Minutes of the Houston Planning Commission

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

September 4, 2014
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 2:35 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
Truman C. Edminster III
James R. Jard
Paul R. Nelson
Linda Porras-Pirtle
Algenita Davis
Mike Sikes
Martha Stein
Eileen Subinsky
Blake Tartt III
Shaukat Zakaria
Mark Mooney for
James Noack
Clay Forister 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 Michael Kramer, Assistant Director, Planning and Development Department.

APPROVAL OF THE AUGUST 21, 2014 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the August 21, 2014 Planning Commission meeting minutes.
  Motion: Alleman  Second: Stein  Vote: Carries  Abstaining: Clark, Subinsky and Tartt

APPROVAL OF THE AUGUST 14, 2014 MAJOR THOROUGHFARE AND FREEWAY PLAN RECOMMENDATION MEETING MINUTES
  Motion: Clark  Second: Subinsky  Vote: Unanimous  Abstaining: None

I. STAFF RECOMMENDATION AND PLANNING COMMISSION CONSIDERATION OF 2014 MAJOR THOROUGHFARE AND FREEWAY PLAN PROPOSED AMENDMENTS

Vernon G. Henry & Associates
C-1: Winfield Road/Generation Pkwy- Proposed “E” Street to Mesa Road
Staff recommendation: Deny the realignment of major thoroughfare Winfield Road/Generation Parkway between proposed Street “E” and Mesa Road to create T-intersection at Street “E”; however, allow for a reduced centerline radius in coordination with the City of Houston and Harris County.
Commission action: Denied the realignment of major thoroughfare Winfield Road/Generation Parkway between proposed Street “E” and Mesa Road to create T-intersection at Street “E”; however, allowed for a reduced centerline radius in coordination with the City of Houston and Harris County.
  Motion: Alleman  Second: Garza  Vote: Carries  Abstaining: None
  Opposed: Edminster

II. FORWARD CHANGES TO THE 2013 MTFP MAP TO CITY COUNCIL
Staff recommendation: Forward the changes to the 2013 MTFP map to City Council.
Commission action: Forwarded the changes to the 2013 MTFP map to City Council.
  Motion: Jard  Second: Subinsky  Vote: Unanimous  Abstaining: None

III. PLATTING ACTIVITY  (Consent items A and B, 1-104)

Item 67 was changed from approve to defer at the applicant’s request. Item 93 was changed from approve to defer for further study and review. Items removed for separate consideration: 1, 3, 4, 9, 21, 28, 57, and 61.

Staff recommendation: Approve staff’s recommendations for items 1 – 104 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1 – 104 subject to the CPC 101 form conditions.
  Motion: Brave  Second: Tartt  Vote: Unanimous  Abstaining: None

Commissioners Alleman, Anderson and Edminster abstained and left the room.
Staff recommendation: Approve staff’s recommendation to approve items 1, 3, 4, 9, 21, 28, 57, and 61 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendation to approve items 1, 3, 4, 9, 21, 28, 57, and 61 subject to the CPC 101 form conditions.
  Motion: Tarrant  Second: Clark  Vote: Unanimous  Abstaining: None

Commissioners Alleman, Anderson and Edminster returned.

C  PUBLIC HEARINGS

105  Cedar Grove replat no 1  C3N  Defer
Staff recommendation: Defer the plat for two weeks for Chapter 42 planning standards and continue the public hearing at that time.
Commission action: Deferred the plat for two weeks for Chapter 42 planning standards and continue the public hearing at that time.
  Motion: Garza  Second: Edminster  Vote: Unanimous  Abstaining: None

106  Craig Woods partial replat no 8  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

107  Harlem Heights 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: Garza  Vote: Unanimous  Abstaining: None

108  Highland Glen Sec 1 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: Brave  Vote: Unanimous  Abstaining: None

109  HISD Parker Elementary  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: Subinsky  Second: Garza  Vote: Unanimous  Abstaining: None

110  Lakeside Estates Sec 2 partial replat no 1  C3N  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: Stein  Vote: Unanimous  Abstaining: None
Speaker for item 110: Matt Tucker, applicant; Christopher Harper – undecided

111  Marshall Oaks Sec 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: Forister  Second: Garza  Vote: Unanimous  Abstaining: None
112 Montclair Addition partial replat no 4  C3N  Withdrawn

113 Nobility Park replat no 1  C3N  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: Davis  Vote: Unanimous  Abstaining: None
Speaker for item 113: Kevin Kobb

114 Plainview Addition partial replat no 2  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: Garza  Second: Clark  Vote: Unanimous  Abstaining: None

