaat

Pat Sanchez

Mark Sikes

Martha Stein

Eileen Subinsky

Shaukat Zakaria

Mark Mooney for

Absent

Honorable James Noack

Clay Foriester for

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 SEPTEMBER 3, 2015 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the September 3, 2015 Planning Commission meeting minutes.

Motion: **Clark**

Second: **Rifaat**

Vote: **Carries**

Abstaining: **Subinsky**

I. PLATTING ACTIVITY (Consent items A and B, 1- 85)

Items removed for separate consideration: 34, 47, 49, 54, 55, and 56.

Staff recommendation: Approve staff's recommendations for items 1 - 85 subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items 1 - 85 subject to the CPC 101 form conditions.

Motion: **Subinsky**

Second: **Sikes**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Alleman, and Edminster recused themselves and left the room

Staff recommendation: Approve staff's recommendation to approve items 34, 47, 49, 54, 55, and 56 subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation to approved items 34, 47, 49, 54, 55, and 56 subject to the CPC 101 form conditions.

Motion: **Bryant**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Alleman, and Edminster returned.

C- Public Hearings

86 Amended Plat of Alameda Place partial replat no 6 C3N Approve

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

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

Motion: **Garza**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

87 Blossom Hotel and Suite C3N 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: **Garza**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

88 HISD Pilgrim Elementary School replat no 1 and extension C3N 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: **Sikes**

Second: **Stein**

Vote: **Unanimous**

Abstaining: **None**

89 Interfield Business Park 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: **Zakaria** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**

90 Memas 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: **Sanchez** Vote: **Unanimous** Abstaining: **None**

91 North Kingwood Forest C3N Defer
partial replat no 1

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: **Porras-Pirtle** Second: **Rifaat** Vote: **Unanimous** Abstaining: **None**

92 Reflections Sec 2 partial 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: **Bryant** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

93 Valley Ranch Sec 4 partial replat C3N Approve
no 1 and extension

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

D - Variances

94 Audubon Place partial C2R Defer
replat no 4

Staff recommendation: Defer the plat for two weeks to give the applicant time to submit revised information.
Commission action: Deferred the plat for two weeks to give the applicant time to submit revised information.

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

95 Champs Corner C2R 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: **Garza** Second: **Sanchez** Vote: **Unanimous** Abstaining: **None**

Speaker: Carlos Calbicco, opposed

- 96 Cottage Vista** **C2R** **Approve**
Staff recommendation: Grant the requested variance and approve the plat 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: **Edminster** Second: **Rifaat** Vote: **Unanimous** Abstaining: **None**
- 97 HISD High School for Law and Justice** **C2R** **Defer**
Staff recommendation: Defer the plat for two weeks to give the applicant time to submit revised information.
Commission action: Deferred the plat for two weeks to give the applicant time to submit revised information.
Motion: **Garza** Second: **Subinsky** Vote: **Unanimous** Abstaining: **None**
- 98 House of Tiny Treasures** **C2R** **Defer**
Staff recommendation: Defer the plat for two weeks to give the applicant time to submit revised information.
Commission action: Deferred the plat for two weeks to give the applicant time to submit revised information.
Motion: **Alleman** Second: **Sikes** Vote: **Unanimous** Opposed: **None**
- 99 Hunters Grove** **C3P** **Withdrawn**
Staff recommendation: Establish a public hearing date for October 15, 2015.
Commission action: Established a public hearing date for October 15, 2015.
Motion: **Bryant** Second: **Garza** Vote: **Unanimous** Opposed: **None**
- 100 Katy Creek Ranch 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: **Forister** Second: **Clark** Vote: **Unanimous** Opposed: **None**
- 101 Mount Vernon Montrose Lofts** **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** Opposed: **None**
- 102 New Life Marine Services** **C2** **Withdrawn**
- 103 Nicholson Row** **C2R** **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: **Zakaria** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
- 104 Pro Vision replat no 1** **C2R** **Defer**
Staff recommendation: Defer the plat for two weeks for Chapter 42 Planning Standards.
Commission action: Deferred the plat for two weeks for Chapter 42 Planning Standards.
Motion: **Bryant** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

Items 105, 106, and 107 were taken together at this time.

105	Silverglen North GP	GP	Approve
106	Silverglen North Sec 11	C3P	Approve
107	Silverglen North Sec 12	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: **Rifaat** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

108	TJ Clay 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: **Rifaat** Second: **Subinsky** Vote: **Unanimous** Abstaining: **None**

Speaker: Cora Johnson, undecided

E – Special Exceptions
NONE

F – Reconsideration of Requirements

Commissioners Alleman and Edminster recused themselves.

109	Bridlecreek	C3P	Approve
------------	--------------------	------------	----------------

Staff recommendation: Grant the requested variances to exceed local intersection spacing by not providing any connection to the north, provide 1 of the 2 required connections to the east, and approve the plat subject to the applicant providing 1 connection to the east, and all other conditions listed on the CPC 101 form conditions.

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

Motion: **Zakaria** Second: **Clark** Vote: **Carries** Opposed: **Stein and Brave**

Speaker: Peter Barnhart, applicant - supportive

Commissioners Alleman and Edminster returned.

110	Broadmore Health	C2R	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: **Garza** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

Commissioner Edminster recused himself.

111	Camellia Reserves	C3P	Defer
------------	--------------------------	------------	--------------

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

Commission action: Deferred the plat for two weeks to give the applicant time to submit revised information.

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

Commissioner Edminster returned.

