Minutes of the Houston Planning Commission

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

April 17, 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 2:51 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
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, Director of the Planning and Development Department.

APPROVAL OF THE APRIL 3, 2014 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the April 3, 2014 Planning Commission meeting minutes.
   Motion: Tattt Second: Subinsky Vote: Carries Abstaining: Alleman

I. PLATTING ACTIVITY  (Consent items A and B, 1-114)
Items removed for separate consideration: 18, 35, 36, 51, 58, 59, 62, 63, 67, and 68.
Staff recommendation: Approve staff’s recommendations for items 1 – 114 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1 – 114 subject to the CPC 101 form conditions.
   Motion: Bryant Second: Bohan Vote: Unanimous Abstaining: None
Commissioners Alleman and Edminster abstained and left the room.

Staff recommendation: Approve staff’s recommendation to approve items 18, 35, 36, 51, 58, 59, 62, 63, 67, and 68 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendation to approve items 18, 35, 36, 51, 58, 59, 62, 63, 67, and 68 subject to the CPC 101 form conditions.
   Motion: Bohan Second: Subinsky Vote: Unanimous Abstaining: None
Commissioners Alleman and Edminster returned.

C  PUBLIC HEARINGS

115 Ammar Estates 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: Bryant Vote: Unanimous Abstaining: None

116 Audubon Hollow partial replat no 1 C3N Approve
Staff recommendation: Grant the requested variances and approve plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variances and approved plat subject to the CPC 101 form conditions.
   Motion: Porras-Pirtle Second: Subinsky Vote: Carries Abstaining: Tattt
   Opposed: Zakaria, Edminster, Brave, Bryant, and Nelson
Speakers for item 124: Mary Lou Henry, Paul Brow– supportive; Jason Knesek, Victor Deneberg, and Patricia Curtis - opposed

117 Central Gardens Sec 2 partial replat no 1 C3N Defer
Staff recommendation: Defer the plat for two weeks at the applicant’s request and continue the public hearing at that time.
Commission action: Deferred the plat for two weeks at the applicant’s request and continue the public hearing at that time.
   Motion: Brave Second: Edminster Vote: Unanimous Abstaining: None
118  Combre Parkview Villas  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: Davis  Vote: Unanimous  Abstaining: None

119  Contemporary Main Plaza partial 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: Sikes  Second: Alleman  Vote: Unanimous  Abstaining: None

120  Craig Woods partial replat no 3  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.
Motion: Nelson  Second: Bohan  Vote: Unanimous  Abstaining: None

121  Craig Woods 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: Jard  Second: Edminster  Vote: Unanimous  Abstaining: None

Commissioner Edminster abstained and left the room.

122  Estates of Teal Run Sec 5 partial replat no 1  C3N  Approve
Staff recommendation: Grant the requested variance and approve plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance and approved plat subject to the CPC 101 form conditions.
Motion: Davis  Second: Zakaria  Vote: Unanimous  Abstaining: None

Commissioner Edminster returned.

123  Green Mint Museum  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: Asakura  Second: Bryant  Vote: Unanimous  Abstaining: None

124  Highland Village 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: Subinsky  Second: Asakura  Vote: Unanimous  Abstaining: None

125  Hollywood Gardens partial replat no 2  C3N  Approve
Staff recommendation: Grant the requested variances and approve plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variances and approved plat subject to the CPC 101 form conditions.
Motion: Stein  Second: Alleman  Vote: Unanimous  Abstaining: None
126 Mandell Courts replat no 1 C3N Defer
Staff recommendation: Defer the plat for two weeks at the applicant’s request and continue the public hearing at that time.
Commission action: Deferred the plat for two weeks at the applicant’s request and continue the public hearing at that time.
Motion: Bryant Second: Bohan Vote: Unanimous Abstaining: None

127 Oak 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: Taritt Second: Jard Vote: Unanimous Abstaining: None

128 Park Court partial replat no 1 C3N Defer
Staff recommendation: Defer the plat for two weeks at the applicant’s request and continue the public hearing at that time.
Commission action: Deferred the plat for two weeks at the applicant’s request and continue the public hearing at that time.
Motion: Davis Second: Bryant Vote: Unanimous Abstaining: None
Speakers for item 128: Bill Erwin – no position stated; Jesse Parker – supportive

129 Waldrons Grant Sec 2 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: Jard Vote: Unanimous Abstaining: None

130 Whispering Pines Estates 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: Subinsky Second: Alleman Vote: Unanimous Abstaining: None

131 Wilson Green Court partial replat no 1 C3N Withdraw

D VARIANCES

132 Brunner Addition partial replat no 2 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: Taritt Vote: Unanimous Abstaining: None

133 Crouch Teetshorn 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
134  Dowling Park  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 applicant time to submit corrected drawings.
   Motion: Jard       Second: Brave   Vote: Unanimous   Abstaining: None
Speaker for item 134: Rick Grothues, applicant

Agenda items 135 and 136 are taken together at this time.