115 Raintree Village Sec 7 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: Edminster  Second: Sikes  Vote: Unanimous  Abstaining: None

116 Shadow Creek South 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: Garza  Second: Anderson  Vote: Unanimous  Abstaining: None

117 Southampton Place partial replat no 2  C3N  Defer
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Deferred the plat for two weeks to allow time for additional information and continue the public hearing at that time.
Motion: Jard  Second: Edminster  Vote: Unanimous  Abstaining: None
Speakers for item 117: Brad Morris- no position stated; Natalia Moreno and Shubbra Ramini-opposed; Belinda King, applicant; Arva Howard, City of Houston Legal Department

D VARIANCES

118 Annunciation Greek Orthodox Cathedral  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: Tartt  Second: Jard  Vote: Unanimous  Abstaining: None

119 Audubon Place partial replat no 1  C2R  Withdrawn

Items 120, 121, 124, 125, 129, 131, 132, 137, 138 and 139 were taken together at this time with staff requesting a two week deferral for the reasons stated.

120 Beltway Southwest Logistics Center  C2  Defer
121 Commerce Estates  C2R  Defer
124 Koehlers 1st Addition partial replat no 2 C2R Defer
125 Lakin Park Villas C2R Defer
129 Roa Interests C2R Defer
131 Uptown North C2R Defer
132 Workshop Houston C2R Defer
137 Ashley Pointe Sec 8 C3R Defer
138 Ashley Pointe Sec 12 C3R Defer
139 Heaven Estates C2 Defer

Commission action: Defer the plats for two weeks.

Motion: Davis Second: Bohan Vote: Carries Abstaining: Jard on

122 Inway Oaks Estates Sec 1 C3P Approve

Commission action: Grant the requested variance and approved the plat subject to the CPC 101 form conditions.

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

123 Jetco Way C2 Approve

Commission action: Grant the requested variance and approved the plat subject to the CPC 101 form conditions.

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

126 Main Street Theater Times Blvd C2R Approve

Commission action: Grant the requested dual building line variance for 6.3’ building line along Times Blvd and approved the plat subject to the CPC 101 form conditions.

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

Items 127 and 128 were taken together at this time.

127 Marabella GP GP Approve
128 Marabella Sec 5 C3P Approve

Commission action: Grant the requested variance and approved the general plan and the plat subject to the CPC 101 form conditions.

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

130 Saddle Ridge Sec 6 C3P Disapprove

Commission action: Deny the requested variance and disapproved the plat subject to the CPC 101 form conditions.

Motion: Garza Second: Stein Vote: Unanimous Abstaining: None
E SPECIAL EXCEPTIONS

Items 133 and 134 were taken together at this time.

133 Cypress Landing East GP GP Approve
134 Cypress Landing East Sec 11 C3P Approve

Staff recommendation: Grant the requested special exception and approve the general plan and the plat subject to the CPC 101 form conditions.
Commission action: Grant the requested special exception and approve the general plan and the plat subject to the CPC 101 form conditions.

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

F RECONSIDERATION OF REQUIREMENTS

135 Airport Boulevard Estates GP GP Approve

Staff recommendation: Grant the requested variance and approve the general plan subject to the CPC 101 form conditions.
Commission action: Grant the requested variance and approve the general plan subject to the CPC 101 form conditions.

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

136 Aliana Sec 44 C3P Approve

Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.

Motion: Forrester Second: Anderson Vote: Unanimous Abstaining: None

Items 137, 138, and 139 were taken earlier in the agenda with the deferred items.

G EXTENSIONS OF APPROVAL

140 Fulton Extension Street Dedication EOA Approve
141 Fulton Leona Chapman Street Dedication EOA Approve
142 Knox Tract EOA Approve
143 Northwest Orion Terrace EOA Approve
144 Sharp View Residence EOA Approve
145 Weber Meadows EOA Approve

H NAME CHANGES

146 Aliana Sec 40 NC Approve
(prev. Aliana Sec. 1 partial replat no 1 and extension)

147 Woodlands Village of Creekside Park NC Approve
 Sec. 3
(prev. Woodlands Village of Creekside Park Commercial Reserve Sec. 3)

Staff recommendation: Approve staff’s recommendation for items 140-147.
Commission action: Approved staff’s recommendation for items 140-147.