- | | | | |
|---|--|-------------------------|--|
| 112 | Inter Nos One Sec 1
replat no 1 | C3R | 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: Forister | Vote: Unanimous Abstaining: None |
| 113 | Richmond Road Farms
partial replat no 1 | C2R | 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: Forister | Second: Alleman | Vote: Unanimous Abstaining: None |
| 114 | Springwoods Village
Post Oak Sec 1 | C2 | 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: Sikes | Second: Rifaat | Vote: Unanimous Abstaining: None |

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

G EXTENSIONS OF APPROVAL

- | | | | |
|------------|--|------------|----------------|
| 115 | Barrington Estates | EOA | Approve |
| 116 | Bear Creek Plantation Sec 2
partial replat no 1 | EOA | Approve |
| 117 | Bridgeland Hidden Creek Sec 31 | EOA | Approve |
| 118 | Lakecrest Park Sec 2 | EOA | Approve |
| 119 | Lakin Park Villas | EOA | Approve |
| 120 | Mustang Cat Large Bore | EOA | Approve |
| 121 | Village at Beverly | EOA | Approve |
| 122 | West Lake Houston Parkway
Street Dedication Sec 5 | EOA | Approve |
| 123 | Wildwood at Northpointe Commons North | EOA | Approve |

H NAME CHANGES

- | | | | |
|------------|--|-----------|----------------|
| 124 | Bridgeland Mason Road Street
Dedication Sec 1 (prev. Mason Road Street Dedication Sec 1) | NC | Approve |
| 125 | Bridgeland Mason Road Street
Dedication Sec 2 (prev. Bridgeland Mason Road Street Dedication Sec 1) | NC | Approve |
| 126 | Memorial City Gateway
Replat no 3 (prev. Memorial City X) | NC | Approve |
| 127 | North Point Mega Center
(prev. Pinto Business Park GSC Reserve Sec 1) | NC | Approve |
| 128 | Springwoods Village Lake
Plaza Drive at Crossington Way Street Dedication Sec 1
(prev. Springwoods Village Lake Plaza at Crossington Way Street Dedication Sec 1) | NC | Approve |
| 129 | Wells Fargo Gessner at Kingsride | NC | Approve |

(prev. Memorial City Gateway replat no 2)

I CERTIFICATES OF COMPLIANCE

130 18652 Kita Ct COC Approve
Staff recommendation: Approve staff's recommendation for items 115-130.
Commission action: Approved staff's recommendation for items 115-130.
Motion: **Bryant** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

131 2603 Augusta Drive DPV Approve
Staff recommendation: Approve the requested variance to allow an existing building to encroach 1.2 feet into the existing 10' building line along Augusta Drive, a local street.
Commission action: Approved the requested variance to allow an existing building to encroach 1.2 feet into the existing 10' building line along Augusta Drive, a local street.
Motion: **Brave** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

II. ESTABLISH A PUBLIC HEARING DATE OF OCTOBER 15, 2015 FOR:

- a. Gillespie Street replat no 3
- b. Greenbriar partial replat no 1
- c. Greenway Addition Gulfgate Dodge
- d. Naomi Patio Homes replat no 1 and extension
- e. Newport Sec 4 partial replat no 1
- f. Spring Oaks replat no 1 partial replat no 1
- g. University Grove partial replat no 1
- h. Whispering Pines partial replat no 8

Staff recommendation: Establish a public hearing date of October 15, 2015 for items II a-h.
Commission action: Established a public hearing date of October 15, 2015 for items II a-h.
Motion: **Rifaat** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 4600 MAIN STREET

Staff recommendation: Grant the requested variance to not provide a loading berth on the site but to use one located in the adjoining garage.
Commission action: Granted the requested variance to not provide a loading berth on the site but to use one located in the adjoining garage.
Motion: **Garza** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

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

Staff recommendation: Grant the requested variance to allow 700 off street parking spaces instead of the required 1,235 parking spaces.
Commission action: Granted the requested variance to allow 700 off street parking spaces instead of the required 1,235 parking spaces.
Motion: **Zakaria** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**

V. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR THE 1200 BLOCK OF SHEARN STREET (North and South)

Staff recommendation: Approve the consideration of a Special Minimum Lot Size Block application for 1200 Block of Shearn Street (north and south sides) and forward to City Council.

Commission action: Approved the consideration of a Special Minimum Lot Size Block application for 1200 Block of Shearn Street (north and south sides) and forwarded to City Council.

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

Speakers: William Wuertz, applicant and Dominic Yap - supportive

VI. PUBLIC HEARING AND CONSIDERATION OF AN APPEAL OF THE DECISION OF THE HOUSTON ARCHAEOLOGICAL AND HISTORICAL COMMISSION ON AUGUST 27, 2015 FOR A CERTIFICATE OF APPROPRIATENESS FOR 1932 SOUTH BOULEVARD – BOULEVARD OAKS HISTORIC DISTRICT

Staff recommendation: No recommendation given.

Commission action: Upheld the decision of the Houston Archaeological and Historical Commission to deny a Certificate of Appropriateness for 1932 South Boulevard - Boulevard Oaks Historic District.

Motion: **Garza** Second: **Alleman** Vote: **Carries** Opposed: **Bryant, Rifaat, Sanchez and Subinsky**

Speaker: Tim Kirwin, supportive

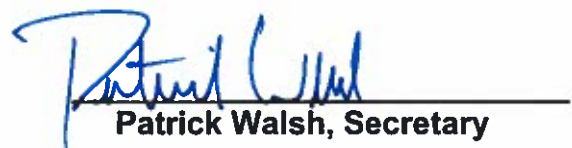
**VII. PUBLIC COMMENT
NONE**

VIII. ADJOURNMENT

There being no further business brought before the Commission, Chair, Mark A. Kilkeny adjourned the meeting at 4:38 pm.

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


Mark A. Kilkeny, Chair


Patrick Walsh, Secretary