Minutes of the Houston Planning Commission

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

March 6, 2014
Meeting to be held in
Council Chambers, Public Level, City Hall Annex
2:30 p.m.

Call to order:

Vice Chair, Sonny Garza called the meeting to order at 2:45 p.m. with a quorum present.

Mark A. Kilkenny, Chair Absent
M. Sonny Garza
Susan Alleman
Keiji Asakura
Fernando Brave
Kenneth Bohan
Antoine Bryant
Lisa Clark Arrived at 2:42 p.m. during item 129
Truman C. Edminster III
James R. Jard
Paul R. Nelson Absent
Linda Porras-Pirtle Absent
Algenita Davis
Mike Sikes
Martha Stein
Eileen Subinsky
Blake Tartt III
Shaukat Zakaria Absent
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 FEBRUARY 20, 2014 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the February 20, 2014 Planning Commission meeting minutes.
Motion: Bryant Second: Alleman Vote: Carries Abstaining: Subinsky

I. CONSIDERATION OF AN ADDRESSING ORDINANCE
Commission action: Approve the Addressing Ordinance and forward to City Council for adoption.
Motion: Alleman Second: Bryant Vote: Unanimous Abstaining: None

II. PLATTING ACTIVITY (Consent items A and B, 1-111)
Item 10 was changed from approve to defer. Items removed for separate consideration: 1, 2, 14, 17, 41, 46, 48, 65, and 74.
Commission action: Approved staff’s recommendations for items 1 – 111 subject to the CPC 101 form conditions.
Motion: Clark Second: Subinsky Vote: Unanimous Abstaining: None

Commissioners Alleman, Edminster, and Tartt abstained and left the room.

Commission action: Approved staff’s recommendation to approve items 1, 2, 14, 17, 41, 46, 48, 65, and 74 subject to the CPC 101 form conditions.
Motion: Bohan Second: Bryant Vote: Unanimous Abstaining: None

Commissioners Alleman, Edminster, and Tartt returned.

C PUBLIC HEARINGS

112 Amended Plat of Lum Terrace partial replat no 1 C3N Defer
Staff recommendation: Defefer the plat for two weeks per the applicant’s request.
Commission action: Deferred the plat for two weeks per the applicant’s request.
Motion: Bryant Second: Alleman Vote: Unanimous Abstaining: None

113 Elgin Landing C3N Defer
Staff recommendation: Defefer 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: Davis Second: Bohan Vote: Unanimous Abstaining: None

114 Fieldstone Sec 5 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: Stolleis Second: Clark Vote: Unanimous Abstaining: None
115  Flores Addition on Gillespie  
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: Davis  Second: Bryant  Vote: Unanimous  Abstaining: None

116  Fountains at Copperwood replat no 1  
C3N  Withdrawn

117  Melody Oaks partial replat no 6  
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: Stein  Vote: Unanimous  Abstaining: None

118  Raintree Place Sec 3 replat no 1  
C3N  Withdrawn

119  Riverside Terrace Sec 6 partial replat no 1  
C3N  Defer
Staff recommendation: Defer the plat for two weeks for Chapter 42 planning standards. 
Commission action: Deferred the plat for two weeks for Chapter 42 planning standards.

120  Strathmore Park partial replat no 1  
C3N  Withdrawn

D  VARIANCES

Items 123, 124, 126, 130, 134, 136, 138, 140, 141, and 145 were taken together at this time with staff requesting a two week deferral on all items.

123  Dowling Place  
C2R  Defer
124  Ford Acres  
C2  Defer
126  GLO Tract GP  
GP  Defer
130  La Ville Saint Emanuel  
C2R  Defer
134  Montrose Park Villas  
C2R  Defer
136  Northgate Crossing Office Park  
C2R  Defer
138  Smith Terrace  
C2R  Defer
140  Studemont  
C2R  Defer
141  Tan Oak Business Park GP  
GP  Defer
145  Westgreen Professional Park partial replat no 1  
C2R  Defer

Staff recommendation: Defer the requested variance for two weeks for the reasons stated. 
Commission action: Deferred the requested variance for two weeks for the reasons stated. 
Motion: Subinsky  Second: Taritt  Vote: Unanimous  Abstaining: None

