Minutes of the Houston Planning Commission

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

October 3, 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 2:40 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
Algernon 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 SEPTEMBER 19, 2013 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the September 19, 2013 Planning Commission meeting minutes.
  Motion: Clark        Second: Zakaria    Vote: Unanimous    Abstaining: None

I. PRESENTATION BY SCENIC HOUSTON
The presentation was made by Jeff Ross and Ann Culver.

II. PLATTING ACTIVITY  (Consent items A and B, 1-101)
Item 22 was changed from approved to defer. Items removed for separate consideration: 101.
Staff recommendation: Approve staff’s recommendations for items 1 – 101 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1 – 101 subject to the CPC 101 form conditions.
  Motion: Clark        Second: Stein     Vote: Unanimous   Abstaining: None

Commissioner Alleman abstained and left the room.

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

Commissioner Alleman returned.

C PUBLIC HEARINGS

102 Memas C3N
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: Asakura    Vote: Unanimous   Abstaining: None
Speakers for item 101: Frank Markantonis-supportive; Ann Quinn Todd-undecided

103 River Oaks Sec 4 partial replat no. 1 C3N
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

104 Rutland Park Addition Partial Replat No. 3 C3N
Staff recommendation: Defer the plat for two weeks for Chapter 42 Standards
Commission action: Deferred the plat for two weeks for Chapter 42 Standards
  Motion: Asakura      Second: Edminster   Vote: Unanimous   Abstaining: None

105 Winlow Place partial replat no. 2 C3N
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: Clark       Vote: Unanimous   Abstaining: None
D VARIANCES

106 Aliana Waste Water Treatment Plant 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 approve the plat subject to the CPC 101 form conditions.
Motion: Clark Second: Alleman Vote: Unanimous Abstaining: None

107 FM 529 Industrial West 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: Edminster Second: Tarrt Vote: Unanimous Abstaining: None

108 Gault Road Acres 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: Alleman Second: Clark Vote: Unanimous Abstaining: None

Items 109, 110, 114, 117 and 120 were taken together at this time with staff requesting a two week deferral on all items.

109 Harper Woods C3P Defer
110 Kitzman Tract GP GP Defer
114 Villas at Yale Square C2R Defer
117 Woodlands Creekside Park Village Center C2R Defer
Sec 1 replat no 1
120 Oderco Inc. C2 Defer
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: Jard Second: Edminster Vote: Unanimous Abstaining: None

111 Meldrum Commercial Reserve C2R Defer
Staff recommendation: Defer the plats for two weeks for further study and review.
Commission action: Deferred the plats for two weeks for further study and review.
Motion: Asakura Second: Bohan Vote: Unanimous Abstaining: None

112 Museum of Fine Arts Houston Sec 1 C2 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: Zakaria Vote: Unanimous Abstaining: None
Speaker for item 112: Gwen Goffe – supportive
 Commissioner Alleman abstained and left the room.

113  San Jacinto College North Campus  C2  Approve
West Addition
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: Clark  Vote: Unanimous  Abstaining: None

115  Willows Edge  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: Edminster  Second: Stein  Vote: Unanimous  Abstaining: None

Commissioner Alleman returned.

116  Woodland Creek 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: Clark  Second: Alleman  Vote: Unanimous  Abstaining: None

E  SPECIAL EXCEPTIONS
NONE

F  RECONSIDERATION OF REQUIREMENTS

118  Briscoe Falls GP  GP  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: Jard  Second: Alleman  Vote: Unanimous  Abstaining: None

119  Gateway Northwest Business Park  C2R  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: Asakura  Second: Clark  Vote: Unanimous  Abstaining: None
Speaker: Warren Escovey

Item 120 was acted upon earlier in the meeting with the deferred items.

