Minutes of the Houston Planning Commission

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

January 9, 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
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
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 DECEMBER 19, 2013 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the December 5, 2013 Planning Commission meeting minutes.

Motion: Tartt  Second: Brave  Vote: Carries  Abstaining: Porras-Pirtle and Subinsky

I. ESTABLISH A PUBLIC HEARING DATE OF FEBRUARY 6, 2014 REGARDING THE DRAFT ADDRESSING ORDINANCE
Information about the draft Addressing Ordinance was presented by Michael Kramer, Assistant Director, Planning and Development Department.

II. PLATTING ACTIVITY (Consent items A and B, 1-89)
Item 51 was changed from approve to defer. Items removed for separate consideration: 4, 7, 26, 27, 43, 47, 49, 52, 53, 54, 55, 58, and 60.
Staff recommendation: Approve staff’s recommendations for items 1 – 96 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1 – 96 subject to the CPC 101 form conditions.

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

Commissioners Alleman, Clark, Edminster, and Porras-Pirtle abstained and left the room.

Staff recommendation: Approve staff’s recommendation to approve items 4, 7, 26, 27, 43, 47, 49, 52, 53, 54, 55, 58, and 60 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendation to approve items 4, 7, 26, 27, 43, 47, 49, 52, 53, 54, 55, 58, and 60 subject to the CPC 101 form conditions.

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

Commissioners Alleman, Clark, Edminster, and Porras-Pirtle returned.

C  PUBLIC HEARINGS

90  Craig Woods partial replat no 1  C3N  Defer
Staff recommendation: Defer the plat for two weeks to allow time for applicant to provide revised information and continue the public hearing at that time.
Commission action: Deferred the plat for two weeks to allow time for the applicant to provide revised information and continue the public hearing at that time.

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

91  Kerrs Ferndale 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: Nelson  Vote: Carries  Abstaining: Tartt
Speakers for item 91: Bill Sharman, Phyllis Tucker, Mary Gruber, Donna Brown, Chavlos Tucker, Bonnie Eubanks, Linda Glover, Jas A. Gundry, and Carol Barden- opposed; Francisco Uzcategui and Alexander Nizini- supportive; Mary Deihl- no position stated; Richard Smith and Gerald Wilson, Public Works and Engineering Department
92  Mayfair Addition partial replat no 1  C3N  Defer
Staff recommendation: Defer the plat for two weeks for further study and review and to allow time for applicant to provide revised information and continue the public hearing at that time.
Commission action: Deferred the plat for two weeks to allow time for applicant to provide revised information and continue the public hearing at that time.
Motion: Porras-Pirtle  Second: Edminster  Vote: Unanimous  Abstaining: None

93  Plainview 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: Subinsky  Vote: Unanimous  Abstaining: None

94  Plainview Second Addition 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: Garza  Second: Edminster  Vote: Unanimous  Abstaining: None

95  Rooftops on Summer Street  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

96  West Lane Annex 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: Alleman  Second: Clark  Vote: Unanimous  Abstaining: None

97  Westhaven Estates 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: Porras-Pirtle  Second: Edminster  Vote: Unanimous  Abstaining: None

D  VARIANCES

Commissioner Alleman abstained and left the room.

98  Aldine ISD Compass  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: Subinsky  Vote: Unanimous  Abstaining: None

Commissioner Alleman returned.
A recommendation change was made at the podium for items 99 and 100 from approve to defer.

99 Apache Multipurpose Campus GP GP Defer
100 Apache Multipurpose Campus Sec 1 Defer
Staff recommendation: Defer the plat for two weeks at the request of Harris County.
Commission action: Deferred the plat for two weeks at the request of Harris County.
Motion: Jard Second: Tarrt Vote: Unanimous Abstaining: None

Items 102, 104, 105, and 11 were taken together at this time with staff requesting a two week deferral on all items.

102 Bauer Trails replat no 1 C3R Defer
104 Grovewood Manor Sec 1 C2 Defer
105 Harris County Forensic Center C2R Defer
111 Vintage Creek GP GP 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: Jard Second: Bohan Vote: Carries Abstaining: Anderson on item 105

101 Azalea District Sec 1 C3P Approve
Staff recommendation: Deny the requested variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Denied the requested variance and approved the plat subject to the CPC 101 form conditions.
Motion: Jard Second: Tarrt Vote: Carries Abstaining: None
Opposed: Mooney

103 Geotech Engineering and Testing Facility 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: Edminster Vote: Unanimous Abstaining: None

106 Intercontinental Business Park GP GP 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: Porras-Pirtle Second: Subinsky Vote: Unanimous Abstaining: None

107 Midtown Almeda 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 approved the plat subject to the CPC 101 form conditions.
Motion: Edminster Second: Alleman Vote: Unanimous Abstaining: None
108  Rossalyn Center  C2R  Withdrawn

