Minutes of the Houston Planning Commission

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

August 22, 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 2:34 p.m. with a quorum present.

Mark A. Kilkenny, Chair
M. Sonny Garza
Susan Alleman
Keiji Asakura
Fernando Brave
Kenneth Bohan
Antoine Bryant
Lisa Clark
Brandon Dudley
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
NONE

APPROVAL OF THE AUGUST 1 AND AUGUST 8, 2013 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the August 1 and August 8, 2013 Planning Commission meeting minutes.
   Motion: Bryant        Second: Clark         Vote: Carries        Abstaining: Garza, Stein, Porras-Pirtle and Subinsky

I. PLATTING ACTIVITY (Consent items A and B, 1-114)
Items removed for separate consideration: 37, 55, 56, 57, 58, 72 and 73.
Staff recommendation: Approve staff’s recommendations for items 1 – 114 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1 – 114 subject to the CPC 101 form conditions.
   Motion: Garza        Second: Alleman       Vote: Unanimous       Abstaining: None

Commissioners Alleman, Clark and Edminster abstained and left the room.

   Staff recommendation: Approve staff’s recommendations for items 37, 55, 56, 57, 58, 72 and 73 subject to the CPC 101 form conditions.
   Commission action: Approved staff’s recommendations for items 37, 55, 56, 57, 58, 72 and 73 subject to the CPC 101 form conditions.
   Motion: Bryant        Second: Subinsky     Vote: Unanimous       Abstaining: None

Commissioners Alleman, Clark and Edminster returned.

C PUBLIC HEARINGS

115 Briardale 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: Alleman      Vote: Unanimous       Abstaining: None

116 Campbell Place 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: Alleman      Vote: Unanimous       Abstaining: None
Speakers for item 116: Councilmember Helena Brown; John C. Stephen, Angela McGinnis and John Rahmatian – opposed; Christine Powell – conditional; Richard Smith- Public Works and Engineering

117 Crescent Island replat no 1 partial replat no 1 C3N 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: Edminster     Second: Asakura       Vote: Unanimous       Abstaining: None
118  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: Subinsky  Second: Asakura  Vote: Unanimous  Abstaining: None
Speakers for item 118: Mary Lou Henry – applicant; Ron Logan and Anita Weiner – opposed

119  Shady Acres extension no 3 partial 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: Bryant  Second: Subinsky  Vote: Unanimous  Abstaining: None
Speaker for item 119: Judy Delke - opposed

120  Southgate Addition partial replat no 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: Asakura  Second: Brave  Vote: Unanimous  Abstaining: None
Commissioners Alleman and Edminster abstained and left the room.

121  Towne Lake Sec 20 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: Bryant  Vote: Unanimous  Abstaining: None
Commissioners Alleman and Edminster returned.

122  Westheimer Estates 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: Clark  Second: Bohan  Vote: Unanimous  Abstaining: None

123  Whispering Pines Estates 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: Garza  Vote: Unanimous  Abstaining: None

124  Wood Leaf 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: Clark  Second: Alleman  Vote: Unanimous  Abstaining: None
D VARIANCES

125 Braun 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: Alleman Second: Subinsky Vote: Unanimous Abstaining: None
Speaker for item 125: Robert Liner - opposed

126 Energy Park West C2 Defer
Staff recommendation: Defer the plat for two weeks to allow the applicant time to submit a general plan.
Commission action: Deferred the plat for two weeks to allow the applicant time to submit a general plan.
    Motion: Edminster Second: Alleman Vote: Unanimous Abstaining: None

127 Geospace Sec 2 C3P 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: Subinsky Second: Clark Vote: Unanimous Abstaining: None

128 King Crossing 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: Garza Second: Nelson Vote: Unanimous Abstaining: None

129 M and D Development C2R 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: Garza Second: Clark Vote: Unanimous Abstaining: None

130 Robita Commons C2 Defer
Staff recommendation: Defer the plat for two weeks at the applicant’s request to allow time for the applicant to submit a revised plat and a revised variance request form.
Commission action: Deferred the plat for two weeks at the applicant’s request to allow time for the applicant to submit a revised plat and a revised variance request form.
    Motion: Edminster Second: Bryant Vote: Unanimous Abstaining: None

131 South Belt Business Park C2R Defer
Staff recommendation: Defer the plat for two weeks at the applicant’s request to allow time for the applicant to submit a revised plat.
Commission action: Deferred the plat for two weeks at the applicant’s request to allow time for the applicant to submit a revised plat.
    Motion: Edminster Second: Alleman Vote: Unanimous Abstaining: None
Sports Cube Subdivision  C3P  Defer
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: Garza  Second: Clark  Vote: Unanimous  Abstaining: None

Thomas Park  C2  Defer
Staff recommendation: Defer the plat for two weeks at the applicant’s request to allow time for applicant to continue working with Title Company and submit revised information.
Commission action: Deferred the plat for two weeks at the applicant’s request to allow time for applicant to continue working with Title Company and submit revised information.
  Motion: Alleman  Second: Clark  Vote: Unanimous  Abstaining: None

