Minutes of the Houston Planning Commission

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

May 1, 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 2:44 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 Patrick Walsh, Director, Planning and Development Department.

APPROVAL OF THE APRIL 17, 2014 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the April 17, 2014 Planning Commission meeting minutes.
  Motion: Alleman  Second: Asakura  Vote: Carries  Abstaining: Clark

I. PRESENTATION ON THE PROPOSED HOUSTON GENERAL PLAN
The presentation on the proposed Houston General Plan was presented by Brian Crimmins, Planning and Development Department.

II. PLATTING ACTIVITY  (Consent items A and B, 1-112)
Items 39 and 48 were changed from defer to approve. Items removed for separate consideration: 20, 21, 22, 53, 74, 75, 76 and 99.
Staff recommendation: Approve staff’s recommendations for items 1 – 112 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1 – 112 subject to the CPC 101 form conditions.
  Motion: Porras-Pirtle  Second: Bryant  Vote: Unanimous  Abstaining: None
Commissioners Alleman and Porras-Pirtle abstained and left the room.

Staff recommendation: Approve staff’s recommendation to approve items 20, 21, 22, 53, 74, 75, 76 and 99 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendation to approve items 20, 21, 22, 53, 74, 75, 76 and 99 subject to the CPC 101 form conditions.
  Motion: Subinsky  Second: Clark  Vote: Unanimous  Abstaining: None
Commissioners Alleman and Porras-Pirtle returned.

C  PUBLIC HEARINGS

113  Cadogan Place  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: Alleman  Vote: Unanimous  Abstaining: None
Speaker for item 113: John Lantham

114  Central Gardens Sec 2 partial replat no 1  C3N  Approve
Staff recommendation: Approve plat subject to the CPC 101 form conditions.
Commission action: Approved plat subject to the CPC 101 form conditions.
  Motion: Bryant  Second: Nelson  Vote: Unanimous  Abstaining: None
Speakers for item 114: Tony Mouton – supportive

115  Contemporary Main Plaza 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: Jard  Second: Bryant  Vote: Unanimous  Abstaining: None
116  Craig Woods partial replat no 3  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

117  Craig Woods 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: Tartt  Second: Subinsky  Vote: Unanimous  Abstaining: None

118  David Crockett Second Replat partial replat no 4  C3N  Defer
Staff recommendation: Defer the plat for two weeks per applicant's request.
Commission action: Deferred the plat for two weeks per applicant's request.
Motion: Edminster  Second: Garza  Vote: Unanimous  Abstaining: None
Speaker for item 118: Ray Jones – supportive.

119  Gillespie Street Sec 2 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: Garza  Second: Alleman  Vote: Unanimous  Abstaining: None
Speaker for item 120: Richard Smith, Public Works & Engineering Department

120  Lamar Terrace partial replat no 3  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: Subinsky  Vote: Unanimous  Abstaining: None

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

122  Park Court partial replat no 1  C3N  Approve
Staff recommendation: Defer the plat for two weeks at the applicant's request.
Commission action: Deferred the plat for two weeks at the applicant's request.
Motion: Porras-Pirtle  Second: Edminster  Vote: Unanimous  Abstaining: None

123  Ridgecrest Addition Sec 3 partial replat no1  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: Bryant  Vote: Unanimous  Abstaining: None
Speaker for item 123: Jay Matron
124  Walden on Lake Houston Olympic
    Village Sec 2 partial replat no 1    C3N    Defer
Staff recommendation: Defer the plat for two weeks at the applicant’s request.
Commission action: Deferred the plat for two weeks at the applicant’s request.
    Motion: Garza    Second: Edminster    Vote: Unanimous    Abstaining: None
Speakers for item 124: Tim Harvey, Lynette Martinez, Robin Pearce, Archito Tamayo, Stanley McWilliams—opposed.

125  Walden on Lake Houston Olympic
    Village Sec 2 partial replat no 2    C3N    Approve
Staff recommendation: Defer the plat for two weeks at the applicant’s request.
Commission action: Deferred the plat for two weeks at the applicant’s request.
    Motion: Bryant    Second: Jard    Vote: Unanimous    Abstaining: None

126  Willowcreek Ranch Sec 2
    partial replat no 1 and extension    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: Zakaria    Second: Subinsky    Vote: Unanimous    Abstaining: None

D VARIANCES

Agenda items 127, 131, 133 and 135 were taken together at this time with staff requesting a
two week deferral on all items for the reasons stated.

127  Dowling Park    C2R    Defer
131  Montrose Addition partial replat no 6    C2R    Defer
133  Somerset Green Sec 3    C3R    Defer
135  Viewpoint Square replat no 1    C2R    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: Tarrt    Vote: Unanimous    Abstaining: None

128  King Crossing GP    GP    Approve
Staff recommendation: Approve the general plan subject to the CPC 101 form conditions.
Commission action: Approved the general plan subject to the CPC 101 form conditions
    Motion: Jard    Second: Bryant    Vote: Unanimous    Abstaining: None

129  Lilly Mae Gardens    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: Clark    Vote: Unanimous    Abstaining: None

130  Louetta Park 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: Anderson    Second: Alleman    Vote: Unanimous    Abstaining: None
132  Somerset Green Sec 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: Edminster  Second: Clark  Vote: Unanimous  Abstaining: None

134  Somerset Green Sec 4  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: Bryant  Vote: Unanimous  Abstaining: None