109  Shady Acres partial replat no 10  C3R  Approve
Staff recommendation: Deny the requested variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Denied the requested variance and approved the plat subject to the CPC 101 form conditions.
Motion: Zakaria  Second: Garza  Vote: Carries  Abstaining: None
Opposed: Porras-Pirtle
Speakers for item 109: Stan Winters- applicant; Richard Smith, Managing Engineer, Public Works and Engineering Department

110  Sheldon Road Travel Center Parking  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: Edminster  Second: Garza  Vote: Unanimous  Abstaining: None

112  Westhaven Estates Sec 2 partial replat no 2  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 approved the plat subject to the CPC 101 form conditions.
Motion: Garza  Second: Alleman  Vote: Unanimous  Abstaining: None

E  SPECIAL EXCEPTIONS
NONE

F  RECONSIDERATION OF REQUIREMENTS
NONE

G  ADMINISTRATIVE
NONE

H  DEVELOPMENT PLAT VARIANCE

113  301 W 6th Street  DPV  Approve
Staff recommendation: Grant a 10’ BL for the proposed residence with condition that applicant must provide a minimum 5’ wide sidewalk along public ROW and 2-3” caliper street trees and a lot with pedestrian access from the W 6th street side into the residence and any fence on the property must be a decorative fence.
Commission action: Granted a 10’ BL for the proposed residence with condition that applicant must provide a minimum 5’ wide sidewalk along public ROW and 2-3” caliper street trees and a lot with pedestrian access from the W 6th street side into the residence and any fence on the property must be a decorative fence.
Motion: Clark  Second: Brave  Vote: Unanimous  Abstaining: None
114 307 W 6th Street  DPV  Defer
Staff recommendation: Grant a 10’ BL for the proposed residence with condition that applicant must provide a minimum 5’ wide sidewalk along public ROW and 2-3” caliper street trees and a lot with pedestrian access from the W 6th street side into the residence and any fence on the property must be a decorative fence.
Commission action: Granted a 10’ BL for the proposed residence with condition that applicant must provide a minimum 5’ wide sidewalk along public ROW and 2-3” caliper street trees and a lot with pedestrian access from the W 6th street side into the residence and any fence on the property must be a decorative fence.
Motion: Clark  Second: Subinsky  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

115 27555 Peach Creek Drive  COC  Approve
116 27537 Peach Creek Drive  COC  Approve

J  EXTENSIONS OF APPROVAL AND NAME CHANGES

117 Cypress Station RV Parking Subdivision  EOA  Approve
118 Gilbert Commercial Estates Subdivision  EOA  Approve
119 Greens Beltway Industrial Subdivision  EOA  Approve
120 Precision Pro Subdivision  EOA  Approve
121 West Road Business Park Subdivision  EOA  Approve
122 Cypress Fairbanks ISD Educational Facility  NC  Approve

Commission action:  Approve staff’s recommendation for items 117-122.

III. ESTABLISH A PUBLIC HEARING DATE OF JANUARY 9, 2014

a. Barker Village Sec 2 partial replat no 1
b. Broad Oaks partial replat no 5
c. Hollywood Gardens partial replat no 1
d. Ingersoll Addition
e. Meyers First Addition partial replat no 1 partial replat no 1
f. Strathmore Park partial replat no 1
g. Westbury South partial replat no 1
h. Wimbledon Falls Sec 6 partial replat no 1

Staff recommendation:  Establish a public hearing date of February 6, 2014 for items III a-h.
Commission action:  Established a public hearing date of February 6, 2014 for items III a-h.

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

IV. CONSIDERATION FOR A LANDSCAPE VARIANCE FOR A PROPERTY LOCATED AT 11120 NORTHWEST FREEWAY

Withdrawn by the applicant.
V. CONSIDERATION OF AN APPEAL OF THE DECISION OF THE HOUSTON ARCHEOLOGICAL AND HISTORICAL COMMISSION ON DECEMBER 12, 2013 FOR A CERTIFICATE OF APPROPRIATESNESS FOR 1815 CORTLANDT STREET IN HOUSTON HEIGHTS HISTORIC DISTRICT EAST

Staff recommendation: No recommendation given.
Commission action: Upheld the decision of the HAHC to deny a Certificate of Appropriateness for 1815 Cortlandt Street in Houston Heights Historic District East.

Motion: Garza Second: Porras-Pirtle Vote: Unanimous Abstaining: None
Speakers for item V: Chris Waterman and Michael MacFarlane—supportive of appeal

VI. EXCUSE THE ABSENCE OF COMMISSIONER(S)
No absences to be excused

VII. PUBLIC COMMENT
NONE

VIII. ADJOURNMENT
There being no further business brought before the Commission Chair, Mark Kilkenny adjourned the meeting at 4:47 p.m.

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

Mark Kilkenny, Chair

Patrick Walsh, Secretary