Minutes of the Houston Planning Commission

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

December 5, 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 2:33 p.m. with a quorum present.

Mark A. Kilkenny, Chair
M. Sonny Garza
Susan Alleman
Keiji Asakura
Fernando Brave  Absent
Kenneth Bohan  Absent
Antoine Bryant  Absent
Lisa Clark
Brandon Dudley
Truman C. Edminster III
James R. Jard
Paul R. Nelson
Linda Porras-Purtle
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
  Absent
  The Honorable Ed Emmett

EXOFFICIO MEMBERS

Carol A. Lewis
Daniel W. Krueger, P.E.
DIRECTOR’S REPORT
The Director’s Report was given by Patrick Walsh, Interim Director, Planning and Development Department.

APPROVAL OF THE NOVEMBER 14, 2013 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the November 14, 2013 Planning Commission meeting minutes with correction that Commissioner Asakura abstained on item 125.
   Motion: Subinsky    Second: Alleman    Vote: Carries    Abstaining: Edminster

I. CONSIDERATION AND APPROVAL OF PROCEDURES FOR APPEAL OF HAHC DECISIONS
Commission action: Considered and approved the Procedures for appeal of HAHC decisions.
   Motion: Zakaria    Second: Alleman    Vote: Unanimous    Abstaining: None

II. PLATTING ACTIVITY (Consent items A and B, 1- 89)
Item 77 was changed from approve to defer at applicant’s request. Items removed for separate consideration: 17, 46, and 82.
Staff recommendation: Approve staff’s recommendations for items 1 – 89 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1 – 89 subject to the CPC 101 form conditions.
   Motion: Subinsky    Second: Clark    Vote: Unanimous    Abstaining: None

Commissioners Alleman and Edminster abstained and left the room.

Staff recommendation: Approve staff’s recommendation to approve items 17, 46, and 82 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendation to approve items 17, 46, and 82 subject to the CPC 101 form conditions.
   Motion: Porras-Pirtle    Second: Zakaria    Vote: Unanimous    Abstaining: None

Commissioners Alleman and Edminster returned.

C PUBLIC HEARINGS

90 Amended Plat of Almeda Place no 3    C3N    Approve
   partial replat
   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

91 Autumn Run Sec 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: Garza    Second: Clark    Vote: Unanimous    Abstaining: None

92 Eado Place    C3N    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: Tartt    Second: Garza    Vote: Unanimous    Abstaining: None
93 Eldridge View Sec 3 partial replat no 1  C3N  Withdrawn

Staff recommendation: Withdraw the plat and establish a public hearing date of January 9, 2014.
Commission action: Withdrew the plat and established a public hearing date of January 9, 2014.
Motion: Davis  Second: Alleman  Vote: Unanimous  Abstaining: None

94 Oak Park Ridge Sec 3 partial replat no 1  C3N  Withdrawn

95 Spring Branch Estates no 2 partial replat no 7  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: Stein  Vote: Unanimous  Abstaining: None

96 Sydney Harbour Sec 2 partial replat no 1  C3N  Approve

This item was discussed and tabled until later in the meeting to allow time for the Legal department to address concerns regarding deed restrictions.
Motion: Davis  Second: Zakaria  Vote: Unanimous  Abstaining: None

Speakers for item 96: Pat Albright, Matthew Cross, Don Laham, Diane Taylor, Stephanie Saldivar, Jackie Warren and Douglas McCullough – opposed; Alan Hirshman, P.E. – supportive; Arva Howard, City of Houston Legal Department

D VARIANCES

Items 105, 106, 114 and 122 were taken together at this time with staff requesting a two week deferral on all items.

105 Pinto Business Park GSC Reserve no 1  C2R  Defer
106 Providence Classical School  C2R  Defer
114 Washington Avenue Interests  C2  Defer
122 Geospace Tech Sec 2  C3P  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: Davis  Second: Subinsky  Vote: Unanimous  Abstaining: None

97 Almeda Yards  C2R  Defer

Staff recommendation: Defer the plat for two weeks to allow time for applicant to provide revised information.
Commission action: Deferred the plat for two weeks to allow time for the applicant to provide revised information.
Motion: Davis  Second: Zakaria  Vote: Unanimous  Abstaining: None

Commissioner Alleman abstained and left the room.

98 Azalea District Sec 1  C3P  Withdrawn

Commission action: Withdrew the application and waived applicant’s resubmittal fees.
Motion: Mooney  Second: Jard  Vote: Unanimous  Abstaining: None

Speaker for item 98: Dan Reynolds, applicant

Commissioner Alleman returned.
99 Bell Heights 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: Davis Second: Asakura Vote: Unanimous Abstaining: None
Speaker for item 99: Mary Lou Henry, applicant

100 Broadstone Falcon Landing 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: Stolleis Second: Mooney Vote: Unanimous Abstaining: None

101 Fall Creek Lift Station No 5 C2 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: Stolleis Second: Mooney Vote: Unanimous Abstaining: None

102 Light Hill Homes on Yale 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: Garza Second: Nelson Vote: Unanimous Abstaining: None

103 McIlhenny Row 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: Clark Second: Davis Vote: Unanimous Abstaining: None
Speakers for item 103: Arlelia Armstrong and James Rasmus – opposed.

104 Oak Park Spring Branch C3R Withdraw

Items 107, 108, and 109 are taken together at this time.

