Minutes of the Houston Planning Commission

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

September 19, 2013
Meeting to be held in
Council Chambers, Public Level, City Hall Annex
2:30 p.m.

Call to order:

Vice-Chair Sonny Garza called the meeting to order at 2:39 p.m. with a quorum present.

Mark A. Killkenney, Chair
Mark A. Kilkenny, Chair
M. Sonny Garza
M. Sonny Garza
Susan Alleman
Susan Alleman
Keiji Asakura
Keiji Asakura
Fernando Brave
Fernando Brave
Kenneth Bohan
Kenneth Bohan
Antoine Bryant
Antoine Bryant
Lisa Clark
Lisa Clark
Brandon Dudley
Brandon Dudley
Truman C. Edminster III
Truman C. Edminster III
James R. Jard
James R. Jard
Paul R. Nelson
Paul R. Nelson
Absent
Absent
Linda Porras-Pirtle
Linda Porras-Pirtle
Algenita Davis
Algenita Davis
Martha Stein
Martha Stein
Eileen Subinsky
Eileen Subinsky
Blake Tart III
Blake Tart III
Shaukat Zakaria
Shaukat Zakaria
Mark Mooney for
Mark Mooney for
James Noack
James Noack
Richard Stolleis for
Richard Stolleis for
The Honorable Grady Prestage
The Honorable Grady Prestage
Raymond Anderson for
Raymond Anderson for
The Honorable Ed Emmett
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 SEPTEMBER 5, 2013 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the September 5, 2013 Planning Commission meeting minutes.

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

I. PLATTING ACTIVITY (Consent items A and B, 1-92)
Items removed for separate consideration: 23, 26, 32, 33, 34, 43 and 63.
Staff recommendation: Approve staff’s recommendations for items 1 – 86 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1 – 86 subject to the CPC 101 form conditions.

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

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

Staff recommendation: Approve staff’s recommendations for items 23, 26, 32, 33, 34, 43 and 63 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 23, 26, 32, 33, 34, 43 and 63 subject to the CPC 101 form conditions.

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

Commissioners Alleman, Clark, Edminster and Stein returned.

C PUBLIC HEARINGS

87 Evergreen Woods 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: Alleman Second: Edminster Vote: Unanimous Abstaining: None

88 Montclair Addition partial 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: Bryant Second: Subinsky Vote: Unanimous Abstaining: None

89 Nottingham Country Sec 6 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: Clark Second: Alleman Vote: Unanimous Abstaining: None

90 Shady Acres extension no 3 partial replat no 1 C3N Defer
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: Subinsky Second: Stein Vote: Unanimous Abstaining: None
91  Whispering Pines Estates 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: Alleman   Second: Bryant   Vote: Unanimous   Abstaining: None

D  VARIANCES

92  Azalea District GP  GP  Approve
Staff recommendation: Deny the requested variance to not extend or terminate with a cul-de-sac stub street along the plat’s northern boundary; grant the requested variance to exceed 1,400 block length along the GP boundary subject to the provision of a stub street that aligns with Mayer Road and approve the general plan subject to the CPC 101 form conditions.
Commission action: Denied the requested variance to not extend or terminate with a cul-de-sac stub street along the plat’s northern boundary; grant the requested variance to exceed 1,400 block length along the GP boundary subject to the provision of a stub street that aligns with Mayer Road and approved the general plan subject to the CPC 101 form conditions.
   Motion: Mooney   Second: Jard   Vote: Unanimous   Abstaining: None

93  Blodgett Avenue Terrace  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: Clark   Second: Edminster   Vote: Unanimous   Abstaining: None

Items 94 and 95 were taken together at this time.

94  Falls at Dry Creek GP  GP  Approve
95  Falls at Dry Creek 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: Porras-Pirtle   Second: Edminster   Vote: Unanimous   Abstaining: None

Items 96, 97, 98, 99 and 100 were taken together at this time.

96  Haydon Lakes GP  GP  Approve
97  Haydon Lakes Drive at Bentridge Manor  C3P  Approve
   Lane Street Dedication
98  Haydon Lakes Sec 1  C3P  Approve
99  Haydon Lakes Sec 2  C3P  Approve
100 Haydon Lakes Sec 3  C3P  Approve
Staff recommendation: Grant the requested variances and approve the general plan subject to a stub street along the plat’s eastern boundary that would centerline tie with Union Street and the plats subject to the CPC 101 form conditions.
Commission action: Grant the requested variances and approve the general plan subject to a stub street along the plat’s eastern boundary that would centerline tie with Union Street and the plats subject to the CPC 101 form conditions.
   Motion: Edminster   Second: Asakura   Vote: Unanimous   Abstaining: None
101 Long Meadow Farms GP  
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: Bryant  Second: Clark  Vote: Unanimous  Abstaining: None 

102 South Belt Business Park GP  
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: Stein  Second: Alleman  Vote: Unanimous  Abstaining: None 

103 Wildwood at Northpointe GP  
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: Subinsky  Second: Bryant  Vote: Unanimous  Abstaining: None 

104 Weber Meadows  
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: Edminster  Second: Davis  Vote: Unanimous  Abstaining: None 

Items 105, 106, and 107 were taken at this time with staff requesting a two week deferral on all items.

Commissioner Alleman abstained on item 105 and left the room.

