

Minutes of the Houston Planning Commission

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

October 29, 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 2:35 p.m. with a quorum present.

Mark A. Kilkenny, Chair

M. Sonny Garza

Susan Alleman

Fernando Brave

Absent

Kenneth Bohan

Absent

Antoine Bryant

Lisa Clark

Algenita Davis

Truman C. Edminster III

James R. Jard

Paul R. Nelson

Linda Porras-Pirtle

Shafik Rifaat

Pat Sanchez

Absent

Mark Sikes

Martha Stein

Eileen Subinsky

Absent

Shaukat Zakaria

Mark Mooney for

Absent

Honorable James Noack

Gerald P. Wilson 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 OCTOBER 15, 2015 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the October 15, 2015 Planning Commission meeting minutes.

Motion: Rifaat Second: Clark Vote: Carries Abstaining: Alleman, Nelson, Porras-Pirtle and Zakaria

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

Items removed for separate consideration: 9, 10, 20, 52, 58, 66, 75 and 76.

Staff recommendation: Established a Public Hearing date for December 3, 2015 for agenda item 108.

Commission action: Established a Public Hearing date for December 3, 2015 for agenda item 108

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: Sikes Second: Alleman Vote: Unanimous Abstaining: None

Commissioners Alleman, Edminster and Porras-Pirtle recused themselves and left the room.

Staff recommendation: Approve staff's recommendation to approve items 9, 10, 20, 52, 58, 66, 75 and 76 subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation to approved items 9, 10, 20, 52, 58, 66, 75 and 76 subject to the CPC 101 form conditions.

Motion: Clark Second: Zakaria Vote: Unanimous Abstaining: None

Commissioner Alleman, Edminster and Porras-Pirtle returned.

51 Reflections Sec 2 C3F Defer
partial replat no 1

Staff recommendation: Defer plat for two weeks per Chapter 42 planning standards.

Commission action: Deferred plat for two weeks per Chapter 42 planning Standards.

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

C- Public Hearings

117 Bingham Estates replat C3N Approve
no 1 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: Zakaria Second: Garza Vote: Unanimous Abstaining: None

Speakers: Paul Benz, and Joshua Cooper opposed.

118 Champions Centre Mirage C3N Approve
partial 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: Edminster Second: Bryant Vote: Unanimous Abstaining: None

119 Gillespie Street Sec 2 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: **Alleman** Second: **Sikes** Vote: **Unanimous** Abstaining: **None**

120 Greenway Addition Gulgate Dodge C3N 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: **Davis** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

121 Hidden Arbor 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: **Clark** Vote: **Unanimous** Abstaining: **None**

122 Sage partial replat no 5 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: **Clark** Second: **Rifaat** Vote: **Unanimous** Abstaining: **None**

123 Scoya Brittmoore Development C3N Defer
Staff recommendation: Defer the plat for two weeks additional information is required.
Commission action: Deferred the plat for two weeks additional information is required.
Motion: **Zakaria** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

Commissioner Alleman recused herself and left the room.

124 University Grove partial replat no 1 C3N 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: **Clark** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

Commissioner Alleman returned.

125 West Side Villas partial replat no 1 C3N Defer
Staff recommendation: Defer the plat for two week additional information required.
Commission action: Deferred the plat for two weeks additional information required.
Motion: **Garza** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

D - Variances

126 Canal Street Reserve C2 Defer
Staff recommendation: Defer the requested variance for two week to give the applicant time to submit additional information.
Commission action: Deferred the requested variance for two week to give the applicant time to submit additional information.
Motion: **Bryant** Second: **Rifaat** Vote: **Unanimous** Abstaining: **None**

127 Cleburne Senior Living **C2R** **Approve**
Staff recommendation: Grant the requested variance and approve the plats subject to the CPC 101 form conditions.
Commission action: Granted the requested variance and approved the plats subject to the CPC 101 form conditions.
Motion: **Jard** Second: **Davis** Vote: **Unanimous** Abstaining: **None**

Items 128, 129, and 130 were taken together at this time.

128 Harmony GP **GP** **Defer**
129 Harmony Village Sec 2 **C3P** **Defer**
130 Harmony Village Sec 5 **C3P** **Defer**
Staff recommendation: Defer the requested variances for two weeks for further study and review.
Commission action: Deferred the requested variances for two weeks for further study and review.
Motion: **Clark** Second: **Rifaat** Vote: **Unanimous** Abstaining: **None**

131 Kirby Mansion **C2R** **Defer**
Staff recommendation: Defer the requested variance for two weeks to give the applicant time to provide revised information.
Commission action: Deferred the requested variance for two weeks to give the applicant time to provide revised information.
Motion: **Garza** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**

132 Park Place River Oaks replat no 1 **C2R** **Defer**
Staff recommendation: Defer the requested variance for two weeks to give the applicant time to provide revised information.
Commission action: Deferred the requested variance for two weeks to give the applicant time to provide revised information.
Motion: **Edminster** Second: **Bryant** Vote: **Unanimous** Opposed: **None**

133 Tealpointe Lake Estates **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: **Anderson** Second: **Clark** Vote: **Unanimous** Opposed: **None**

Item IV was taken out of order and taken together with item 134.

