Minutes of the Houston Planning Commission

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

October 17, 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 2:42 p.m. with a quorum present.

Mark A. Kilkenny, Chair
M. Sonny Garza
Susan Alleman
Keiji Asakura
Fernando Brave
Kenneth Bohan
Antoine Bryant Absent
Lisa Clark Left at 3:55 p.m. during item #126
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 Absent
Shaukat Zakaria
Mark Mooney for
   James Noack
Richard Stolles 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 OCTOBER 3, 2013 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the October 3, 2013 Planning Commission meeting minutes.
   Motion: Clark       Second: Asakura    Vote: Carries       Abstaining: Brave, Garza, Nelson, Porras-Pirtle and Subinsky

I. PLATTING ACTIVITY   (Consent items A and B, 1-88)
Items removed for separate consideration: 16 and 31
Staff recommendation: Approve staff’s recommendations for items 1 – 88 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1 – 88 subject to the CPC 101 form conditions.
   Motion: Jard       Second: Bohan      Vote: Unanimous     Abstaining: None

Commissioners Anderson and Edminster abstained and left the room.

Staff recommendation: Approve staff’s recommendations for items 16 and 31 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 16 and 31 subject to the CPC 101 form conditions.
   Motion: Garza       Second: Subinsky   Vote: Unanimous     Abstaining: None

Commissioners Anderson and Edminster returned.

C   PUBLIC HEARINGS

89  Canyon Lakes at Spring Trails Sec 1 partial replat no 1 and extension 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: Mooney       Second: Nelson     Vote: Unanimous     Abstaining: None
Speakers for item 89: Matthew Winston and Jeremy Durocher – opposed

90  Canyon Lakes at Spring Trails Sec 1 partial replat no 2 and extension 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: Mooney      Vote: Unanimous     Abstaining: None
Speaker for item 90: Justin Rameriz – undecided

91  Hermann Park 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: Clark       Second: Edminster   Vote: Unanimous     Abstaining: None
92 Langston Place Sec 2 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: Bohan Second: Garza Vote: Unanimous Abstaining: None

93 Meadow Creek Gardens replat no 1 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: Stein Vote: Unanimous Abstaining: None

94 Melody Oaks partial replat no 4 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: Subinsky Vote: Unanimous Abstaining: None

95 Melody Oaks partial replat no 5 C3N Defer
Staff recommendation: Defer the plat for two weeks for Chapter 42 planning standards.
Commission action: Deferred the plat for two weeks for Chapter 42 planning standards.
Motion: Garza Second: Davis Vote: Unanimous Abstaining: None

96 Rutland Park Addition Partial Replat No. 3 C3N Defer
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: Edminster Second: Alleman Vote: Unanimous Abstaining: None

97 Westover partial replat no 1 C3N Withdrawn
98 Whispering Pines Estates partial replat no 3 C3N Withdrawn
Staff recommendation: Withdraw the plats and establish a public hearing date of November 14, 2013.
Commission action: Withdrew the plats and established a public hearing date of November 14, 2013.
Motion: Clark Second: Garza Vote: Unanimous Abstaining: None

99 Whispering Pines Estates partial replat no 4 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: Bohan Second: Subinsky Vote: Unanimous Abstaining: None

100 Woodland Heights partial replat no 2 C3N Defer
Staff recommendation: Defer the plat for two weeks per the applicant’s request.
Commission action: Deferred the plat for two weeks per the applicant’s request.
Motion: Davis Second: Alleman Vote: Unanimous Abstaining: None

D VARIANCES

101 Buffalo Studios 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 approve the plat subject to the CPC 101 form conditions.
Motion: Asakura Second: Davis Vote: Unanimous Abstaining: None
Items 102, 104, 105, 106, 112, 113, 115, 116, 117 and 118 were taken together at this time with staff requesting a two week deferral on all items.

102  BV Louetta  C3P  Defer
104  Cinco Ranch Northwest GP  GP  Defer
105  Cottages at Spring Branch Creek  C3P  Defer
106  Durham Complex  C2R  Defer
112  Irish Pub Kenneallys  C2R  Defer
113  Kitzman Tract GP  GP  Defer
115  Northgate Town Plaza  C2R  Defer
116  Silver Ranch GP  GP  Defer
117  Splash Detail Replat No. 1  C2R  Defer
118  Teran Estate  C2  Defer

Staff recommendation: Defer the plats for two weeks for the reasons stated.
Commission action: Deferred the plats for two weeks for the reasons stated.
Motion: Subinsky  Second: Bohan  Vote: Unanimous  Abstaining: None

103  Carnegie Oaks at Westmoreland  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: Asakura  Second: Edminster  Vote: Unanimous  Abstaining: None

107  Hardy Center North  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: Jard  Second: Edminster  Vote: Unanimous  Abstaining: None

108  Hardy Center South  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: Garza  Second: Edminster  Vote: Unanimous  Abstaining: None