Motion: Davis Second: Edminster Vote: Unanimous Abstaining: None
I  CERTIFICATES OF COMPLIANCE
  NONE

J  ADMINISTRATIVE
  NONE

K  DEVELOPMENT PLATS WITH VARIANCE REQUESTS

148  2022 Candlelight Place Drive  DPV  Defer
Staff recommendation: Defer the plat to allow time for further study and review.
Commission action: Deferred the plat to allow time for further study and review.
  Motion: Garza  Second: Davis  Vote: Unanimous  Abstaining: None

149  3123 Gannett Street  DPV  Defer
Staff recommendation: Grant the requested variance and approve the development plat subject to the conditions listed.
Commission action: Deferred the plat to allow time for additional information.
  Motion: Edminster  Second: Brave  Vote: Carries  Abstaining: None
  Opposed: Davis

Items 150 and 151 were taken together at this time.

150  4533 Polk Street  DPV  Approve
151  4535 Polk Street  DPV  Approve
Staff recommendation: Grant the requested variances and approve the development plats subject to the conditions listed.
Commission action: Granted the requested variances and approved the development plats subject to the conditions listed.
  Motion: Davis  Second: Garza  Vote: Unanimous  Abstaining: None

152  4721 N Main St  DPV  Approve
Staff recommendation: Grant the requested variance and approve the development plat subject to the conditions listed.
Commission action: Granted the requested variance and approved the development plat subject to the conditions listed.
  Motion: Subinsky  Second: Bohan  Vote: Unanimous  Abstaining: None

IV.  ESTABLISH A PUBLIC HEARING DATE OF OCTOBER 2, 2014
  a. Alys Park
  b. Amended Plat of Almeda Place partial replat no 4
  c. Braeswood partial replat no 2
  d. Craig Woods partial replat no 12
  e. Grand Lismar Estates
  f. Hyde Park partial replat no 3
  g. Melody Oaks partial replat no 12
Staff recommendation: Establish a public hearing date of October 2, 2014 for items II a-g.
Commission action: Established a public hearing date of October 2, 2014 for items II a-g.
  Motion: Alleman  Second: Clark  Vote: Unanimous  Abstaining: None
V. CONSIDERATION OF A LANDSCAPE VARIANCE FOR A PROPERTY LOCATED AT 15375 MEMORIAL DRIVE
Staff recommendation: Approve the requested variance.
Commission action: Approved the requested variance.
Motion: Alleman    Second: Anderson    Vote: Carries    Abstaining: Bohan and Stein

VI. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR THE 200 BLOCK OF ARCHER STREET (east and west sides)
Staff recommendation: Approve the Special Minimum Lot Size Block application for the 200 block of Archer Street (east and west sides) and forward to City Council.
Commission action: Approved the Special Minimum Lot Size Block application for the 200 block of Archer Street (east and west sides) and forwarded to City Council.
Motion: Edminster    Second: Garza    Vote: Unanimous    Abstaining: None
Speaker for item VI: Timothy Goings – supportive

VII. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM BUILDING LINE BLOCK APPLICATION FOR THE 200 BLOCK OF ARCHER STREET (east and west sides)
Staff recommendation: Defer the Special Minimum Building Line Block application for the 200 block of Archer Street (east and west sides) for two weeks to allow time for additional review.
Commission action: Deferred the Special Minimum Building Line Block application for the 200 block of Archer Street (east and west sides) for two weeks to allow time for additional review.
Motion: Garza    Second: Edminster    Vote: Unanimous    Abstaining: None

VIII. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR THE 7100 BLOCK OF ASHBURN STREET (south sides)
Staff recommendation: Approve the Special Minimum Lot Size Block application for the 7100 block of Ashburn Street (south side) and forward to City Council.
Commission action: Approved the Special Minimum Lot Size Block application for the 7100 block of Ashburn Street (south side) and forwarded to City Council.
Motion: Subinsky    Second: Tatt    Vote: Unanimous    Abstaining: None

IX. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR LINDALE PARK SUBDIVISIONS SECTIONS 1, 2, AND 3.
Staff recommendation: Approve the Special Minimum Lot Size Area application for Lindale Park Subdivisions Sections 1, 2, and 3 and forward to City Council.
Commission action: Approve the Special Minimum Lot Size Area application for Lindale Park Subdivisions Sections 1, 2, and 3 and forward to City Council.
Motion: Bohan    Second: Garza    Vote: Unanimous    Abstaining: None
Speakers for item IX: Matt Zeis, Kathleen Gutierrez, Gwyn Guidy, and Virginia Duke – supportive

X. PUBLIC COMMENT
NONE

XI. ADJOURNMENT
There being no further business brought before the Commission Chair, Mark Kilkenny adjourned the meeting at 4:40 p.m.
Motion: Clark    Second: Subinsky    Vote: Unanimous    Abstaining: None

Mark Kilkenny, Chair
Michael Kramer, Secretary