121  Ashmore GP  
GP  Approve
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: Edminster  Second: Bryant  Vote: Unanimous  Abstaining: None
122  Cornish Village Green  
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: Sikes  
Vote: Unanimous  
Abstaining: None

125  Geospace Tech Sec 1  
C2  
Approve  
Staff recommendation: Grant the requested variance and approve the plat subject to the provision of a 911 access gate at the terminus of Langtry Street and subject to the CPC 101 form conditions.  
Commission action: Granted the requested variance and approved the plat subject to the provision of a 911 access gate at the terminus of Langtry Street and subject to the CPC 101 form conditions.  
Motion: Edminster  
Second: Clark  
Vote: Unanimous  
Abstaining: None

127  Grand Vista GP  
GP  
Approve  
Staff recommendation: Grant the requested variance to not extend or cul-de-sac Granite Knoll Lane, deny the variance and require the extension of Raven Lock Lane and approve the general plan subject to the CPC 101 form conditions.  
Commission action: Grant the requested variance to not extend or cul-de-sac Granite Knoll Lane, deny the variance and require the extension of Raven Lock Lane and approve the general plan subject to the CPC 101 form conditions.  
Motion: Jard  
Second: Asakura  
Vote: Unanimous  
Abstaining: None

128  HISD North Forest Early Childhood Center  
C2  
Approve  
Staff recommendation: Grant the requested variance subject to the ROW dedication required to connect the two stub streets and approve the plat subject to the CPC 101 form conditions.  
Commission action: Grant the requested variance subject to the ROW dedication required to connect the two stub streets and approve the plat subject to the CPC 101 form conditions.  
Motion: Davis  
Second: Edminster  
Vote: Unanimous  
Abstaining: None

129  Katy Two Three One GP  
GP  
Approve  
Staff recommendation: Grant the requested variances subject to the one public street connection as described (in markup) and approve the general plan subject to the CPC 101 form conditions.  
Commission action: Granted the requested variances subject to the one public street connection as described (in markup) and approved the general plan subject to the CPC 101 form conditions.  
Motion: Edminster  
Second: Tattt  
Vote: Unanimous  
Abstaining: None

131  Magnolia Addition partial replat no 1  
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: Edminster  
Vote: Unanimous  
Abstaining: None
Manors on Blodgett Street C2R Approve

Staff recommendation: Grant the requested variance and approve the plat subject to the following conditions:
1. Provide 8’ high decorative fence along the property boundary
2. Provide 5’ sidewalk along Blodgett Street and Crawford Street
3. Provide 3” caliper street trees along Blodgett Street and Crawford Street pursuant to Chapter 33 species and space requirements
4. Provide shrubs along the northern boundary of Reserve A and Reserve B pursuant to Chapter 33 species and space requirements to create a screen between the property and right of way
5. No gate is allowed on the shared driveway and subject to the CPC 101 form conditions.

Commission action: Granted the requested variance and approved the plat subject to the following conditions:
1. Provide 8’ high decorative fence along the property boundary
2. Provide 5’ sidewalk along Blodgett Street and Crawford Street
3. Provide 3” caliper street trees along Blodgett Street and Crawford Street pursuant to Chapter 33 species and space requirements
4. Provide shrubs along the northern boundary of Reserve A and Reserve B pursuant to Chapter 33 species and space requirements to create a screen between the property and right of way
5. No gate is allowed on the shared driveway and subject to the CPC 101 form conditions.

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

MidMain 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: Asakura Second: Edminster Vote: Unanimous Abstaining: None

North Forest MUD WWTP 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: Clark Second: Bryant Vote: Unanimous Abstaining: None

Satya Long Meadow Farms 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: Stolleis Second: Mooney Vote: Unanimous Abstaining: None

Southwest Crossing Business Park 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: Clark Vote: Unanimous Abstaining: None
142 Village of River Oaks  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.
Motion: Brave  Second: Jard  Vote: Unanimous  Abstaining: None
Speakers for item 142: Jim Gray and Jim Weyer – supportive; Daniel Hyde, Bert Keller, John Kelley, William C. O'Malley, Jr., and Olaf Wernicue – opposed; Anthony Pizzitola – no position stated

