Minutes of the Houston Planning Commission

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

June 26, 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 2:33 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 JUNE 12, 2014 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the June 12, 2014 Planning Commission meeting minutes.
Motion: Alleman Second: Subinsky Vote: Carries Abstaining: Clark and Asakura

I. PRESENTATION ON THE INNER WEST LOOP SUB-AREA MOBILITY STUDY’S 2013
MAJOR THOROUGHFARE FREEWAY PLAN AMENDMENT RECOMMENDATIONS:
Amar Mohite, Transportation Planning Administration Manager, Planning and Development
Department, provided a presentation on the Inner West Loop Sub-Area Mobility Study’s 2013 Major
Thoroughfare Freeway Plan Amendment Recommendation.

II. PLATTING ACTIVITY (Consent items A and B, 1- 116)
Items removed for separate consideration: 42 and 80.
Staff recommendation: Approve staff’s recommendations for items 1 – 116 subject to the CPC 101
form conditions.
Commission action: Approved staff’s recommendations for items 1 – 116 subject to the CPC 101
form conditions.
Motion: Garza Second: Clark Vote: Unanimous Abstaining: None

Commissioner Alleman abstained and left the room.

Staff recommendation: Approve staff’s recommendation to approve items 42 and 80 subject to the
CPC 101 form conditions.
Commission action: Approved staff’s recommendation to approve items 42 and 80 subject to the
CPC 101 form conditions.
Motion: Porras-Pirtle Second: Tartt Vote: Unanimous Abstaining: None

Commissioner and Alleman returned.

C PUBLIC HEARINGS

117 Contemporary Main Plaza 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: Jard Second: Garza Vote: Unanimous Abstaining: None
Speakers for item 117: William Gray, owner –supportive. Donald Perkins representing Council
Member Green –opposed.

118 Craig Woods partial replat no 5 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: Clark Vote: Unanimous Abstaining: None

119 Craig Woods partial replat no 10 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: Edminster Second: Sikes Vote: Unanimous Abstaining: None
Commissioner Asakura abstained and left the room

120 East End on the Bayou Sec 1 C3N 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: Edminster Vote: Unanimous Abstaining: None

121 Fall Creek Sec 40 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

122 Fall Creek Sec 42 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: Sikes Vote: Unanimous Abstaining: None

123 Hawthorne Place Addition Sec 8 partial Replat no 1 C3N Withdraw
Withdrawn.

124 Memorial Forest Sec 2 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: Bohan Second: Alleman Vote: Unanimous Abstaining: None

125 Tricons Calumet Street Place 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 condition.
Motion: Garza Second: Clark Vote: Unanimous Abstaining: None

D VARIANCES

Agenda items 126, 129, 134, 135, 139, 141 and 143 were taken together at this time.

126 Aerovillas Hangar Home C2 Defer
129 Crosby High School Sec 1 C3P Defer
134 Fieldstone Sec 10 C3P Defer
135 Med Park C3P Defer
139 Pease Street Townhomes C2R Defer
141 Reserve at Parkway Terrace C3P Defer
143 Uptown North 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: Garza Second: Subinsky Vote: Unanimous Abstaining: None
127 Atascosa Trace Sec 3  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: Jard  Second: Clark  Vote: Unanimous  Abstaining: None

Commissioner Edminster abstained and left the room.

128 Broadstone Falcon Landing  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: Jard  Vote: Carries  Abstaining: Stoilles

Commissioner Edminster returned.

130 Cypress Church Road Tract  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: Edminster  Second: Alleman  Vote: Unanimous  Abstaining: None

Items 131 and 132 were taken together at this time.

131 Davies Estates  C2  Approve
132 Davies Trails  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: Porras-Pirtle  Vote: Unanimous  Abstaining: None

133 Fairbanks Business Court  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: Clark  Second: Alleman  Vote: Unanimous  Abstaining: None

136 Nightingale Vista  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: Clark  Vote: Unanimous  Abstaining: None
137  Parkwy Terrace Sec 2  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: Edminster    Second: Bohan    Vote: Carries    Abstaining: Subinsky

138  Pearl on Helena  C2R  Defer
Staff recommendation: Defer Applicant Request
Commission action: Deferred Applicant Request
Motion: Garza    Second: Subinsky    Vote: Unanimous    Abstaining: None

Commissioner Jard and Commissioner Sikes abstained and left the room.

140  Rayford Road Crossing  C2  Approve
Staff recommendation: Grant the requested variances 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: Brave    Second: Garza    Vote: Caries    Abstaining: Porras Pirtle

Speakers for item 140: Mary Lou Henry –supportive.

Commissioner Jard and Commissioner Sikes left the room and abstained.

