Minutes of the Houston Planning Commission

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

May 15, 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 2:37 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

None

APPROVAL OF THE May 1, 2014 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the May 1, 2014 Planning Commission meeting minutes.
   Motion: Subinsky  Second: Tarrt  Vote: Unanimous  Abstaining: None

I. PLATTING ACTIVITY  (Consent items A and B, 1-139)

Item 55 was changed from approve to defer per applicant's request. Items 116 and 117 were taken
with item 162. Items removed for separate consideration: 17, 22, 45, 47, 53, 60, 67, 74, 75, 86, 87,
90, 91 and 92.
Staff recommendation: Approve staff's recommendations for items 1 – 139 subject to the CPC 101
form conditions.
Commission action: Approved staff's recommendations for items 1 – 139 subject to the CPC 101
form conditions.
   Motion: Garza  Second: Zakaria  Vote: Unanimous  Abstaining: None

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

Staff recommendation: Approve staff's recommendation to approve items 17, 22, 45, 47, 53, 60, 67,
74, 75, 86, 87, 90, 91 and 92 subject to the CPC 101 form conditions.
Commission action: Approved staff's recommendation to approve items 17, 22, 45, 47, 53, 60, 67,
74, 75, 86, 87, 90, 91 and 92 subject to the CPC 101 form conditions.
   Motion: Clark  Second: Subinsky  Vote: Unanimous  Abstaining: None

Commissioners Edminster, Alleman and Sikes returned.

C PUBLIC HEARINGS

140 Bradford Place partial replat no 2  C3N  Defer
Staff recommendation: Defer the plat for two weeks to allow time for the 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: Nelson  Vote: Unanimous  Abstaining: None
Speaker for item 140: Kathy Magness—undecided.

141 Commons Waterway Sec 4 partial replat no 1  C3N  Approve
Staff recommendation: Defer the plat for two weeks to allow time for the 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: Clark  Second: Bryant  Vote: Unanimous  Abstaining: None

142 Contemporary Main Plaza partial replat no 1  C3N  Disapprove
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Denied the plat.
   Motion: Davis  Second: Bryant  Vote: Carries  Abstaining: None
   Opposed: Nelson
Speakers: Donald Perkins representing Council Member Larry Green—opposed.
143  David Crocket Second partial replat no 4 C3N Defer
Staff recommendation: Defer the plat for further study and review.
Commission action: Deferred the plat for further study and review.
   Motion: Jard  Second: Bryant  Vote: Carries  Abstaining: Tatt

144  First Amended Replat of Block 1 Woodshire 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: Clark  Second: Subinsky  Vote: Unanimous  Abstaining: None
Speakers for item 144: Steve Honore’ —undecided; Donald Perkins representing Council Member Larry Green —stated stipulations agreed to by the applicant.

145  Mandell Courts replat no 1 C3N Approve
Staff recommendation: Grant the requested variance(s) and approve the plat subject to the conditions listed.
Commission action: Granted the requested variance(s) and approved the plat subject to the conditions listed.
   Motion: Jard  Second: Bryant  Vote: Unanimous  Abstaining: None

146  Melody Oaks 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: Alleman  Second: Sikes  Vote: Unanimous  Abstaining: None
Speaker for item 120: Richard Smith, Public Works & Engineering Department

147  Melody Oaks partial replat no 8 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

148  Park Court partial replat no 1 C3N Withdraw
Commissioner Jard abstained and left the room.

149  Rockhurst replat no 1 C3N Approve
Staff recommendation: Approve the plat for two weeks at the applicant’s request.
Commission action: Approved the plat subject to the CPC 101 form conditions.
   Motion: Zakaria  Second: Brave  Vote: Carries  Abstaining: Jard
   Opposed: Garza
Speaker for item 149: Mary Lou Henry —supportive, Daryl Rebrowich —undecided.