105 Willow Edge  
106 Woodlands Creekside Park Village Center  
Sec 1 replat no 1  
107 Briscoe Falls GP  
Staff recommendation: Defer the plats for two weeks for Chapter 42 planning standards and further study and review.  
Commission action: Deferred the plats for two weeks for Chapter 42 planning standards and further study and review.  
Motion: Zakaria  Second: Tatt  Vote: Unanimous  Abstaining: None 

E SPECIAL EXCEPTIONS

NONE
F RECONSIDERATION OF REQUIREMENTS

Item 107 was acted upon earlier in the meeting with the deferred items.

108 Summa Townhomes C3R 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: Brave Second: Alleman Vote: Carries Opposed: Bryant and Subinsky
Speaker for item 108: Thelma Mantaring - supportive

G ADMINISTRATIVE
NONE

H DEVELOPMENT PLAT VARIANCE

Items 109 and 110 were taken together at this time.

109 1201 W 43rd Street DPV Defer
110 70 E Briar Hollow Lane DPV Defer
Staff recommendation: Defer the plats.
Commission action: Deferred the plats.
Motion: Jard Second: Tartt Vote: Unanimous Abstaining: None

111 214 Glenwood Drive DPV Approve
Staff recommendation: Grant the requested variance.
Commission action: Granted the requested variance.
Motion: Asakura Second: Bryant 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

112 21318 W Knox Drive COC Approve
113 25719 Lantern Lane COC Approve
114 1415 Northpark Drive COC Approve

J EXTENSIONS OF APPROVAL AND NAME CHANGES

115 Alder Trails GP (prev. West Place GP) NC Approve
116 Alder Trails Queenston Boulevard and NC Approve
Barker Trace Drive and Reserves (prev. West Place Queenston Boulevard and Barker Trace Drive and Reserves)
117 Alder Trails Sec 1 (prev. West Place Sec 1) NC Approve
118 Alder Trails Sec 2 (prev. West Place Sec 2) NC Approve
119 Alder Trails Sec 3 (prev. West Place Sec 3) NC Approve
Staff recommendation: Approve staff's recommendation for items 112-119.
Commission action: Approved staff's recommendation for items 112-119.
  Motion: Bryant  Second: Clark  Vote: Unanimous  Abstaining: None

II.  ESTABLISH A PUBLIC HEARING DATE OF OCTOBER 17, 2013
  a. Canyon Lakes at Spring Trails Sec 1 partial replat no 1 and extension
  b. Canyon Lakes at Spring Trails Sec 1 partial replat no 2 and extension
  c. Hermann Park Addition partial replat no 1
  d. Langston Place Sec 2 partial replat no 1
  e. Meadow Creek Gardens replat no 1 partial replat no 1
  f. Melody Oaks partial replat no 4
  g. Melody Oaks partial replat no 5
  h. Westover partial replat no 1
  i. Whispering Pines Estates partial replat no 3
  j. Whispering Pines Estates partial replat no 4
  k. Whispering Pines Estates partial replat no 5
  l. Woodland Heights partial replat no 2
Staff recommendation: Establish a public hearing date of October 15, 2013 for items II a-l.
Commission action: Established a public hearing date of October 15, 2013 for items II a-l.
  Motion: Clark  Second: Alleman  Vote: Unanimous  Abstaining: None

III. CONSIDERATION OF A LANDSCAPE VARIANCE FOR A PROPERTY LOCATED AT 1311 LOUISIANA STREET
Staff recommendation: Defer the variance for two weeks.
Commission action: Deferred the variance for two weeks.
  Motion: Bryant  Second: Clark  Vote: Unanimous  Abstaining: None

Items IV and V were taken together at this time.

IV. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK
APPLICATION FOR THE 1600 BLOCK OF MISSOURI STREET (NORTH AND SOUTH SIDES)

V. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM BUILDING LINE
BLOCK APPLICATION FOR THE 1600 BLOCK OF MISSOURI STREET (NORTH AND SOUTH SIDES)
Commission action: Approved the Consideration of a Special Minimum Lot Size Block Application and Special Minimum Building Line Block Application for the 1600 block of Missouri Street (north and south sides) and forwarded to City Council.
  Motion: Jard  Second: Asakura  Vote: Unanimous  Abstaining: None
Speakers for items IV and V: Ken Wright, June Spencer, EJ Farhood, Mary Michael Townsend, Nancy Tennant and Jeff Ross – supportive; Ross DePaul - opposed

VI. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK
APPLICATION FOR THE 1600 BLOCK OF CHERRYHURST STREET (SOUTH SIDE)
Commission action: Approved the Consideration of a Special Minimum Lot Size Block Application for the 1600 block of Cherryhurst Street (south side) and forwarded to City Council.
  Motion: Asakura  Second: Brave  Vote: Carries  Abstaining: None
Speakers for item VI: June Spencer, Larry Walters, Alice McNamara, Nancy Tennant, and Jeff Ross – supportive; Ian Gordon – opposed
VII. PUBLIC COMMENT
NONE

VIII. ADJOURNMENT
There being no further business brought before the Commission Vice-Chair, Sonny Garza adjourned the meeting at 3:57 p.m.

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

Sonny Garza, Vice-Chair

Marlene Gafrick, Secretary