Minutes of the Houston Planning Commission

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

July 25, 2013
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 2:41 p.m. with a quorum present.

Mark A. Kilkenny, Chair
M. Sonny Garza
Susan Alleman
Keiji Asakura
Fernando Brave Absent
Kenneth Bohan
Antoine Bryant
Lisa Clark
Brandon Dudley Absent
Truman C. Edminster III
James R. Jard
Paul R. Nelson
Linda Porras-Pirtle
Algenita Davis
Martha Stein
Eileen Subinsky
Blake Tart 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 Marlene Gafrick, Director, Planning and Development Department.

APPROVAL OF THE JULY 11, 2013 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the July 11, 2013 Planning Commission meeting minutes.
   Motion: Bryant    Second: Tarrt    Vote: Carries    Abstaining: Asakura and Porras-Pirtle

I. CONSIDERATION AND APPROVAL OF THE MAJOR THROUGHFARE AND FREEWAY PLAN POLICY
Consideration and approval of the Major Thoroughfare and Freeway Plan Policy was deferred until the August 1, 2013 meeting.

II. PLATTING ACTIVITY (Consent items A and B, 1-108)
Items removed for separate consideration: 12, 14, 29, 30, 39, 55, 66, 67 and 68.
Staff recommendation: Approve staff’s recommendations for items 1 – 108 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1 – 108 subject to the CPC 101 form conditions.
   Motion: Clark    Second: Alleman    Vote: Unanimous    Abstaining: None

Commissioners Alleman and Edminster abstained and left the room.

Staff recommendation: Approve staff’s recommendations for items 12, 14, 29, 30, 39, 55, 66, 67 and 68 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 12, 14, 29, 30, 39, 55, 66, 67 and 68 subject to the CPC 101 form conditions.
   Motion: Davis    Second: Subinsky    Vote: Unanimous    Abstaining: None

Commissioners Alleman and Edminster returned.

C PUBLIC HEARINGS

109 Ammar Estates C3N  Defer
Staff recommendation: Defer the plat for two weeks at Councilman Larry Green’s request.
Commission action: Deferred the plat for two weeks at Councilman Larry Green’s request.
   Motion: Davis    Second: Bryant    Vote: Unanimous    Abstaining: None

110 Briardale partial replat no 1 C3N  Defer
Staff recommendation: Defer the plat for two weeks at the applicant’s request to allow time to meet with Legal.
Commission action: Deferred the plat for two weeks at the applicant’s request to allow time to meet with Legal.
   Motion: Bohan    Second: Alleman    Vote: Unanimous    Abstaining: None
111  Campbell Place partial replat no 1    C3N    Defer
Staff recommendation: Defer the plat for two weeks to allow time for additional information.
Commission action: Deferred the plat for two weeks to allow time for additional information.
Motion: Clark    Second: Edminster    Vote: Unanimous    Abstaining: None
Speaker for item 111: Councilmember Helena Brown

Commissioner Alleman abstained and left the room.

112  Chateau 10 Sunset    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: Tatt    Second: Subinsky    Vote: Unanimous    Abstaining: None
Speakers for item 112: Carolyn Brewer – opposed; Randall Davis – applicant; Julia Pryzant – no position stated

Commissioner Alleman returned.

113  Dunns Westcott Street Estates    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 subject to the CPC 101 form conditions.
Motion: Davis    Second: Bryant    Vote: Unanimous    Abstaining: None

Commissioner Edminster abstained and left the room.

114  Fairdale Place Condominiums partial replat no 1    C3N    Approve
Staff recommendation: Grant the requested variances and approved 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: Asakura    Second: Zakaria    Vote: Unanimous    Abstaining: None
Speakers for item 114: Hieu Lu, Jonny Flores and Christopher Browne - supportive

Commissioner Edminster returned.

115  Southwood Addition 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: Bryant    Second: Subinsky    Vote: Unanimous    Abstaining: None
Speaker for item 115: Sammye Prince Hughes

Commissioners Alleman and Edminster abstained and left the room.

116  Towne Lake Sec 7 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: Asakura    Vote: Unanimous    Abstaining: None
D   VARIANCES

Items 117, 119, 120, 123 and 131 were taken together at this time with staff requesting a two week deferral for all items.

117  Beltway Crossing Northwest       C2       Defer
119  Carnegie Oaks at Westmoreland    C2R      Defer
120  College Addition at South Shepherd   C2R      Defer
Speaker for item 120: Howard Kanelakos - undecided
123  Imperial Green Business Park     C2       Defer
131  Sports Cube Subdivision          C3P      Defer
Staff recommendation: Defer the plats for two weeks to allow time for applicant to provide additional information and Chapter 42 planning standards.
Commission action: Deferred the plats for two weeks to allow time for applicant to provide additional information and for Chapter 42 planning standards.
Motion: Clark   Second: Subinsky       Vote: Unanimous  Abstaining: None

118  Bristol Park Apartments           C2R      Defer
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: Tattt          Vote: Unanimous  Abstaining: None

121  Hardy Yards Sec 1                 C3R      Withdraw

122  HCMUD no 504 Lift Station no 1    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: Nelson   Second: Clark         Vote: Unanimous  Abstaining: None

124  Jackson City Views                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: Bohan   Second: Bryant         Vote: Unanimous  Abstaining: None

Items 125 and 133 were taken together at this time.