109  Harper Woods  C3P  Approve
Staff recommendation: Grant the requested variance to allow 1) a 0’ building setback for lots having vehicular access from the rear via private alleys 2) to allow four lots to have their required frontage on a courtyard adjacent to a 50’ PAE rather than a public street and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance to allow 1) a 0’ building setback for lots having vehicular access from the rear via private alleys 2) to allow four lots to have their required frontage on a courtyard adjacent to a 50’ PAE rather than a public street and approved the plat subject to the CPC 101 form conditions.
Motion: Edminster  Second: Porras-Pirtle  Vote: Unanimous  Abstaining: None
HCMUD No 406 Detention Pond No 3
Staff recommendation: Grant the requested 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: Clark  Vote: Unanimous  Abstaining: None

Houston Armature Works East
Staff recommendation: Grant the requested 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: Alleman  Vote: Unanimous  Abstaining: None

Meldrum Commercial Reserve
Staff recommendation: Defer the plats for two weeks for Chapter 42 planning standards.
Commission action: Deferred the plats for two weeks for Chapter 42 planning standards.
Motion: Garza  Second: Alleman  Vote: Unanimous  Abstaining: None
Speaker for item 114: Harry Lawson – opposed

Villas at Yale Square
Staff recommendation: Deny the requested variance and disapprove the plat.
Commission action: Deferred the plats for two weeks to allow applicant time to submit revised information by next Wednesday.
Motion: Jard  Second: Edminster  Vote: Unanimous  Abstaining: None
Speaker for item 119: Rick Grothues - support

Woodlands Creekside Park Village Center replat no 1
Staff recommendation: Grant the requested 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: Zakaria  Vote: Unanimous  Abstaining: None

SPECIAL EXCEPTIONS
NONE

RECONSIDERATION OF REQUIREMENTS

Gateway Northwest Business Park
Staff recommendation: Grant the requested special exception and approve the plat subject to the CPC 101 form condition.
Commission action: Granted the requested special exception and approve the plat subject to the CPC 101 form conditions.
Motion: Clark  Second: Subinsky  Vote: Unanimous  Abstaining: None
Commissioner Alleman abstained and left the room.

122 Grand Crossing replat no 1 C3R Approve
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 approve the plat subject to the CPC 101 form conditions.
  Motion: Stein  Second: Bohan  Vote: Unanimous  Abstaining: None

Commissioner Alleman returned.

123 Oderco Inc. C2 Approve
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 approve the plat subject to the CPC 101 form conditions.
  Motion: Mooney  Second: Nelson  Vote: Unanimous  Abstaining: None

G ADMINISTRATIVE
NONE

H DEVELOPMENT PLAT VARIANCE

124 1134 Bayland Ave DPV Approve
Staff recommendation: Defer the plat for two weeks to allow the applicant time to coordinate with the City Engineer’s Office.
Commission action: Deferred the plat for two weeks to allow the applicant time to coordinate with the City Engineer’s Office.
  Motion: Davis  Second: Alleman  Vote: Unanimous  Abstaining: None

125 418 Clifton Street DPV Approve
Staff recommendation: Grant the requested variance.
Commission action: Granted the requested variance.

126 1611 Colquit DVP Defer
Staff recommendation: Defer the plat for two weeks to allow time for further study and review.
Commission action: Deferred the plat for two weeks to allow time for further study and review.
  Motion: Bohan  Second: Davis  Vote: Unanimous  Abstaining: None
Speakers for item 126: Mary Lou Henry – applicant; Carl Jarvis, Margo King, Floyd Cowart, Tom Wylie, Garth Whittington and Evan Hight – supportive; Joanna Spires - opposed

127 1346 Harvard Street DPV Approve
Staff recommendation: Grant the requested variance.
Commission action: Granted the requested variance.
  Motion: Garza  Second: Brave  Vote: Unanimous  Abstaining: None
Speaker for item 127: Rich Brown – supportive
128 750 Tuam Street
Staff recommendation: Grant the requested variances and approve the plat.
Commission action: Granted the requested variances and approved the plat.
   Motion: Subinsky    Second: Porras-Pirtle    Vote: Unanimous    Abstaining: None

129 548 W 24th Street
Staff recommendation: Grant the requested variance subject to requiring a minimum 5’ wide sidewalk along both public streets and two 3” caliper street trees.
Commission action: Granted the requested variance subject to requiring a minimum 5’ wide sidewalk along both public streets and two 3” caliper street trees.
   Motion: Asakura    Second: Brave    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

130 22278 E Martin Drive    COC    Approve
131 25285 Ravenglen Drive    COC    Approve
132 24174 Lilac Way    COC    Approve

J  EXTENSIONS OF APPROVAL AND NAME CHANGES

133 Bridgeland East Creekside Bend Drive from Hidden Pass Drive to Larrison Creek Circle STD    EOA    Approve
134 Bridgeland Josey Ranch Road and Hidden Pass Drive STD    EOA    Approve
135 Vu Business Park Subdivision    EOA    Approve
136 Houston Heights partial replat no 9 (prev. East 22nd Street Homes)    Approve