136  Village at Palm Center  C3P  Approve
Staff recommendation: Grant the requested variance to allow a local street to be located 260’ from the intersection and allow a 5’ building line along the proposed Village Palm Drive and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance to allow a local street to be located 260’ from the intersection and allow a 5’ building line along the proposed Village Palm Drive and approved the plat subject to the CPC 101 form conditions.
Motion: Jard  Second: Davis  Vote: Unanimous  Abstaining: None

137  Waterstone West 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: Zakaria  Vote: Unanimous  Abstaining: None

138  Woodbridge at Spring Creek GP  GP  Approve
Staff recommendation: Grant the requested variance to exceed the local intersection spacing requirement along each boundary of the plat north of the large open space area with the following conditions:

1) Along the Eastern boundary, north of the creek Ashland Woods Drive shall extend and stub to allow for a possible future connection to Spring Lake Drive, resulting with a 3000’ block length from the Standard Street. Located in adjacent tract, Springwood Estates an unrecorded subdivision.

2) Along the Northern boundary proposed internal collector Woodbridge Parkway shall be extended north to Standard Road to meet the intersection spacing. But no stub streets shall be required between the most western street of the loop and Conroe Huffsmith Road resulting with a block length of 2600’.

3) Along the Western boundary a stub street must be provided to connect with Oakwood Drive providing access to Conroe Huffsmith Road.

4) Staff is in support of allowing excess internal block length along proposed collector Woodbridge Parkway and the loop streets south of it resulting with lengths of 3000’ and 2000’ and approve the general plan subject to the CPC 101 form conditions.

Commission action: Granted the requested variance to exceed the local intersection spacing requirement along each boundary of the plat north of the large open space area with the following conditions:

5) Along the Eastern boundary, north of the creek Ashland Woods Drive shall extend and stub to allow for a possible future connection to Spring Lake Drive, resulting with a 3000’ block length
from the Standard Street. Located in adjacent tract, Springwood Estates an unrecorded subdivision.

6) Along the Northern boundary proposed internal collector Woodbridge Parkway shall be extended north to Standard Road to meet the intersection spacing. But no stub streets shall be required between the most western street of the loop and Conroe Huffsmith Road resulting with a block length of 2600'.

7) Along the Western boundary a stub street must be provided to connect with Oakwood Drive providing access to Conroe Huffsmith Road.

8) Staff is in support of allowing excess internal block length along proposed collector Woodbridge Parkway and the loop streets south of it resulting with lengths of 3000' and 2000' and approved the general plan subject to the CPC 101 form conditions.

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

E SPECIAL EXCEPTIONS
NONE

139 Harvest Green Sec 2 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: Clark Second: Garza Vote: Unanimous Abstaining: None

F RECONSIDERATION OF REQUIREMENTS

140 Four Seasons Business Park Beltway 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 conditions.
Motion: Porras-Pirtle Second: Bryant Vote: Unanimous Abstaining: None

141 Great Southern Stabilized New Caney 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: Mooney Second: Anderson Vote: Unanimous Abstaining: None

142 Shady Acres Partial Replat No 10 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: Clark Second: Tarrt Vote: Unanimous Abstaining: None

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

143 Bridgeland Mason Road at Water EOA Approve
Haven Park Drive Street Dedication
144 Crossing at Cinco Fulshear EOA Approve
145 Cypress Creek Lakes Center replat EOA Approve
and extension
146 Piney Point Estates partial replat no 4 EOA Approve

H NAME CHANGES
NONE

I CERTIFICATES OF COMPLIANCE

147 19760 Hill Top Lane COC Approve
Staff recommendation: Approve staff's recommendation for items 143-147.
Commission action: Approved staff's recommendation for items 143-147.
Motion: Bryant  Second: Clark  Vote: Unanimous  Abstaining: None

J ADMINISTRATIVE
NONE

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS
NONE

III. ESTABLISH A PUBLIC HEARING DATE OF MAY 15, 2014
   a. Bayou Woods Sec 2 partial replat no 2
   b. Broad Oaks partial replat no 6
   c. Contemporary Main Plaza partial replat no 2
   d. Contemporary Main Sec 2 replat no 1
   e. Craig Woods partial replat no 5
   f. Craig Woods partial replat no 7
   g. Fountains at Copperwood replat no 1
   h. Frost and Settegast First Addition partial replat no 1
   i. Hidden Oaks partial replat no 4 and extension
   j. Riverside Terrace Sec 1 partial replat no 1
   k. Riverway Estates Sec 1 partial replat no 2
   l. Shady Acres Extension no 3 partial replat no 2
   m. Tanglewood Sec 11 partial replat no 1 replat no 1
   n. Windsor Place Addition partial replat no 2
Staff recommendation: Establish a public hearing date of May 29, 2014 for items II a-n.
Commission action: Established a public hearing date of May 29, 2014 for items II a-n.
Motion: Subinsky  Second: Bryant  Vote: unanimous  Abstaining: None

IV. CONSIDERATION FOR AN OFF-STREET PARKING VARIANCE FOR A PROPERTY
    LOCATED AT 2736 VIRGINIA STREET
Staff recommendation: None
Commission action: Denied the requested off-street parking variance for a property located at 2736
Virginia Street.
Speakers for item IV: Michelle Coopwood, applicant, Sue Lovell, and Craig Garcia- supportive; Gary
Ruby, Ryan Morris, and Nancy Hudgins - opposed
V. PUBLIC COMMENT
Speaker for public comment: Dorothy Hass.

VI. ADJOURNMENT
There being no further business brought before the Commission Chair, Mark Kilkenny adjourned the meeting at 5:37 p.m.

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

Mark Kilkenny, Chair

Patrick Walsh, Secretary