Minutes of the Houston Planning Commission

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

August 8, 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 2:39 p.m. with a quorum present.

Mark A. Kilkenny, Chair
M. Sonny Garza Absent
Susan Alleman
Keiji Asakura
Fernando Brave
Kenneth Bohan
Antoine Bryant Absent
Lisa Clark Absent
Brandon Dudley Absent
Truman C. Edminster III
James R. Jard Absent
Paul R. Nelson
Linda Porras-Pirtle Absent
Algenita Davis
Martha Stein Arrived at 4:25 p.m. during item V(a)
Eileen Subinsky
Blake Tart III
Shaukat Zakaria Absent
Mark Mooney for
James Noack Absent
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 25, 2013 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the July 25, 2013 Planning Commission meeting minutes with change from Garza to Kilkenny adjourning the meeting.

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

I. CONSIDERATION OF 2013 MAJOR THOROUGHFARE AND FREEWAY PLAN AMENDMENT REQUEST

2013-08 Rankin- Woodland Hills Drive to West Lake Houston Parkway

Staff recommendation: Deny the request to reclassify Major Thoroughfare Rankin Road between West Lake Houston Parkway and Woodland Hills Drive as a Major Collector.

Commission action: Denied the request to reclassify Major Thoroughfare Rankin Road between West Lake Houston Parkway and Woodland Hills Drive as a Major Collector.

   Motion: Asakura  Second: Alleman  Vote: Unanimous  Abstaining: None

II. CONSIDER FORWARDING THE PLANNING COMMISSION’S ACTIONS TAKEN FOR THE 2013 MAJOR THOROUGHFARE AND FREEWAY PLAN TO CITY COUNCIL
Commission action: Forwarded the Planning Commission’s actions taken for the 2013 Major Thoroughfare and Freeway Plan to City Council.

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

III. PLATTING ACTIVITY (Consent items A and B, 1-103)
Item 28 will be taken later in the meeting with item 138. Item 83 was changed from approve to defer per the applicant’s request. Items removed for separate consideration: 10, 18, 26, 47, 54, and 55.

Staff recommendation: Approve staff’s recommendations for items 1 – 103 subject to the CPC 101 form conditions.

Commission action: Approved staff’s recommendations for items 1 – 103 subject to the CPC 101 form conditions.

   Motion: Subinsky  Second: Tartt  Vote: Unanimous  Abstaining: None

Commissioner Alleman abstained and left the room.

Staff recommendation: Approve staff’s recommendations for item 55 subject to the CPC 101 form conditions.

Commission action: Approved staff’s recommendations for item 55 subject to the CPC 101 form conditions.

   Motion: Brave  Second: Subinsky  Vote: Unanimous  Abstaining: None

Commissioner Alleman returned.
Commissioner Edminster abstained and left the room.

Staff recommendation: Approve staff’s recommendations for items 10, 18, 26 and 47 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 10, 18, 26 and 47 subject to the CPC 101 form conditions.
Motion: Asakura Second: Davis Vote: Unanimous Abstaining: None

Commissioner Edminster returned.

Item 54 will be acted upon later in the meeting to allow for Commissioners Alleman and Edminster to abstain and a quorum to be present.

C PUBLIC HEARINGS

104 Ammar Estates 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: Alleman Vote: Unanimous Abstaining: None
Speakers for item 104: Darrel William Fulper – undecided; Rosa Castiel and Marcia Shaw- opposed; Joyce Owens – applicant representative

105 Atascocita Forest Sec 23 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: Edminster Second: Nelson Vote: Unanimous Abstaining: None

106 Briardale partial replat no 1 C3N Defer
Staff recommendation: Defer the plat for two weeks at the applicant’s request.
Commission action: Deferred the plat for two weeks at the applicant’s request.
Motion: Bohan Second: Tatt Vote: Unanimous Abstaining: None

107 Campbell Place partial replat no 1 C3N Defer
Staff recommendation: Defer the plat for two weeks to allow time for additional information and continue the public hearing at that time.
Commission action: Deferred the plat for two weeks to allow time for additional information and continue the public hearing at that time.
Motion: Edminster Second: Subinsky Vote: Unanimous Abstaining: None

108 Cornish Street Courtyard 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: Davis Second: Asakura Vote: Unanimous Abstaining: None

109 Marshall Oaks Sec 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: Davis Second: Alleman Vote: Unanimous Abstaining: None
110 Park at Northgate Crossing sec 3 partial replat no 1 and extension C3N Approve
Staff recommendation: Approve the plats subject to the CPC 101 form conditions.
Commission action: Approved the plats subject to the CPC 101 form conditions.
Motion: Nelson Second: Bohan Vote: Unanimous Abstaining: None

111 Raintree Place Sec 3 replat no 1 C3N Defer
Staff recommendation: Defer the plat for two weeks for further study and review and continue the public hearing at that time.
Commission action: Deferred the plat for two weeks for further study and review and continue the public hearing at that time.
Motion: Alleman Second: Tatt Vote: Unanimous Abstaining: None