125  Kennedy Greens South GP          GP       Defer
133  Kennedy Greens South Commercial   C3P      Defer
    Subdivision
Staff recommendation: Grant the requested variances and the general plan and approve the plat subject to the CPC 101 form conditions.
Commission action: Deferred the plat for two weeks to allow time for further study and review.
Motion: Jard    Second: Zakaria         Vote: Unanimous  Abstaining: None
Speaker for items 125 and 133- Fred Mathis
126 Marina Park  
C2  
Approve  
Staff recommendation: Grant the requested variance for a 5’ building line along I-10 and approve the plat subject to the CPC 101 form conditions.  
Commission action: Granted the requested variance for a 5’ building line and approved the plat subject to the CPC 101 form conditions.  
Motion: Zakaria  Second: Edminster  Vote: Unanimous  Abstaining: None  
Speaker for item 126: Connie Blanton – opposed; Mary Villareal - applicant  

127 Mayberry Corridor  
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: Davis  Second: Asakura  Vote: Unanimous  Abstaining: None  
Speaker for item 127: Joyce Owens – applicant; Joselyn Thomas – opposed; Theola Petteway - supportive  

Commissioner Alleman abstained and left the room.  

128 New Caney ISD Woodridge Forest Middle School  
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: Subinsky  Vote: Unanimous  Abstaining: None  

Commissioner Alleman returned.  

129 Saint Elizabeth Park  
C2R  
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: Davis  Second: Edminster  Vote: Unanimous  Abstaining: None  

130 Sawmill Ranch Sec 5  
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: Porras-Pirtle  Second: Davis  Vote: Unanimous  Abstaining: None  

E  SPECIAL EXCEPTIONS  
NONE
RECONSIDERATION OF REQUIREMENTS

132 Fallbrook RV Resort  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: Carries  Opposed: Edminster

134 Northwest Crossroads Industrial Park North  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: Zakaria  Second: Edminster  Vote: Unanimous  Abstaining: None

135 Villas of Orleans  C2R Withdrawn

ADMINISTRATIVE
NONE

DEVELOPMENT PLAT VARIANCE

136 1102 Worthshire Street  DVP Approve
Staff recommendation: Granted the requested 10' building line variance.
Commission action: Approved the requested 10' building line variance.

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

137 407 A West 26th Street  DVP Approve
Staff recommendation: Grant the requested development plat variance.
Commission action: Approved the requested development plat variance.

Motion: Jard  Second: Bohan  Vote: Unanimous  Abstaining: None

Certificates of Compliance and J Extensions of Approval and Name Changes were taken together at this time.

CERTIFICATES OF COMPLIANCE

138 22811 Maple Street  COC Approve
139 26910 Coach Light Street  COC Approve
140 18586 Summer Hills Boulevard  COC Approve
141 22316 E Martin Drive  COC Approve
142 19826 Hickory Lane  COC Approve
143 19848 Gas Light Lane  COC Approve
144 20011 Forest Drive West  COC Approve
145 25333 Sandy Lane  COC Approve
J  EXTENSIONS OF APPROVAL AND NAME CHANGES

146  Lee Road Commercial Subdivision  EOA  Approve
147  Priestly Fraternity of St Peter Subdivision  EOA  Approve
148  Oakton Foundation (prev. Opus Dei Mens Program)  EOA  Approve

Staff recommendation: Approve staff’s recommendation for items 138-148.
Commission action: Approved staff’s recommendation for items 138-148.
   Motion: Bryant  Second: Subinsky  Vote: Unanimous  Abstaining: None

III.  ESTABLISH A PUBLIC HEARING DATE OF AUGUST 22, 2013
   a.  Crescent Island replat no 1 partial replat no 1
   b.  Shady Acres Extension no 3 partial replat no 1
   c.  Westheimer Estates partial replat no 1
   d.  Whispering Pines Estates partial replat no 1
   e.  Wood Leaf partial replat no 1
   f.  Towne Lake Sec 20 partial replat no 1

Staff recommendation: Establish a public hearing date of August 22, 2013 for item II a-f
Commission action: Established a public hearing date of August 22, 2013 for item II a-f.
   Motion: Bryant  Second: Garza  Vote: Unanimous  Abstaining: None

IV.  PUBLIC COMMENT
   NONE

V.  EXCUSE THE ABSENCES OF COMMISSIONER DUDLEY
Commissioner Dudley’s absences were excused.
   Motion: Alleman  Second: Clark  Vote: Unanimous  Abstaining: None

VI.  ADJOURNMENT
There being no further business brought before the Commission Chair, Mark Kilkenny adjourned the meeting at 4:32 p.m.
   Motion: Bryant  Second: Subinsky  Vote: Unanimous  Abstaining: None

Mark Kilkenny, Chair

Marlene Gachik, Secretary