Minutes of the Houston Planning Commission

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

July 24, 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 2:35 p.m. with a quorum present.

Mark A. Kilkenny, Chair Absent
M. Sonny Garza
Susan Alleman Absent
Keiji Asakura
Fernando Brave Absent
Kenneth Bohan
Antoine Bryant
Lisa Clark
Truman C. Edminster III
James R. Jard
Paul R. Nelson
Linda Porras-Pirtle
Algenita Davis
Mike Sikes Absent
Martha Stein
Eileen Subinsky Absent
Blake Tartt III
Shaukat Zakaria Absent
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 JULY 10, 2014 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the July 10, 2014 Planning Commission meeting minutes with change that Commissioner Stein was absent.
   Motion: Bryant  Second: Clark  Vote: Carries  Abstaining: Bohan

I.  PLATING ACTIVITY  (Consent items A and B, 1- 116)

Items removed for separate consideration: 42, 44, 45, 46, 47, 70, and 86.

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: Clark  Second: Edminster  Vote: Unanimous  Abstaining: None

Commissioners Clark and Edminster abstained and left the room.

Staff recommendation: Approve staff’s recommendation to approve items 42, 44, 45, 46, 47, 70, and 86 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendation to approve items 42, 44, 45, 46, 47, 70, and 86 subject to the CPC 101 form conditions.
   Motion: Porras-Pirtle  Second: Bryant  Vote: Unanimous  Abstaining: None

Commissioners Clark and Edminster returned.

C    PUBLIC HEARINGS

117 Aliana Sec 1 partial replat no 1 and extension  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: Forister  Second: Bryant  Vote: Unanimous  Abstaining: None

118 Barker Village Sec 2 partial replat no 2 and extension  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: Clark  Second: Edminster  Vote: Unanimous  Abstaining: None

119 Bear Creek Plantation 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: Tartt  Second: Bohan  Vote: Unanimous  Abstaining: None
120 Braeswood partial replat no 1
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
Speakers for item 120: Natalia Sizova – undecided

121 Craig Woods partial replat no 11
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: Bryant  Second: Stein  Vote: Unanimous  Abstaining: None

122 Fannin Station Sec 2 replat no 1
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: Davis  Vote: Unanimous  Abstaining: None

123 Melody Oak partial replat no 11
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: Davis  Vote: Unanimous  Abstaining: None

124 Museum Terrace replat no 1
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: Nelson  Vote: Unanimous  Abstaining: None

125 Shermandale Addition partial replat no 1 and extension
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: Edminster  Vote: Unanimous  Abstaining: None

126 Statford Addition partial replat no 1
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

127 Westheimer Gardens partial replat no 2
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: Stein  Second: Clark  Vote: Unanimous  Abstaining: None

D VARIANCES

128 Container Properties
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: Garza  Vote: Unanimous  Abstaining: None
Speaker for item 128: Carol White- opposed to extending Lewiston Street for commerical

129 Ellisor Investments Ltd on Gant C2 Defer  
Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.  
Commission action: Deferred the plat to allow time for additional information.  
Motion: Edminster Second: Tartt  Vote: Unanimous  Abstaining: None  
Speakers for item 129: Fred Mathis, Harris County Public Infrastructure Department

130 Leeland Bell Building C2 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: Tartt Second: Davis  Vote: Unanimous  Abstaining: None

131 Med Park 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: Nelson Second: Tartt  Vote: Carries  Abstaining: None  
Opposed: Davis

132 Parkway at Eldridge 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: Tartt  Vote: Unanimous  Abstaining: None

133 Pearl on Helena 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.  
Speakers for item 133: Mary Lou Henry, applicant – supportive; Parker Binion, James Westbrook, Jimmy Humphreys, Phillip Dee, and Donna Binion – opposed; Richard Smith, Managing Engineer, Public Works and Engineering Department  
Motion: Bohan Second: Porras-Pirtle  Vote: Carries  Abstaining: None  
Opposed: Bryant, Davis, Edminster

134 Princes Shepherd partial replat no 1 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: Bryant Second: Clark  Vote: Unanimous  Abstaining: None

Commissioner Jard abstained and left the room.
135 Somerset Green Sec 4 C3R 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: Edminster Second: Clark Vote: Unanimous Abstaining: None
Commissioner Jard returned.

