Minutes of the Houston Planning Commission

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

November 14, 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 2:37 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
The Director’s Report was given by Marlene Gafrick, Director, Planning and Development Department.

APPROVAL OF THE OCTOBER 31, 2013 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the October 31, 2013 Planning Commission meeting minutes.
   Motion: Davis    Second: Alleman    Vote: Carries    Abstaining: Asakura and Stein

I. PRESENTATION AND CONSIDERATION OF THE 2014 PLANNING COMMISSION CALENDAR
Commission action: Approved the Planning Commission calendar for 2014.
   Motion: Zakaria    Second: Clark    Vote: Unanimous    Abstaining: None

II. PLATTING ACTIVITY  (Consent items A and B, 1-105)
Item 9 was changed from approve to defer. Items removed for separate consideration: 22, 36, 86 and 87.
Staff recommendation: Approve staff’s recommendations for items 1 – 105 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1 – 105 subject to the CPC 101 form conditions.
   Motion: Porras-Pirtle    Second: Bryant    Vote: Unanimous    Abstaining: None

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

Staff recommendation: Approve staff’s recommendation to approve items 22, 36, 86, and 87 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendation to approve items 22, 36, 86, and 87 subject to the CPC 101 form conditions.
   Motion: Subinsky    Second: Bohan    Vote: Unanimous    Abstaining: None

C PUBLIC HEARINGS

106  Balconies of Bomar 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: Bryant    Second: Garza    Vote: Unanimous    Abstaining: None

107  Deroloc 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: Garza    Second: Porras-Pirtle    Vote: Unanimous    Abstaining: None

108  East Sunset Heights Place Sec 4 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: Zakaria    Vote: Unanimous    Abstaining: None
109  Lanier 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: Bohan  Second: Stein  Vote: Unanimous  Abstaining: None

110  Museum Park Austin Street 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: Bryant  Vote: Unanimous  Abstaining: None
Speaker for item 110: Carol Bailey – position not stated

111  Oak Park Ridge Sec 3 partial replat no 1  C3N  Defer
Staff recommendation: Defer the plat for three weeks to allow time for additional information.
Commission action: Deferred the plat for two weeks to allow time for additional information.
Motion: Davis  Second: Subinsky  Vote: Unanimous  Abstaining: None

112  Plainview Second 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: Stein  Second: Bohan  Vote: Unanimous  Abstaining: None

113  Settlers Village Section 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: Bryant  Second: Alleman  Vote: Unanimous  Abstaining: None

114  Sunset Heights Place Sec 2 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: Clark  Vote: Unanimous  Abstaining: None

115  Sydney Harbour Sec 2 partial replat no 1  C3N  Defer
Staff recommendation: Defer the plat for three weeks for Chapter 42 planning standards.
Commission action: Deferred the plat for three weeks for Chapter 42 planning standards.
Motion: Garza  Second: Nelson  Vote: Unanimous  Abstaining: None

116  Westover 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: Clark  Second: Alleman  Vote: Unanimous  Abstaining: None

117  Whispering Pines Estate 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: Clark  Second: Alleman  Vote: Unanimous  Abstaining: None
D  VARIANCES

Items 118, 132, 137, 138 and 141 were taken together at this time with staff requesting a two week deferral on all items.

Commissioner Alleman abstained and left the room.

118  Azalea District Sec 1  C3P  Defer
132  Oak Park Spring Branch  C3R  Defer
137  Village of River Oaks  C2  Defer
138  Westhaven Estates Sec 2 partial replat no 2  C2R  Defer
141  Enclave at West End  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: Bohan  Second: Subinsky  Vote: Unanimous  Abstaining: None
Speaker for item 132: Hunter Cauble- opposed
Speaker for item 137: Vicki P. Freeman and Laura Korn - opposed

Commissioner Alleman returned.

119  Bauer Trails replat no 1  C3P  Withdrawn

120  Camden McGowen Station replat no 1 and extension  C2R  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 approve the plat subject to the CPC 101 form conditions.
Motion: Garza  Second: Bryant  Vote: Unanimous  Abstaining: None

121  Christian Community Service Center Branard Reserve  C2R  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 approve the plat subject to the CPC 101 form conditions.
Motion: Porras-Pirtle  Second: Davis  Vote: Unanimous  Abstaining: None

Items 122 and 123 are taken together at this time.

122  Cinco Ranch Northwest GP  GP  Approve
123  Silver Ranch GP  GP  Approve

Staff recommendation: Grant the requested variances and approve the general plans subject to the CPC 101 form conditions.
Commission action: Granted the requested variances and approve the general plans subject to the CPC 101 form conditions.
Motion: Subinsky  Second: Stein  Vote: Unanimous  Abstaining: None

Speaker for items 122 and 123: Jeff Freeman, applicant - supportive
124 Fort Bend County Municipal District No 58 Water Plant No 2
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: Davis Second: Clark Vote: Unanimous Abstaining: None
Commissioner Asakura abstained and left the room.

125 City View
C2 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: Davis Second: Bryant Vote: Unanimous Abstaining: None
Commissioner Asakura returned.

