Minutes of the Houston Planning Commission

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

January 23, 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 2:31 p.m. with a quorum present.

Mark A. Kilkenny, Chair
M. Sonny Garza
Susan Alleman
Keiji Asakura
Fernando Brave Absent
Kenneth Bohan
Antoine Bryant
Lisa Clark
Brandon Dudley Absent
Truman C. Edminster III
James R. Jard Absent
Paul R. Nelson Absent
Linda Porras-Pirtle
Algenita Davis
Martha Stein Arrived at 2:34 p.m. during the Director’s Report
Eileen Subinsky
Blake Tartt III Arrived at 2:34 during item I
Shaukat Zakaria
Mark Mooney for Left at 2:44 p.m. during item 86
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 January 9, 2014 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the January 9, 2014 Planning Commission meeting minutes with the correction of item 101, Alleman recused herself.

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

I. PLATTING ACTIVITY  (Consent items A and B, 1- 83)
Items removed for separate consideration: 16, 17, 20, 28, 49, 50, 52, 53, 54, 64 and 71.
Staff recommendation: Approve staff’s recommendations for items 1 – 83 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1 – 83 subject to the CPC 101 form conditions.

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

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

Staff recommendation: Approve staff’s recommendation to approve items, 16, 17, 20, 28, 49 50, 52, 53, 54, 64 and 71 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendation to approve items 16, 17, 20, 28, 49 50, 52, 53, 54, 64 and 71 subject to the CPC 101 form conditions.

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

Commissioners Alleman, Edminster, and Porras-Pirtle returned.

C  PUBLIC HEARINGS

84  Broad Oaks partial replat No 3  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: Bryant  Second: Clark  Vote: Unanimous  Abstaining: None

85  Broad 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: Tart  Second: Alleman  Vote: Unanimous  Abstaining: None
Speaker: Lawrence Wilkerson- supportive.

86  Craig Woods partial replat No 1 C3N  Approve
Staff recommendation: Approve the plat for 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
87 Jose Maria 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: Alleman Vote: Unanimous Abstaining: None

88 Mayfair 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: Bryant Second: Edminster Vote: Unanimous Abstaining: None

D VARIANCES

Items 93, 95, 96, 97, 104, 106 and 108 were taken together at this time with staff requesting a two week deferral on all items.

93 Champions Community Church C2R Defer
95 Fallbrook Pines GP GP Defer
96 Fallbrook Pines Sec 1 C3R Defer
97 Grovewood Manor Sec 1 C2 Defer
104 Vintage Creek GP GP Defer
106 Centerpoint Energy Mobile Energy C2 Defer
108 Timbergrove Heights C3P Defer

Staff recommendation: Defer the requested variance for two weeks.
Commission action: Deferred the requested variance for two weeks
Motion: Bohan Second: Clark Vote: Carries Abstaining: Edminster

on items 95 and 96.

Returned to remaining agenda items.

89 Apache Multipurpose Campus GP GP Approve
90 Apache Multipurpose Campus Sec 1 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: Bryant Second: Edminster Vote: Unanimous Abstaining: None

91 Bauer Trails replat no 1 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: Garza Second: Subinsky Vote: Unanimous Abstaining: None
92  Campus Vue  C2R  Defer
Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Deferred the plat for two weeks to allow time for the applicant to address the public about their plans and continue the public hearing at that time.
   Motion: Davis   Second: Tarrt   Vote: Unanimous   Abstaining: None

93 was taken and acted on earlier in the meeting

94  Crime Stoppers of Houston  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: Clark   Second: Garza   Vote: Unanimous   Abstaining: None

95, 96 and 97 were taken and acted on earlier on the meeting

98  Hanover Montrose  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: Tarrt   Vote: Unanimous   Abstaining: None

99  Harris County Forensic Center  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: Bryant   Vote: Unanimous   Abstaining: Anderson

100  Withdrawn by applicant.

101  Mata Development  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: Bryant   Second: Alleman   Vote: Unanimous   Abstaining: None

102  South Side Buffalo Bayou Blocks 436 and 437  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: Porras-Pirtle   Second: Edminster   Vote: Carries   Opposing: Anderson, Asakura, Bryant, Davis and Zakaria
Speaker: Mary Lou Henry – applicant.
Commissioners Alleman and Edminster abstained and left the room.