134 Washington Avenue **C3P** **Approve**
IV. CONSIDERATION OF A LANDSCAPE PLAN VARIANCE FOR A PROPERTY LOCATED AT 2019 WASHINGTON AVENUE
Staff recommendation: Grant the requested variances and approve the plat subject to the following conditions and other CPC 101 form conditions; (1) dedicate an easement for six public parking spaces on the site; (2) dedicate sidewalk easement along Washington Avenue to accommodate an 8' sidewalk; (3) provide 4" caliper street trees at a proposed location on the site.
Commission action: Granted the requested variances and approve the plat subject to the following conditions and other CPC 101 form conditions; (1) dedicate an easement for six public parking spaces on the site; (2) dedicate sidewalk easement along Washington Avenue to accommodate an 8' sidewalk; (3) provide 4" caliper street trees at a proposed location on the site.
Motion: **Garza** Second: **Rifaat** Vote: **Carries** Abstainer: **Edminster**
Speakers: Keiji Asakura, Claude Anello, and Tyler Flood, applicant - supportive

E – Special Exceptions
NONE

F – Reconsideration of Requirements

135 Dietz Acres **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: **Wilson** Second: **Bryant** Vote: **Unanimous** Opposed: **None**

Commissioners Alleman and Edminster rescued themselves and left the room

136 Towne Lake Sec 42 **C3P** **Approve**
Staff recommendation: Approve the reconsideration of requirement and approve plat subject to the CPC 101 form conditions.
Commission action: Approved the reconsideration of requirement and approved the plat subject to the CPC 101 form conditions.
Motion: **Davis** Second: **Zakaria** Vote: **Unanimous** Opposed: **None**

Commissioners Alleman and Edminster returned.

137 Trails at Dowling Street **C2R** **Withdrawn**

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

G EXTENSIONS OF APPROVAL

138	Arzell Robotics	EOA	Approve
139	Elyson Sec 8	EOA	Approve
140	Fore Washington Apartments	EOA	Approve
141	HCC Northline Annex	EOA	Approve
142	Hotel Valencia	EOA	Approve
143	Houston Heights Swift Replat	EOA	Approve
144	Memorial City Gateway replat no 3	EOA	Approve
145	Richmond Square	EOA	Approve
146	Shermandale Addition partial replat no 1 and extension	EOA	Approve
147	Shively Carlson Addition partial replat no 2	EOA	Approve
148	Skyview Park Sec 11	EOA	Approve
149	Wells Fargo Gessner at Kingsride	EOA	Approve

H NAME CHANGES
NONE

I CERTIFICATES OF COMPLIANCE

150	12107 Advance Dr.	COC	Approve
151	7407 Greenyard Dr.	COC	Approve
152	7411 Greenyard Dr.	COC	Approve
153	26251 Peach Creek Dr.	COC	Approve
154	20870 Brazos Dr.	COC	Approve

155	16611 Oak Ln.	COC	Approve
156	23645 Robinson Rd.	COC	Approve
157	11011 Sheldon Rd.	COC	Approve
158	11732 Possum Hollow Ln.	COC	Approve

Staff recommendation: Approve staff's recommendation for items 138-158.

Commission action: Approved staff's recommendation for items 138-158.

Motion: **Davis** Second: **Clark** Vote: **Carries** Abstaining: **Edminster**
on item 141

**J ADMINISTRATIVE
 NONE**

**K DEVELOPMENT PLATS WITH VARIANCE REQUESTS
 NONE**

II. ESTABLISH A PUBLIC HEARING DATE OF DECEMBER 3, 2015 FOR:

- a. Craig Woods partial replat no 17
- b. Famik Place
- c. Garcia Oaks Enclave replat no 1
- d. Hunters Grove
- e. Lusco Terrace partial replat no 1
- f. Marshall Oaks Sec 2 partial replat no 1
- g. Pecore Complex
- h. Raintree Place Sec 3 replat no 1
- i. Quail Glen Sec 1 partial replat no 1
- j. Terraces on West 28th Street replat no 1

Staff recommendation: Establish a public hearing date of December 3, 2015 for items II a-j.

Commission action: Established a public hearing date of December 3, 2015 for items II a-j.

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

**III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY
LOCATED AT 514 WESTTHEIMER STREET (Indika Restaurant)**

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

Commission action: Deferred this application for two weeks to allow the applicant time to submit revised information.

Motion: **Bryant** Second: **Zakaria** Vote: **Unanimous** Opposed: **None**

Item IV was taken at an earlier time.

**V. CONSIDERATION OF A HOTEL MOTEL VARIANCE LOCATED AT 12483 WESTHEIMER
ROAD**

Staff recommendation: Disapprove the Hotel variances (1) to allow a hotel with fewer than 51 units to abut a tract residential in character; (2) to allow a hotel with fewer than 76 units to be situated in a residential area.

Commission action: Granted the requested Hotel variances (1) to allow a hotel with fewer than 51 units to abut a tract residential in character; (2) to allow a hotel with fewer than 76 units to be situated in a residential area.

Motion: **Zakaria** Second: **Davis** Vote: **Carries** Opposed: **Bryant**
Speakers: Carolina Ordener, and John Truehart - supportive

**VI. PUBLIC COMMENT
NONE**

VII. ADJOURNMENT

There being no further business brought before the Commission, Chair, Mark A. Kilkenny adjourned the meeting at 3:41pm.

Motion: **Clark**

Second: **Rifaat**

Vote: **Unanimous**

Abstaining: **None**



Mark A. Kilkenny, Chair



Patrick Walsh, Secretary