126 Harmony RPM4M Commercial Reserve A
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: Clark Second: Alleman Vote: Unanimous Abstaining: None

127 Irish Pub Kenneallys
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: Bohan Vote: Unanimous Abstaining: None

128 Kimberlee Partners
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: Subinsky Vote: Unanimous Abstaining: None

129 Menil Drawing Institute
C3R 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: Bryant Vote: Unanimous Abstaining: None
130 Newport Villages
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: Bryant  Vote: Unanimous  Abstaining: None

131 Northpark Crossing 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: Garza  Second: Alleman  Vote: Unanimous  Abstaining: None

133 Resurrection Catholic Church
Staff recommendation: Deny the requested variances and approve the plat subject to an 18' building line and CPC 101 form conditions.
Commission action: Denied the requested variances and approved the plat subject to an 18' building line and the CPC 101 form conditions.
  Motion: Bryant  Second: Clark  Vote: Unanimous  Abstaining: None

134 South Acres Ranch GP
Staff recommendation: Grant the requested variance and approve the plat as a class III preliminary plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance and approved the plat as a class III preliminary plat subject to the CPC 101 form conditions.
  Motion: Davis  Second: Zakaria  Vote: Unanimous  Abstaining: None

135 Splash Detail replat no 1
Staff recommendation: Grant the requested variance to allow 10' building line along Huckleberry Circle and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance to allow 10' building line along Huckleberry Circle and approve the plat subject to the CPC 101 form conditions.
  Motion: Jard  Second: Bohan  Vote: Unanimous  Abstaining: None

136 Teran Estate
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: Garza  Vote: Unanimous  Abstaining: None

139 Yale Heights
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: Porras-Pirtle  Vote: Unanimous  Abstaining: None
E SPECIAL EXCEPTIONS

140 Retreat at Augusta Pines C3P 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: Davis Second: Bryant Vote: Unanimous Abstaining: None

F RECONSIDERATION OF REQUIREMENTS

Item 141 for this section was taken earlier in the meeting with the deferred items.

G ADMINISTRATIVE
NONE

H DEVELOPMENT PLAT VARIANCE

142 2502 Hazard Street DPV Defer
Staff recommendation: Defer the plat for three weeks to allow time for applicant to submit revised information.
Commission action: Deferred the plat for three weeks to allow time for the applicant to submit revised information.
Motion: Clark Second: Bryant Vote: Unanimous Abstaining: None

143 4003 Merrick Street DPV Approve
Staff recommendation: Grant the requested variance and approve the development plat subject to providing 2-3" caliber street trees.
Commission action: Granted the requested variance and approved the development plat subject to providing 2-3 caliber street trees.
Motion: Bryant Second: Davis Vote: Unanimous Abstaining: None

144 1046 Rutland Street DPV Approve
Staff recommendation: Grant the requested variance and approve the development plat.
Commission action: Granted the requested variance and approved the development plat.
Motion: Porras-Purtle 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

145 26064 Shadow Land COC Approve
146 18601 Huckleberry Lane COC Approve
147 24005 Honeysuckle Drive COC Approve
148 18681 Firefly Drive COC Approve
149 18766 Gooseberry Lane COC Approve
150 25417 Needham Road COC Approve
EXTENSIONS OF APPROVAL AND NAME CHANGES

151 North Enclave at Westminster Village Subdivision EOA Approve
152 Tealpoint Lake Estates Subdivision EOA Approve
153 Yorktowne Oaks GP (prev. Barker Village GP) NC Approve

Staff recommendation: Approve staff’s recommendation for items 145-153.
Commission action: Approved staff’s recommendation for items 145-153.
Motion: Davis Second: Subinsky Vote: Unanimous Abstaining: None

III. ESTABLISH A PUBLIC HEARING DATE OF DECEMBER 19, 2013
a. East End on the Bayou Sec 1
b. East End on the Bayou Sec 2
c. Hyde Park partial replat no 2
d. Lamar Terrace partial replat no 2
e. Towne Lake Sec 27 partial replat no 1 and extension

Staff recommendation: Establish a public hearing date of December 19, 2013 for items III a-e.
Commission action: Established a public hearing date of December 19, 2013 for items III a-e.
Motion: Clark Second: Bohan Vote: Unanimous Abstaining: None

IV. CONSIDERATION OF A MINIMUM LOT SIZE BLOCK OF THE 1700 BLOCK OF FAIRVIEW, SOUTHSIDE, BETWEEN RIDGEWOOD AND WINDSOR STREETS

Staff recommendation: Approve the Special Minimum Lot Size Block for the 1700 block of Fairview, Southside, between Ridgewood and Windsor Streets and forward to City Council for approval.
Commission action: Approved the Special Minimum Lot Size Block for the 1700 block of Fairview, Southside, between Ridgewood and Windsor Streets and forward to City Council for approval.
Motion: Garza Second: Jard Vote: Unanimous Abstaining: None

Speakers for items IV- Allen Mylar and Shelia Mylar – opposed; Ken Wright and Anna Munne-supportive; Robin Hartman – no position stated

V. PUBLIC COMMENT
Members of the Planning Commission extended well wishes to Marlene Gafrick who is retiring from the City after 33 years of service.

VII. ADJOURNMENT
There being no further business brought before the Commission Chair, Mark Kilkenny adjourned the meeting at 4:30 p.m.

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

Mark Kilkenny, Chair

Marlene Gafrick, Secretary