136 Terraces on Crawford 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: Tartt Vote: Unanimous Abstaining: None

137 Uptown North C2R Withdrawn
Staff recommendation: Withdraw the application and waive resubmittal fees.
Commission action: Withdrew the application and waived the resubmittal fees.
   Motion: Edminster Second: Jard Vote: Unanimous Abstaining: None

E SPECIAL EXCEPTIONS
NONE

F RECONSIDERATION OF REQUIREMENTS

138 Ironwood C2 Approve
Staff recommendation: Grant the requested reconsideration of requirement with the requested variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested reconsideration of requirement with the requested variance and approve the plat subject to the CPC 101 form conditions
   Motion: Jard Second: Asakura Vote: Unanimous Abstaining: None

139 Rigid Business Park Sec 1 C2 Approve
Staff recommendation: Grant the requested reconsideration of requirement and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested reconsideration of requirement and approve the plat subject to the CPC 101 form conditions
   Motion: Bryant Second: Clark Vote: Unanimous Abstaining: None

Items G, H, and I are taken together at this time.

G EXTENSIONS OF APPROVAL

140 Lakeland Heights Reserve partial replat no 1 EOA Approve
141 North Kings Mill Lane Street Dedication Sec 1 EOA Approve
142 Resource Partners at Lakewood Park EOA Approve
143 Trendsetter replat no 2 and extension EOA Approve
I. NAME CHANGES

144 Aliana Sec 20 partial replat no 1 NC Approve
(prev. Aliana Sec 20 partial replat no 1 and extension)

J. ADMINISTRATIVE
NONE

K. DEVELOPMENT PLATS WITH VARIANCE REQUESTS

146 1101 E 7th St DPV Approve
Staff recommendation: Grant the requested variance and approve the development plat subject to the conditions listed.
Commission action: Grant the requested variance and approve the development plat subject to the conditions listed.
Motion: Davis Second: Bryant Vote: Unanimous Abstaining: None

147 3203 Blue Bonnet Blvd DPV Defer
Staff recommendation: Defer the plats for two weeks for further study and review.
Commission action: Deferred the plats for two weeks for further study and review.
Motion: Edminster Second: Stein Vote: Unanimous Abstaining: None

148 2534 Glen Haven Blvd DPV Approve
Staff recommendation: Grant the requested variance and approve the development plat subject to the conditions listed.
Commission action: Grant the requested variance and approve the development plat subject to the conditions listed.
Motion: Davis Second: Edminster Vote: Unanimous Abstaining: None

II. ESTABLISH A PUBLIC HEARING DATE OF AUGUST 21, 2014
a. Colquitt Court Sec 2 partial replat no 1
b. Gardens at Twenty First Street replat no 1
c. Greenview Manor Sec 2 partial replat no 2
d. Harlem Heights partial replat no 1
e. Melody Oaks partial replat no 10
f. Monterey at Willowbend Sec 4 partial replat no 1\g. Plainview Addition partial replat no 2
h. Strathmore Park partial replat no 1 and extension
i. Westridge partial replat no 1
Staff recommendation: Establish a public hearing date of August 21, 2014 for items II a-i.
Commission action: Established a public hearing date of August 21, 2014 for items II a-i.
Motion: Bryant Second: Tartt Vote: Unanimous Abstaining: None
III. CONSIDERATION FOR AN OFF STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 11625 MARTINDALE ROAD:
Staff recommendation: Grant the requested variances.
Commission action: Granted the requested variances.
Motion: Zakaria Second: Bryant Vote: Unanimous Abstaining: None
Speaker for item III: Kendrick Wright –supportive.

IV. CONSIDERATION FOR AN OFF STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 8800 SOUTHBLUFF BOULEVARD (DOBIE HIGH SCHOOL):
Staff recommendation: Grant the requested variance.
Commission action: Granted the requested variance.
Motion: Davis Second: Asakura Vote: Unanimous Abstaining: None

V. PUBLIC COMMENT
NONE

VI. ADJOURNMENT
There being no further business brought before the Commission Vice Chair, Sonny Garza adjourned the meeting at 5:01 p.m.
Motion: Clark Second: Nelson Vote: Unanimous Abstaining: None

Sonny Garza, Vice-Chair

Patrick Walsh, Secretary