150  Simms Woods replat no 1 and extension C3N Approve
Staff recommendation: Defer the plat subject to the CPC 101 form conditions.
Commission action: Deferred the plat subject to the CPC 101 form conditions.
   Motion: Edminster  Second: Alleman  Vote: Unanimous  Abstaining: None
Speaker for item 123: Jay Matron
Tanglewood Sec 11 partial replat no 2  C3N  Defer
Staff recommendation: Defer the plat for two weeks to address boundary verification questions.
Commission action: Deferred the plat for two weeks to address boundary verification questions.
Motion: Bryant  Second: Clark  Vote: Unanimous  Abstaining: None

Walden on Lake Houston Olympic Village Sec 2 partial replat no 1  C3N  Withdraw

Walden on Lake Houston Olympic Village Sec 2 partial replat no 2  C3N  Withdraw

D  VARIANCES

Agenda items 154, 155, 156, 157, 165 and 167 were taken together at this time with staff requesting a two week deferral on all items for the reasons stated.

Bauer Road Tract GP  GP  Defer
Bauer Road Tract Sec 1  C3P  Defer
Bauer Road Tract Sec 2  C3P  Defer
Bauer Road Tract Sec 3  C3P  Defer
North Durham Estates  C2R  Defer
Reserve at Clear Lake City 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: Porras-Pirtle  Second: Stein  Vote: Unanimous  Abstaining: None

Cypress Station Fuel 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: Clark  Second: Bryant  Vote: Unanimous  Abstaining: None

Dowling Park  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: Garza  Second: Alleman  Vote: Carries  Abstaining: None
Opposed: Davis, Asakura, Bryant, and Brave

Hirsh Road Business Park  C2  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: Garza  Vote: Unanimous  Abstaining: None
Lockwood Auto Storage 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

Items 116, 117, and 162 were taken together at this time.

Harris County MUD no 504 Detention Pond C2R Approve
No 1

Harris County MUD no 504 Detention Pond C2R Approve
No 2

Madera Run Parkway Street Dedication Sec 1 C3R Approve

Staff recommendation: Grant the requested variance and approve the plats subject to the CPC 101 form conditions.
Commission action: Granted the requested variance and approved the plats subject to the CPC 101 form conditions.
Motion: Clark Second: Bryant Vote: Unanimous Abstaining: None

Montrose Addition partial replat no 6 C2R Withdraw

Morgan Fun is Free Reserve 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: Tartt Second: Bryant Vote: Unanimous Abstaining: None
Speakers for item 164: Laura Brickey—supportive.

Rankin Hardy Tract 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: Asakura Second: Garza Vote: Unanimous Abstaining: None

Somerset Green Sec 3 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: Porras-Pirtle Vote: Unanimous Abstaining: None
Items 169 and 170 were taken together.

169  Springwoods Village Partial GP  GP  Approve
170  Springwoods Village District Sec 1  C2  Approve
Staff recommendation: Grant the requested variance and approve the general plan and the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance and approved the general plan and the plat subject to the CPC 101 form conditions.
Motion: Bryant  Second: Tarrt  Vote: Unanimous  Abstaining: None

171  Viewpoint Square replat no 1  C2R  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: Clark  Vote: Unanimous  Abstaining: None

E  SPECIAL EXCEPTIONS
NONE

172  Villages of Cypress Lakes Sec 32  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: Bryant  Vote: Unanimous  Abstaining: None

F  RECONSIDERATION OF REQUIREMENTS
None

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

G  EXTENSIONS OF APPROVAL

173  Christ the King Presbyterian Church replat no 1 and extension  EOA  Approve
174  Domain Northgate  EOA  Approve

H  NAME CHANGES

175  Bissonet Street and Westmoor Drive STD  NC  Approve
(prev. Bissonet Boulevard and Westmoor Drive STD)

I  CERTIFICATES OF COMPLIANCE

176  23757 Wisp Court  COC  Approve
177  18857 Honeysuckle Lane  COC  Approve
178  19652 New Forest  COC  Approve
Staff recommendation: Approve staff's recommendation for items 173-178.
Commission action: Approved staff's recommendation for items 173-178.
Motion: Davis  Second: Brave  Vote: Unanimous  Abstaining: None
K. DEVELOPMENT PLATS WITH VARIANCE REQUESTS