142  Summit Midtown  C2R  Approve
Staff recommendation: Grant the requested variances 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: Subinsky    Second: Sikes    Vote: Unanimous    Abstaining: None

Speakers for item 142: Orie Vagar –supportive.

E    SPECIAL EXCEPTIONS

144  City Park South GP  GP  Approve
Staff recommendation: Grant the requested variances 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: Sikes    Vote: Unanimous    Abstaining: None

145  Mitlesteadt Estates  C3P  Approve
Staff recommendation: Grant the requested variances 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: Brave    Second: Alleman    Vote: Unanimous    Abstaining: None
F  RECONSIDERATION OF REQUIREMENTS

146  Crane 25  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 which includes language on face of plat - vehicular and pedestrian access is denied to Kilmarnock Drive.
Motion: Alleman  Second: Garza  Vote: Carries  Abstaining: Bohan
Speakers for item 146: Harry Sokolow, Ellen Leemann, J. Milittle, Mark Serhus and Orie Bartgower – supportive.

Commissioner Subinsky abstained and left the room.

147  Enclave at Windmill Lakes  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: Edminster  Second: Brave  Vote: Unanimous  Abstaining: None

148  McKenzie Park Sec 2  C3F  Withdraw
Withdrawn.

Commissioner Subinsky returned.

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

G  EXTENSIONS OF APPROVAL

149  Bridgeland Hidden Creek Sec 14  EOA  Approve
150  Bridgeland Hidden Creek Sec 15  EOA  Approve
151  Bridgeland Hidden Creek Sec 16  EOA  Approve
152  Highland Village at Gleannloch Farms  EOA  Approve
153  Peek Plaza  EOA  Approve
154  Set Industries  EOA  Approve

H  NAME CHANGES

155  Tabatabai Plaza (prev. Tabatabia Plaza)  NC  Approve

I  CERTIFICATES OF COMPLIANCE

156  24179 Lilac Way  COC  Approve
157  26335 Spanish Oaks Drive  COC  Approve
Staff recommendation: Grant the requested variances and approve the plats subject to the CPC 101 form conditions.
Commission action: Granted the requested variances and approved the plats subject to the CPC 101 form conditions.
Motion: Davis  Second: Tartt  Vote: Unanimous  Abstaining: None
J. ADMINISTRATIVE
   NONE

K. DEVELOPMENT PLATS WITH VARIANCE REQUESTS

158 200 Carl Street DPV Disapprove
   Staff recommendation: Disapprove the requested variance but Grant 5’ right of dedication and 5’ BL
   along Thomas Street and no right of way
dedication required along Carl Street and approved the development plat per conditions listed.
Commission action: Disapproved the requested variance but Granted 5’ right of dedication and 5’ BL
   along Thomas Street and no right of way
dedication required along Carl Street and approved the development plat per conditions listed.
   Motion: Garza Second: Davis Vote: Unanimous Abstaining: None
   Speaker for item 158: Mario Elizondo –supportive.

159 4035 Colquitt DPV Disapprove
   Staff recommendation: Deny the requested variance and disapprove the development plat.
Commission action: Denied the requested variance and disapproved the development plat.
   Motion: Porras-Pirtle Second: Garza Vote: Unanimous Abstaining: None
   Speakers for item 159: Jennifer Pool –supportive.

III. ESTABLISH A PUBLIC HEARING DATE OF JULY 24, 2014
   a. Aliana Sec 1 partial replat no 1 and extension
   b. Barker Village Sec 2 partial replat no
   c. Bear Creek Plantation Sec 2 partial replat no1
   d. Braeswood partial replat no 1
   e. Craig Woods partial replat no 11
   f. Melody Oaks partial replat no 11
   g. Museum Terrace replat no 1
   h. Shermandale Addition partial replat no 1
   i. Stratford Addition partial replat no 1 and extension
   j. Westheimer Gardens partial replat no 2
   Staff recommendation: Establish a public hearing date of July 24, 2014 for items ll a-j.
Commission action: Established a public hearing date of July 24, 2014 for items ll a-j.
   Motion: Subinsky Second: Bohan Vote: Unanimous Abstaining: None

IV. CONSIDERATION FOR AN OFF STREET PARKING VARIANCE FOR A PROPERTY
   LOCATED AT 11625 MARTINDALE ROAD:
   Staff recommendation: Deferral the project for two weeks for further study and review
Commission action: Deferred the project for two weeks for further study and review
   Motion: Zakaria Second: Edminster Vote: Unanimous Abstaining: None

V. PUBLIC COMMENT
   Brie Kelman, citizen, showed recognition to the Commission for the ability to renovate her home.
The Commissioner member expressed gratitude.

X. ADJOURNMENT
   There being no further business brought before the Commission Chair, Mark Kilkenny adjourned the
   meeting at 4:30 p.m.
   Motion: Subinsky Second: Brave Vote: Unanimous Abstaining: None