G  ADMINISTRATIVE
NONE
H DEVELOPMENT PLAT VARIANCE

121 70 E Briar Hollow Lane  
Staff recommendation: Grant the plat.  
Commission action: Granted the plat.  
Motion: Davis  
Second: Edminster  
Vote: Carries  
Opposed: Dudley, Zakaria and Jard  
Speakers: Clayton Black, Mike Dixon and Jeb Cox-supportive  

122 1346 Harward Street  
Staff recommendation: Defer the plat per applicant request.  
Commission action: Deferred the plat per applicant request.  
Motion: Clark  
Second: Alleman  
Vote: Unanimous  
Abstaining: None  

123 548 W 24th Street  
Staff recommendation: Defer the plat.  
Commission action: Deferred the plat.  
Motion: Bohan  
Second: Asakura  
Vote: Unanimous  
Abstaining: None  
Speakers: Heidi Eagleton and Gary Fondel-supportive  

124 1201 W 43rd Street  
Staff recommendation: Grant the requested variance.  
Commission action: Granted the requested variance.  
Motion: Asakura  
Second: Stein  
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

125 21818 Michael Drive  
COC  
Approve  
126 27227 Saddle Rock Lane  
COC  
Approve  
127 24209 Enloe Road  
COC  
Approve  
128 20748,20754,20766 Canterbury Lane  
COC  
Approve  

J EXTENSIONS OF APPROVAL AND NAME CHANGES

129 Cypress Fairbanks ISD Towne Lake  
Campus Sec 2  
EOA  
Approve  
130 Royal Shores  
EOA  
Approve  
131 Waterstone Section 7  
EOA  
Approve  
132 Bridgeland Creek Parkway Section 2 from  
Seminole Ridge Drive to Creekside Crossing  
Drive Street Dedication (prev. Bridgeland Creek  
Parkway from Seminole Ridge Drive to Creekside  
Crossing Drive STD)  
EOA  
Approve  
NC  
Approve  

Staff recommendation: Approve staff’s recommendation for items 125-132.  
Commission action: Approved staff’s recommendation for items 112-119.  
Motion: Davis  
Second: Alleman  
Vote: Unanimous  
Abstaining: None
III. ESTABLISH A PUBLIC HEARING DATE OF OCTOBER 31, 2013
   a. Benders Landing Sec 2 partial replat no1
   b. Bingham Estates replat no 1 and extension
   c. Evans Estates
   d. Hyde Park Addition partial replat no 1
   e. Idylwood partial replat no 1
   f. Spring Branch Estates no 2 partial replat no 7
   g. Whispering Pines Estates partial replat no 5
   h. Woodland Oaks Section 1 partial replat no 1
Staff recommendation: Establish a public hearing date of October 31, 2013 for items II a-h.
Commission action: Established a public hearing date of October 31, 2013 for items II a-h.
   Motion: Clark Second: Alleman Vote: Unanimous Abstaining: None

IV. CONSIDERATION OF A LANDSCAPE VARIANCE FOR A PROPERTY LOCATED AT 1311 LOUISIANA STREET
Staff recommendation: Grant the requested landscape variance.
Commission action: Granted the requested landscape variance.
   Motion: Zakaria Second: Davis Vote: Unanimous Abstaining: None
Speaker: Christy Kim

V. CONSIDERATION OF A PROTEST FOR A HAZMAT PERMIT APPLICATION FOR 4494 CAMPBELL ROAD.
Staff recommendation: No recommendation given.
Commission action: Granted the HAZMAT permit application for 4494 Campbell road.

VI. CONSIDERATION OF APPEAL OF THE DECISION OF THE HOUSTON ARCHAEOLOGICAL AND HISTORICAL COMMISSION ON SEPTEMBER 12, 2013 FOR THE DENIAL OF A CERTIFICATE OF APPROPRIATENESS FOR: 1117 TULANE STREET-HOUSTON HEIGHTS DISTRICT WEST
Commission action: Upheld the decision of the Houston Archaeological and Historical Commission for the denial of a Certificate of Appropriateness for 1117 Tulane Street-Houston Heights District West.
   Motion: Bohan Second: Alleman Vote: Carries Opposed: Davis
Tantt and Jard
Speaker for items VI: Karen Young- supportive of appeal

VII. PUBLIC COMMENT
NONE

VIII. ADJOURNMENT
There being no further business brought before the Commission Chair, Mark Kilkenny adjourned the meeting at 4:43 p.m.
   Motion: Clark Second: Alleman Vote: Unanimous Abstaining: None

Mark Kilkenny, Chair

Marlene Gafrick, Secretary