103 Towne Lake Sec 35 C3P 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: Davis Vote: Unanimous Abstaining: None

104 Was taken and acted on earlier in the meeting
Commissioners Alleman and Edminster returned.

105 Womens Home Third Center C2R Approve
Staff recommendation: Applicant withdrew the variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Accepted the applicants' withdrawal of the variance and approved the plat subject to the CPC 101 form conditions.
   Motion: Zakaria Second: Davis Vote: Unanimous Abstaining: None
Speaker: Martha Lebnes – opposed.

E SPECIAL EXCEPTIONS
NONE

F RECONSIDERATION OF REQUIREMENTS

106 and 108 were taken and acted on earlier in the meeting

107 Main Place at Greenbriar 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: Davis Second: Bryant Vote: Unanimous Abstaining: None
Speaker: Brad Bingham – undecided.

G ADMINISTRATIVE
NONE

H DEVELOPMENT PLAT VARIANCE

109 6122 Holly Springs Drive DPV 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: Bohan Second: Tartt Vote: Unanimous Abstaining: None
110 2250 Robinhood St  
DPV  
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: Bryant  
Vote: Unanimous  
Abstaining: None

111 3503 St Emanuel St  
DPV  
Defer
Staff recommendation: Defer the plat for two weeks.
Commission action: Deferred the plat for two weeks.
  Motion: Bryant  
Second: Alleman  
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

112 26063 Peach Creek Drive  
COC  
Approve

113 18948 Iris Lane  
COC  
Approve

114 15226 and 15218 Belsert Circle  
COC  
Approve

115 15211 and 15219 McCall Park  
COC  
Approve

116 23919 McCall Sound Boulevard  
COC  
Approve

117 24480 Ford Road  
COC  
Approve

J  EXTENSIONS OF APPROVAL AND NAME CHANGES

118 Bingle Lockfield Subdivision  
EOA  
Approve

119 Bissonet Boulevard and Westmoor Drive STD  
EOA  
Approve

120 Brunswick Meadows Sec 18  
EOA  
Approve

121 Generation Park West Sec 2  
EOA  
Approve

122 HSE Medical Barker Cypress Replat No 1 and EXT  
EOA  
Approve

123 Subsea Lane from W. Lake Houston Parkway to Beltway 8 STD  
EOA  
Approve

124 Summerwood North Retail Center Subdivision  
EOA  
Approve

125 Wyman Gordon Complex Union Crossing Sec 1  
EOA  
Approve

Staff recommendation: Approve staff’s recommendation for items 112-125.
Commission action: Approved staff’s recommendation for items 112-125.
  Motion: Davis  
Second: Alleman  
Vote: Unanimous  
Abstaining: None
II. ESTABLISH A PUBLIC HEARING DATE OF FEBRUARY 20, 2014
   a. Amended Plat of Lum Terrace partial replat no 1
   b. Enclave on West 25th replat no 1
   c. Estate of Charles B Head partial replat no 1
   d. Lao
   e. Melody Oaks partial replat no 1
   f. Raintree Place Sec 3 replat no 1
   g. Vintage Lakes Sec 2 partial replat no 5
   h. Westheimer Estates partial replat no 3

Staff recommendation: Establish a public hearing date of February 20, 2014 for items II a-h.
Commission action: Established a public hearing date of February 20, 2014 for items II a-h.
   Motion: Bryant        Second: Subinsky      Vote: Unanimous    Abstaining: None

III. PUBLIC COMMENT
   Commissioner Algenita Davis made a comment that we should review the impact of the quality of life of 75ft walls being built and ruminant parcels. Patrick Walsh, Interim Director, Planning and Development Department, stated that Chapter 42 revisions are being conducted to address concerns and that this may be added.

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

Mark Kilkenny, Chair

Patrick Walsh, Secretary