107 Raintree Village GP GP Approve
108 Raintree Village Sec 8 C3P Approve
109 Raintree Village Sec 10 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: Asakura Second: Clark Vote: Unanimous Abstaining: None
110  Richmond Central  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: Jard  Second: Asakura  Vote: Unanimous  Abstaining: None

111  South Side Buffalo Bayou Blocks 436 and 437  C2  Defer
Staff recommendation: Defer the plat for two weeks to allow time for applicant to provide revised information.
Commission action: Deferred the plat for two weeks to allow time for the applicant to provide revised information.
   Motion: Garza  Second: Subinsky  Vote: Unanimous  Abstaining: None

Commissioners Alleman and Edminster abstained and left the room.

112  Towne Lake Sec 32  C3P  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: Asakura  Second: Clark  Vote: Unanimous  Abstaining: None

Commissioners Alleman and Edminster returned.

113  Village of River Oaks  C2  Withdraw
Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101

115  West 20th Street Manor  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

116  Westfield Properties  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: Garza  Second: Alleman  Vote: Unanimous  Abstaining: None

117  Westhaven Estates Sec 2 partial replat no 2  C2R  Withdraw
Items 118 and 119 were taken together at this time.

118 White Oak Crossing Revised 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.

119 White Oak Crossing Sec 5  C3P  Approve
Motion: Mooney  Second: Stolleis  Vote: Unanimous  Abstaining: None

E SPECIAL EXCEPTIONS

120 Mirabella Sec 6  C3P  Approve
Staff recommendation: Grant the requested special exception to allow 165 lots on one point of access and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested special exception to allow 165 lots on one point of access and approved the plat subject to the CPC 101 form conditions.
Motion: Clark  Second: Subinsky  Vote: Unanimous  Abstaining: None

F RECONSIDERATION OF REQUIREMENTS

121 Enclave at West End  C2  Approve
Staff recommendation: Deny the requested variance and approve the plat for a 5' ROW dedication for the widening of Patterson Street and 5' BL on Patterson Street and subject to the CPC 101 form conditions.
Commission action: Denied the requested variance and approved the plat for a 5' ROW dedication for the widening of Patterson Street and 5' BL on Patterson Street and subject to the CPC 101 form conditions.
Motion: Davis  Second: Edminster  Vote: Unanimous  Abstaining: None

Item 122 was taken with the deferred items earlier in the meeting.

123 Heartis Clear Lake  C2  Approve
Staff recommendation: Grant the requested reconsideration of requirement with variance to exceed 2,600 block length requirement along Old Galveston Road and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested reconsideration of requirement with variance to exceed 2,600 block length requirement along Old Galveston road and approved the plat subject to the CPC 101 form conditions.
Motion: Stein  Second: Garza  Vote: Unanimous  Abstaining: None

Commissioner Edminster abstained and left the room.

124 Towne Lake Greene Sec 4  C3P  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: Asakura  Second: Clark  Vote: Unanimous  Abstaining: None

Commissioner Edminster returned.
G ADMINISTRATIVE
NONE

H DEVELOPMENT PLAT VARIANCE

125 802 Archer Street
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: Garza Second: Zakaria Vote: Unanimous Abstaining: None

126 2502 Hazard Street
Staff recommendation: Grant the requested variance and the development plat.
Commission action: Granted the requested variance and the development plat.
Motion: Garza Second: Alleman Vote: Unanimous Abstaining: None

127 246 Westcott Street
Staff recommendation: Grant the requested variance for a second floor deck and approve the development plat.
Commission action: Granted the requested variance for a second floor deck and approved the development plat.
Motion: Clark Second: Davis 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

128 27626 Lantern
COC Approve

J EXTENSIONS OF APPROVAL AND NAME CHANGES

129 Bridgeland Hidden Creek Sec 10
EOA Approve
130 Bridgeland Hidden Creek Sec 11
EOA Approve
131 Bridgeland Hidden Creek Sec 12
EOA Approve
132 Woodlands Creekside Park West Sec 27
EOA Approve
133 Bridges on Lake Houston GP
NC Approve
(prev. Bridges of Lake Houston GP)
134 Bridges on Lake Houston Lift Station Reserve
NC Approve
(prev. Bridges of Lake Houston Lift Station Rserve)
135 Bridges on Lake Houston Sec 1
NC Approve
(prev. Bridges of Lake Houston Sec 1)
136 Bridges on Lake Houston Sec 2
NC Approve
(prev. Bridges of Lake Houston Sec 2)
137 Titan Crews
NC Approve
(prev. Titan Crews Lincoln Park Farms)

Staff recommendation: Approve staff’s recommendation for items 128-137.
Commission action: Approved staff’s recommendation for items 128-137.
Motion: Davis Second: Subinsky Vote: Unanimous Abstaining: None
III. ESTABLISH A PUBLIC HEARING DATE OF JANUARY 9, 2014
   a. Craig Woods partial replat no 1
   b. Kerrs Ferndale Addition partial replat no 1
   c. Mayfair Addition partial replat no 1
   d. Plainview Addition partial replat no 1
   e. Plainview Second Addition partial replat no 4
   f. Rooftops on Summer Street
   g. Towne Lake Sec 27 partial replat no 1 and extension
   h. Westhaven Estates Sec 1 partial replat no 1
   i. West Lane Annex partial replat no 2

Staff recommendation: Establish a public hearing date of January 9, 2014 for items III a-i.
Commission action: Established a public hearing date of January 9, 2014 for items III a-i.
   Motion: Davis  Second: Edminster  Vote: Unanimous  Abstaining: None

IV. PUBLIC COMMENT
    None

VII. ADJOURNMENT
    There being no further business brought before the Commission Chair, Mark Kilkenny adjourned the meeting at 4:05 p.m.
    Motion: Alleman  Second: Subinsky  Vote: Unanimous  Abstaining: None

Mark Kilkenny, Chair

Patrick Walsh, Secretary