143 Vistas of Klein Lake  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: Stein  Second: Sikes  Vote: Unanimous  Abstaining: None

144 Watermark at Spring Cypress  C2  Approve
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: Davis  Second: Bryant  Vote: Unanimous  Abstaining: None

E SPECIAL EXCEPTIONS

146 Stillwater on Lake Houston Sec 3  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: Brave  Second: Bryant  Vote: Unanimous  Abstaining: None

F RECONSIDERATION OF REQUIREMENTS

Commissioner Alleman abstained and left the room.

147 Woodlands Creekside Park West Sec 32  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: Bryant  Second: Subinsky  Vote: Unanimous  Abstaining: None

Commissioner Alleman returned.
G        EXTENSIONS OF APPROVAL

148  Bavaria Sec 4       EOA       Approve
149  Fall Creek Landmark EOA       Approve
150  West Road and Mirabella Drive EOA       Approve
  east of Fry Road STD

Staff recommendation: Approve staff’s recommendation for items 148-150.
Commission action: Approved staff’s recommendation for items 148-150.
Motion: Davis        Second: Bryant      Vote: Unanimous      Abstaining: None

H        NAME CHANGES
NONE

I        CERTIFICATES OF COMPLIANCE
NONE

J        ADMINISTRATIVE
NONE

K        DEVELOPMENT PLATS WITH VARIANCE REQUEST

151  12723 Cobbleston Drive       DPV       Approve

Staff recommendation: Grant the requested variance.
Commission action: Granted the requested variance.
Motion: Bryant        Second: Subinsky      Vote: Unanimous      Abstaining: None
Speaker for item 151: George Brenner – no position stated

III. ESTABLISH A PUBLIC HEARING DATE OF APRIL 3, 2014
a. Chevy Chase partial replat no 2
b. Commons of Lake Houston Sec 8 partial replat no 1
c. Craig Woods partial replat no 2
d. Estates of Teal Run Sec 5 partial replat no 1
e. Fannin Station Sec 2 replat no 1
f. Hollywood Gardens partial replat no 2
g. MacGregor Area CDC
h. West Court partial replat no 1
i. Westhaven Estates Sec 1 partial replat no 2

Staff recommendation: Establish a public hearing date of April 3, 2014 for items II a-i.
Commission action: Established a public hearing date of April 3, 2014 for items II a-i.
Motion: Subinsky        Second: Alleman      Vote: Unanimous      Abstaining: None

IV. ESTABLISH A PUBLIC HEARING DATE OF APRIL 3, 2104 FOR THE CONSIDERATION OF A HOTEL APPLICATION ON HAYES ROAD NORTH OF WESTHEIMER

Staff recommendation: Establish a public hearing date of April 3, 2014 for the consideration of a hotel application on Hayes Road north of Westheimer.
Commission action: Establish a public hearing date of April 3, 2014 for the consideration of a hotel application on Hayes Road north of Westheimer.
Motion: Alleman        Second: Bohan       Vote: Unanimous       Abstaining: None
V. CONSIDERATION FOR AN OFF-STREET PARKING VARIANCE FOR A PROPERTY
LOCATED AT 2736 VIRGINIA STREET
Staff recommendation: Defers the plat for two weeks to allow time for further study and review and to allow applicant time to submit revised information by noon next Wednesday.
Commission action: Deferred the plat for two weeks to allow time for further study and review and to allow applicant time to submit revised information by noon next Wednesday.
Motion: Jard Second: Brave Vote: Unanimous Abstaining: None
Speakers for item V: Michelle Coopwood and Craig Garcia – supportive; Gary Ruby; opposed; Jennifer Ostlind, Division Manager, Planning and Development Department.

VI. PUBLIC COMMENT
NONE

VII. ADJOURNMENT
There being no further business brought before the Commission Vice Chair, Sonny Garza adjourned the meeting at 4:54p.m.
Motion: Bryant Second: Bohan Vote: Unanimous Abstaining: None

M. Sonny Garza, Vice Chair

Patrick Walsh, Secretary