112 Southgate Addition partial replat no 2 C3N Defer
Staff recommendation: Defer the plat for two weeks for further study and review and continue the public hearing at that time.
Commission action: Deferred the plat for two weeks for further study and review and continue the public hearing at that time.
Motion: Asakura Second: Edminster Vote: Unanimous Abstaining: None

D VARIANCES

113 Albury Trails Estates GP GP Approve
114 Albury Trails Estates Sec 3 C3P Approve
Staff recommendation: Grant the requested variance and approve the general plan and the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance and approved the general plan and the plat subject to the CPC 101 form conditions.
Motion: Asakura Second: Edminster Vote: Unanimous Abstaining: None

115 Beltway Crossing Northwest C2 Defer
Staff recommendation: Defer the plat for two weeks to allow time for applicant to address Chapter 42 planning standards, noting that the application will be moved to the consent agenda for the August 22, 2013 meeting.
Commission action: Deferred the plat for two weeks to allow time for applicant to address Chapter 42 planning standards, noting that the application will be moved to the consent agenda for the August 22, 2013 meeting.
Motion: Davis Second: Edminster Vote: Unanimous Abstaining: None

Items 116, 118, 119, 120, 121, 125, 130, 131 and 133 were taken together at this time with staff requesting a two week deferral for all items.

116 Braun C2R Defer
118 Bridgeland Hidden Creek Sec 17 C3P Defer
119 Bridgeland Hidden Creek Sec 18 C3P Defer
120 Bridgeland Hidden Creek Sec 19 C3P Defer
121 Bridgeland Hidden Creek Sec 25 C3P Defer
125 Energy Park West C2 Defer
130 Robita Commons C2 Defer
131 South Belt Business Park  C2R  Defer
133 Thomas Park  C2  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: Davis  Second: Bohan  Vote: Unanimous  Abstaining: None

117 Bridgeland Lakeland Village GP  GP  Approve
Staff recommendation: Grant the requested variances and approve the general plan subject to the CPC 101 form conditions.
Commission action: Granted the requested variances and approved the general plan subject to the CPC 101 form conditions.
Motion: Asakura  Second: Nelson  Vote: Unanimous  Abstaining: None

122 Bridges of Lake Houston Lift Station 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: Subinsky  Second: Bohan  Vote: Unanimous  Abstaining: None

123 Carnegie Oaks at Westmoreland  C2R  Withdrawn
124 College Addition at South Shepherd  C2R  Withdrawn

126 Harmony GP  GP  Approve
Staff recommendation: Grant the requested variance and approve the general plan subject to the CPC 101 form conditions.
Commission action: Granted the requested variance and approved the general plan subject to the CPC 101 form conditions.
Motion: Asakura  Second: Edminster  Vote: Unanimous  Abstaining: None

127 Imperial Green Business Park  C2  Withdrawn

Items 128 and 140 were taken together at this time.

128 Kennedy Greens South GP  GP  Approve
140 Kennedy Greens South Commercial Subdivision  C3P  Approve
Staff recommendation: Grant the requested variances and approve the general plan and the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variances and approved the general plan and the plat subject to the CPC 101 form conditions.
Motion: Nelson  Second: Tarrant  Vote: Unanimous  Abstaining: None
Speaker for items 128 and 140- Fred Mathis, Harris County and Mike Terechenok – supportive
129  M and D Development  C2R  Defer
Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Deferred the plat for two weeks.
   Motion: Edminster    Second: Asakura   Vote: Unanimous    Abstaining: None

132  Sports Cube Subdivision  C3P  Defer
Staff recommendation: Defer the plat for two weeks to allow applicant time to submit a revised plat.
Commission action: Deferred the plat for two weeks to allow applicant time to submit a revised plat.
   Motion: Alleman    Second: Subinsky   Vote: Unanimous    Abstaining: None

134  Villas of Orleans  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: Nelson     Second: Alleman    Vote: Unanimous    Abstaining: None

135  Washington Avenue Investments  C2  Defer
Staff recommendation: Defer the plat for two weeks to allow time for the applicant to meet with the Public Works and Engineering Department regarding the proposed head on parking on the site.
Commission action: Deferred the plat for two weeks to allow time for the applicant to meet with the Public Works and Engineering Department regarding the proposed head on parking on the site.
   Motion: Subinsky    Second: Edminster  Vote: Unanimous    Abstaining: None

Items 136 and 137 were taken together at this time.

136  West Place GP  GP  Approve
137  West Place Sec 1  C3P  Approve
Staff recommendation: Grant the requested variances and approve the general plan and the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variances and approved the general plan and the plat subject to the CPC 101 form conditions.
   Motion: Asakura    Second: Davis    Vote: Unanimous    Abstaining: None

E  SPECIAL EXCEPTIONS
NONE
F   RECONSIDERATION OF REQUIREMENTS

Items 28 and 138 were taken together at this time.