135  Enclave at Northpointe GP  GP  Approve
136  Enclave at Northpointe Sec 4  C3P  Approve
Staff recommendation: Grant the requested variance to allow excessive block length along the northern property boundary, deny the requested variance to allow excessive block length along the western property boundary and approve the general plan and the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance to allow excessive block length along the northern property boundary, deny the requested variance to allow excessive block length along the western property boundary and approve the general plan and the plat subject to the CPC 101 form conditions.
   Motion: Bryant    Second: Subinsky  Vote: Unanimous  Abstaining: None

Agenda items 137 and 146 are taken together at this time.

137  Falls at Dry Creek GP  GP  Approve
146  Falls at Dry Creek Sec 1  C3P  Approve
Staff recommendation: Deny the requested variance and disapprove 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: Anderson  Second: Jard  Vote: Carries  Abstaining: Bohan
   Opposed: Asakura, Alleman, Sikes, Stein, and Porras-Pirtle
Speaker for items 137 and 146: Alan McKee, applicant- supportive

Agenda items 138, 139, 143, and 147 were taken together at this time with staff requesting a two week deferral on all items for the reasons stated.

138  Lilly Mae Gardens  C2  Defer
139  Montrose Addition partial replat no 6  C2R  Defer
143  Village at Palm Center  C3P  Defer
147  Shady Acres Partial Replat No 10  C3R  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: Bryant    Second: Subinsky  Vote: Unanimous  Abstaining: None

140  Mustang CAT Northwest Houston  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: Alleman    Second: Bryant  Vote: Unanimous  Abstaining: None
141 Pearl on Smith C2R Withdraw

142 Southwest Plating C2R Approve
Staff recommendation: Grant the requested dual building line and visibility triangle variances and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested dual building line and visibility triangle variances and approved the plat subject to the CPC 101 form conditions.
   Motion: Bohan Second: Tatt Vote: Unanimous Abstaining: None
Speaker for item 142: Julia Ann DeLeon – no position stated

E SPECIAL EXCEPTIONS
NONE

F RECONSIDERATION OF REQUIREMENTS

144 Bauer Landing Water Plant 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: Sikes Second: Bryant Vote: Unanimous Abstaining: None
Commissioner Alleman abstained and left the room.

145 Energy Park South C3P Defer
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: Prestage Second: Jard Vote: Unanimous Abstaining: None
Commissioner Alleman returned.

Items G (Extensions of Approval), H (Name Changes), and I (Certificates of Compliance) were taken together at this time.

G EXTENSIONS OF APPROVAL

148 Generation Park West Sec 1 EOA Approve
149 Harris County Mud no 402 Water Plant no 1 EOA Approve

H NAME CHANGES

150 Lawrence Estates (prev. Lawrance Estates) NC Approve

I CERTIFICATES OF COMPLIANCE

151 18663 Kita Court COC Approve
Staff recommendation: Approve staff’s recommendation for items 148-151.
Commission action: Approved staff’s recommendation for items 148-151.
   Motion: Tatt Second: Edminster Vote: Unanimous Abstaining: None
J. ADMINISTRATIVE
   NONE

K. DEVELOPMENT PLATS WITH VARIANCE REQUESTS

152 1215 Bingham Street  DPV Disapprove
Staff recommendation: Deny the requested variance.
Commission action: Denied the requested variance.
   Motion: Bryant  Second: Asakura  Vote: Unanimous  Abstaining: None

153 3471 Locke Lane  DPV Approve
Staff recommendation: Grant the requested variance subject to a 5' wide sidewalk along all public streets and four – 3" caliper street trees.
Commission action: Granted the requested variance subject to a 5' wide sidewalk along all public streets and four – 3" caliper street trees.
   Motion: Bohan  Second: Edminster  Vote: Unanimous  Abstaining: None

154 730 Omar Street  DPV Approve
Staff recommendation: Grant the requested variance.
Commission action: Granted the requested variance.
   Motion: Asakura  Second: Edminster  Vote: Unanimous  Abstaining: None

II. ESTABLISH A PUBLIC HEARING DATE OF MAY 15, 2014
   a. Bradford Place partial replat no 2
   b. Commons Waterway Sec 4 partial replat no 1
   c. First Amended Replat of Block 1 Woodshire Sec 1 partial replat no 1
   d. Melody Oaks partial replat no 7
   e. Melody Oaks partial replat no 8
   f. Rockhurst replat no 1
   g. Simms Woods replat no 1 and extension
   h. Tanglewood Sec 11 partial replat no 2
Staff recommendation: Establish a public hearing date of May 15, 2014 for items II a-h.
Commission action: Established a public hearing date of May 15, 2014 for items II a-h.
   Motion: Bryant  Second: Alleman  Vote: Carries  Abstaining: Jard

III. CONSIDERATION FOR AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 2736 VIRGINIA STREET
This item will be presented before the Commission in two weeks.

IV. PUBLIC HEARING AND CONSIDERATION FOR A HOTEL MOTEL VARIANCE FOR A WILLOWBROOK HOME 2 BY HILTON LOCATED AT 7815 WILLOWCHASE BLVD
Staff recommendation: Grant the requested variance.
Commission action: Granted the requested variance.
   Motion: Brave  Second: Bryant  Vote: Unanimous  Abstaining: None

V. PUBLIC COMMENT
   NONE
VII. ADJOURNMENT
There being no further business brought before the Commission Vice Chair, Sonny Garza adjourned the meeting at 5:00 p.m.

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

Sonny Garza, Vice Chair  Patrick Walsh, Secretary