Staff recommendation: Approve staff’s recommendation for items 130-136.
Commission action: Approved staff’s recommendation for items 130-136.
   Motion: Davis    Second: Bohan    Vote: Unanimous    Abstaining: None

II. ESTABLISH A PUBLIC HEARING DATE OF NOVEMBER 14, 2013
   a. Balconies of Bomar partial replat no 2
   b. Cypress Hill MUD no 1 Water Plant no 2 Extension
   c. Derloc Addition partial replat no 2
   d. Lanier Place partial replat no 1
   e. Museum Park Austin Street replat no 1
   f. Oak Park Ridge Sec 3 partial replat no 1
   g. Plainview Second Addition partial replat no 3
   h. Settlers Village Sec 1 partial replat no 1
   i. Sunset Heights Place Sec 2 replat no 1 partial replat no 1
   j. Sunset Heights Place Sec 4 partial replat no 1

Staff recommendation: Establish a public hearing date of November 14, 2013 for items II a-j.
Commission action: Established a public hearing date of November 14, 2013 for items II a-j.
   Motion: Bohan    Second: Subinsky    Vote: Unanimous    Abstaining: None
III. CONSIDERATION OF A LANDSCAPE VARIANCE FOR A PROPERTY LOCATED AT 4103 COOK ROAD

Staff recommendation: Defer the plat for two weeks to allow time for further study and review as well as submittal of a revised site plan.

Commission action: Deferred the plat for two weeks to allow time for further study and review as well as submittal of a revised site plan.

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

IV. CONSIDERATION OF A HOTEL/MOTEL VARIANCE FOR A PROPERTY LOCATED ON WEST SAM HOUSTON PARKWAY

Staff recommendation: Grant the requested variance subject to providing an access easement agreement.

Commission action: Granted the requested variance subject to providing an access easement.

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

Agenda items IX and X were out of order together and addressed at this time.

IX. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR THE 2400 BLOCK OF BINZ STREET (NORTH AND SOUTH SIDES)

X. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM BUILDING LINE BLOCK APPLICATION FOR 2400 BLOCK OF BINZ STREET (NORTH AND SOUTH SIDES)

Staff recommendation: Approve the Special Minimum Lot Size Block Application and the Special Minimum Building Line Block Application for the 2400 block of Binz Street (north and south sides) and forward to City Council for approval.

Commission action: Approved the Special Minimum Lot Size Block Application and the Special Minimum Building Line Block Application for the 2400 block of Binz Street (north and south sides) and forwarded to City Council for approval.

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

Speakers for items IX and X: Councilmember Wanda Adams, District D, Jolanda Jones, Jon Meyers, and Jacqueline Smith – supportive; Odin Cliff – no position stated

Agenda items V and VI were taken together at this time.

V. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR THE 2700 BLOCK OF YUPON STREET (EAST SIDE)

VI. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM BUILDING LINE BLOCK APPLICATION FOR THE 2700 BLOCK OF YUPON STREET (EAST SIDE)

Staff recommendation: Approve the Special Minimum Lot Size Block Application and the Special Minimum Building Line Block Application for the 2700 block of Yupon Street (east side)

Commission action: Approved the Special Minimum Lot Size Block Application and the Special Minimum Building Line Block Application for the 2700 block of Yupon Street (east side) and forwarded to City Council for approval.

Speakers for items V and VI- Kathryn Peek and Ken Wright – supportive; Andrew Kaldis - opposed

Agenda items VII and VIII were taken together at this time.
VII. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR THE 200-400 BLOCK OF GALE STREET (NORTH AND SOUTH SIDES)

VIII. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM BUILDING LINE BLOCK APPLICATION FOR THE 200-400 BLOCK OF GALE STREET (NORTH AND SOUTH SIDES)

Staff recommendation: Approve the Special Minimum Lot Size Block Application and the Special Minimum Building Line Block Application for the 200-400 block of Gale Street (north and south sides)

Commission action: Approved the Special Minimum Lot Size Block Application and the Special Minimum Building Line Block Application for the 200-400 block of Gale Street (north and south sides)

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

Speakers for items VII and VIII: Senator Sylvia Garcia, Councilmember Edward Gonzalez, District H, Gwyn Guidry, Diana Lerma, Brandy Steagall, Ariana Campos, Hugo Ortega, Karissa Gutierrez, Kathleen A. Gutierrez, Virginia Duke, and Sylvia Cavazos – supportive; Richard Rothfelder - opposed

XI. PUBLIC COMMENT

NONE

XII. ADJOURNMENT

There being no further business brought before the Commission Chair, Mark Kilkenny adjourned the meeting at 5:17 p.m.

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

Mark Kilkenny, Chair

Marlene Gafrick, Secretary