138  Ferrer GP  GP  Approve
28   Lifebridge Church  C2  Approve
139  Lindsay Lakes  C3P  Approve

Staff recommendation: Grant the requested variance and approve the general plan and the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance and approved the general plan and the plat subject to the CPC 101 form conditions.
   Motion: Asakura  Second: Alleman  Vote: Unanimous  Abstaining: None
Speakers for items 28, 138 and 139- Autumn Selman Dunbar Harder – no position stated; Fred Mathis- Harris County

134  Northwest Crossroads Industrial Park  C3P  Approve
North

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

G   ADMINISTRATIVE
NONE

H   DEVELOPMENT PLAT VARIANCE

141  1046 Rutland Street  DVP  Defer

Staff recommendation: Defer the plat for two weeks to allow the proposed addition.
Commission action: Deferred the plat for two weeks to allow time for the applicant to provide site plan and elevation of the proposed addition.
   Motion: Tarrt  Second: Bohan  Vote: Unanimous  Abstaining: None

142  1916 Harold Street  DVP  Approve

Staff recommendation: Grant the requested development plat variance for a 20’ building line for the proposed porch.
Commission action: Granted the requested development plat variance for a 20’ building line for the proposed porch.
   Motion: Davis  Second: Brave  Vote: Unanimous  Abstaining: None

143  1046 Rutland Street  DVP  Defer

Staff recommendation: Defer the plat for two weeks to allow time for the applicant to provide revised information.
Commission action: Deferred the plat for two weeks to allow time for the applicant to provide revised information.
   Motion: Brave  Second: Subinsky  Vote: Unanimous  Abstaining: None
I Certificates of Compliance and J Extensions of Approval and Name Changes were taken together at this time.

I  CERTIFICATES OF COMPLIANCE

144 27554 Spanish Oaks Drive COC Approve
145 24650 Sorters Road COC Approve

J  EXTENSIONS OF APPROVAL AND NAME CHANGES

146 Beamer Villas Subdivision EOA Approve
147 Villas at Northpointe Subdivision EOA Approve

Staff recommendation: Approve staff’s recommendation for items 144-147.
Commission action: Approved staff’s recommendation for items 144-147.
  Motion: Davis Second: Asakura Vote: Unanimous Abstaining: None

IV. ESTABLISH A PUBLIC HEARING DATE OF SEPTEMBER 5, 2013
  a. Bellwood Sec 2 replat no 1
  b. East Sunnyside Court Sec 1 partial replat no 1
  c. Parkhurst Estates Sec 3 partial replat no 1
  d. Towns at Seville replat no 1
  e. Westheimer Estates partial replat no 2
  f. West Oaks Subdivision plat no 2 partial replat no 2

Staff recommendation: Establish a public hearing date of September 5, 2013 for item IV a-f
Commission action: Established a public hearing date of September 5, 2013 for item IV a-f.
  Motion: Edminster Second: Bohan Vote: Unanimous Abstaining: None

Item number 54 from the Consent items was acted upon at this time.

Staff recommendation: Approve staff’s recommendations for item 54 subject to the CPC 101 form conditions.
Commission action: Deferred staff’s recommendations for item 54 subject to the CPC 101 form conditions.
  Motion: Davis Second: Tattt Vote: Carries Abstaining: Alleman and Edminster

V. CONSIDERATION OF AN APPEAL OF THE DECISION OF THE HOUSTON ARCHAEOLOGICAL AND HISTORICAL COMMISSION ON JULY 17, 2013 FOR THE DENIAL OF A CERTIFICATE OF APPROPRIATENESS FOR:

a. 446 Arlington Street- Houston Heights Historic District South
  Staff recommendation: No recommendation given.
  Commission action: Overturned the Houston Archaeological and Historical Commission’s decision to deny a Certificate of Appropriateness for 446 Arlington Street- Houston Heights Historic District South.
  Motion: Davis Second: Tattt Vote: Carries Opposed: Nelson
  Abstained: Bohan

Speakers for item V(a)- Mark Van Doren, Paul Fruge, Mark Williams and Shaun Vembutty – for appeal
b. 1537 Ashland Street- Houston Heights Historic District West
Staff recommendation: No recommendation given.
Commission action: Overturned the Houston Archaeological and Historical Commission's decision to deny a Certificate of Appropriateness for 1537 Ashland Street- Houston Heights Historic District West
    Motion: Davis    Second: Tatt    Vote: Carries    Opposed: Nelson
Speakers for item V(b)- Mark Van Doren, Paul Fruge, and Mark Williams— for appeal

VI. PUBLIC COMMENT
    NONE

VII. EXCUSE THE ABSENCES OF COMMISSIONER BRAVE
Commissioner Brave was present so no action was needed.

VIII. ADJOURNMENT
There being no further business brought before the Commission Chair, Mark Kilkenny adjourned the meeting at 5:02 p.m.
    Motion: Edminster    Second: Asakura    Vote: Unanimous    Abstaining: None

Mark Kilkenny, Chair

Marlene Gaflick, Secretary