Tidwell Lakes 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: Bryant  Second: Davis  Vote: Unanimous  Abstaining: None

Washington Avenue Investments  C2  Defer
Staff recommendation: Defer the plat for two weeks at the applicant’s request to allow time for the applicant to meet with staff and submit revised information.
Commission action: Deferred the plat for two weeks at the applicant’s request to allow time for the applicant to meet with staff and submit revised information.
  Motion: Bohan  Second: Stein  Vote: Unanimous  Abstaining: None

E  SPECIAL EXCEPTIONS

Aliana GP  GP  Approve
Staff recommendation: Grant the requested special exception and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested special exception and approved the plat subject to the CPC 101 form conditions.
  Motion: Jard  Second: Stolleis  Vote: Unanimous  Abstaining: None

F  RECONSIDERATION OF REQUIREMENTS

Items 28 and 138 were taken together at this time.

Buffalo Bend Nature Park  C2  Approve
Staff recommendation: Grant the requested reconsideration of requirement with variance not to extend or terminate with a cul-de-sac Ave W, but allow access from the stub to the site and approve the plat subject to the CPC 101 form conditions.
Commission action: Grant the requested reconsideration of requirement with variance not to extend or terminate with a cul-de-sac Ave W, but allow access from the stub to the site and approve the plat subject to the CPC 101 form conditions.
  Motion: Asakura  Second: Davis  Vote: Unanimous  Abstaining: None
Louetta Business Park
Staff recommendation: Grant the requested reconsideration of requirement with variance request and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested reconsideration of requirement with variance request and approved the plat subject to the CPC 101 form conditions.
Motion: Edminster  Second: Alleman  Vote: Unanimous  Abstaining: None

G  ADMINISTRATIVE
NONE

H  DEVELOPMENT PLAT VARIANCE

139  415 Gray Street
Staff recommendation: Grant the requested variance.
Commission action: Granted the requested variance.
Motion: Clark  Second: Brave

140  5403 Kirby Drive
Staff recommendation: Grant the requested variance.
Commission action: Granted the requested variance.
Motion: Davis  Second: Edminster

141  1046 Rutland Street
Staff recommendation: Defer the plat for two weeks to allow time for the applicant to provide site plan and elevation of 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: Garza  Second: Bryant

142  4218 Washington Ave
Staff recommendation: Grant the requested variance.
Commission action: Granted the requested variance.
Motion: Jard  Second: Davis

143  303 West 6th Street
Staff recommendation: Grant the requested variances.
Commission action: Granted the requested variances.
Motion: Davis  Second: Garza

144  305 West 6th Street
Staff recommendation: Grant the requested variances.
Commission action: Granted the requested variances.
Motion: Davis  Second: Edminster

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

145  26056 Peach Creek Drive      COC      Approve
146  24054 Butterfly Lane         COC      Approve
147  18891 Firefly Drive          COC      Approve

J. EXTENSIONS OF APPROVAL AND NAME CHANGES

148  Crawford Street Reserve Subdivision   EOA      Approve
149  MI 3 Ministries Subdivision          EOA      Approve
150  Rush Plaza Sec 1                    EOA      Approve
151  Timber Forest Drive South of Hunters Lake EOA      Approve
       Way STD
152  Groves GP (prev. Project Lucy GP)     NC      Approve

Staff recommendation: Approve staff's recommendation for items 145-152.
Commission action: Approved staff's recommendation for items 145-152.
Motion: Brave  Second: Davis  Vote: Unanimous  Abstaining: None

II. ESTABLISH A PUBLIC HEARING DATE OF SEPTEMBER 19, 2013
a. Evergreen Woods partial replat no 1
b. Montclair Addition partial replat no 3
c. Nottingham Country Sec 6 partial replat no 2
d. Whispering Pines Estates partial replat no 2
e. Woodland Heights partial replat no 2
f. East Sunnyside Court Sec 1 partial replat no 1

Staff recommendation: Establish a public hearing date of September 19, 2013 for items II a-f.
Commission action: Established a public hearing date of September 19, 2013 for items II a-f.
Motion: Bryant  Second: Clark  Vote: Unanimous  Abstaining: None

III. CONSIDERATION OF A LANDSCAPE VARIANCE FOR A PROPERTY LOCATED AT 14550 JOHN F. KENNEDY BOULEVARD

Staff recommendation: Grant the requested variance.
Commission action: Granted the requested variance.
Motion: Jard  Second: Edminster  Vote: Unanimous  Abstaining: None

IV. PUBLIC COMMENT
NONE

V. EXCUSE THE ABSENCES OF COMMISSIONER BRANDON DUDLEY
Commissioner Dudley's absences were excused.
Motion: Garza  Second: Davis  Vote: Unanimous  Abstaining: None

VI. ADJOURNMENT
There being no further business brought before the Commission Chair, Mark Kilkenny adjourned the meeting at 4:03 p.m.
Motion: Clark  Second: Subinsky  Vote: Unanimous  Abstaining: None

Mark Kilkenny, Chair

Marlene Gafrick, Secretary