179  3329 Cloverdale Street  DPV  Defer
Staff recommendation: Defer the plat for two weeks.
Commission action: Deferred the plat for two weeks.
Motion: Garza  Second: Clark  Vote: Unanimous  Abstaining: None

II. ESTABLISH A PUBLIC HEARING DATE OF JUNE 12, 2014
a. Broadmoor Addition partial replat no 1
b. Craig Woods partial replat no 10
c. Hawthorne Place Addition Sec 8 partial replat no 1
d. Hollywood Gardens partial replat no 3
e. Langwood partial replat no 1
f. Melody Oaks partial replat no 9 and extension
g. Riverway Estates Sec 1 partial replat no 3
h. West Court partial replat no 2
i. Westheimer Gardens partial replat no 2
Staff recommendation: Establish a public hearing date of June 12, 2014 for items II a-i.
Commission action: Established a public hearing date of June 12, 2014 for items II a-i.
Motion: Bryant  Second: Subinsky  Vote: Unanimous  Abstaining: None

Item IV was taken out of order and acted on as this time.

IV. CONSIDERATION OF A HOTEL MOTEL VARIANCE FOR A HILTON HOME 2 HAIK LOCATION AT 1106 SHERWOOD FOREST DRIVE:
Staff recommendation: Defer the requested Hotel Motel Variance for a Hilton Home 2 Haik Location at 1106 Sherwood Forest Drive.
Commission action: Deferred the requested Hotel Motel Variance for a Hilton Home 2 Haik Location at 1106 Sherwood Forest Drive.
Motion: Bryant  Second: Clark  Vote: unanimous  Abstaining: None

III. PUBLIC HEARING FOR A HAZMAT PERMIT APPLICATION FOR S&S PLATTING COMPANY, 6505 DIXIE DRIVE:
Commission action: Deferred the requested Hazmat Permit Application for S&S Plating Company, 6506 Dixie Drive.
Motion: Brave  Second: Davis  Vote: unanimous  Abstaining: None
Speakers for item III: Arthur Malone --supportive. Representative for Council Member Robert Gallegos, Gladys Thomas --opposed.

V. CONSIDERATION FOR AN APPEAL ON THE DECISION OF THE HOUSTON HISTORICAL ARCHAEOLOGICAL AND HISTORICAL COMMISSION ON APRIL 24, 2014 FOR A CERTIFICATE OF APPROPRIATENESS FOR:
a. 1815 Cortlandt Street—Houston Heights Historic District East
Staff recommendation: None
Commission action: Upheld the appeal on the decision of the Houston Historical and Archaeological and Historical Commission for the Certificate of Appropriateness.
Motion: Garza  Second: Brave  Vote: Carries  Opposing: Davis, Edminster, Subinsky, Stein and Anderson
Speakers for item IV: Tim Kirwin --supportive.
b. 1817 Cortlandt Street – Houston Heights Historic District East
Staff recommendation: None
Commission action: Overturned the appeal on the decision of the Houston Historical and Archaeological and Historical Commission for the Certificate of Appropriateness.
Motion: Jard  Second: Zakaria  Vote: Carries  Opposing: Asakura, Garza, Clark, Brave and Forister.
Speakers for item IV: Tim Kirwin – supportive.

VI. PUBLIC COMMENT
None

VII. ADJOURNMENT
There being no further business brought before the Commission Chair, Mark Kilkenny adjourned the meeting at 5:34 p.m.
Motion: Garza  Second: Tartt  Vote: Unanimous  Abstaining: None

Mark Kilkenny, Chair

Patrick Walsh, Secretary