Minutes of the Houston Planning Commission

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

August 7, 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 2:35 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 Absent
Paul R. Nelson
Linda Porras-Pirtle Absent
Algenita Davis
Mike Sikes
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 24, 2014 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the July 24, 2014 Planning Commission meeting minutes with change that Commissioner Stein was absent.

Motion: Bryant        Second: Clark        Vote: Carries        Abstaining: Alleman, Brave, Subinsky

I. PLATTING ACTIVITY    (Consent items A and B, 1-119)
Items removed for separate consideration: 21, 88, and 90.

Staff recommendation: Approve staff's recommendations for items 1 – 119 subject to the CPC 101 form conditions.
Commission action: Approved staff's recommendations for items 1 – 119 subject to the CPC 101 form conditions.

Motion: Subinsky       Second: Bryant       Vote: Unanimous       Abstaining: None

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

Staff recommendation: Approve staff's recommendation to approve items 21, 88, and 90 subject to the CPC 101 form conditions.
Commission action: Approved staff's recommendation to approve items 21, 88, and 90 subject to the CPC 101 form conditions.

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

Commissioners Alleman, Edminster, and Clark returned.

C  PUBLIC HEARINGS

120  Alys Park      C3N     Withdrawn

121  Bradbury Forest 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: Garza          Second: Clark       Vote: Carries        Abstaining: None
Opposed: Bryant

Speakers for item 121: Corey Sessions, Justin Keen, Teresa Bosworth-Green, Flowers Sifuentes, John Howard, and Nick Hansarik - opposed

122  Craig Woods partial replat no 11  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: Tatt        Vote: Unanimous        Abstaining: None

123  Nobility Park replat no 1          C3N  Defer
Staff recommendation: Defer the plat for two weeks for further study and review.
Commission action: Deferred the plat for two weeks for further study and review.

Motion: Edminster       Second: Bohan      Vote: Carries        Abstaining: Tatt
124 Pecore Industrial  
Staff recommendation: Defer the plat for two weeks to allow time for additional information.  
Commission action: Deferred the plat for two weeks to allow time for additional information.  
Motion: Garza  Second: Bryat  Vote: Unanimous  Abstaining: None  
Speaker for item 124: Abby Harrison – opposed

125 Southland Place 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: Alleman  Second: Garza  Vote: Unanimous  Abstaining: None  
Speaker for item 125: Tommy L. Curtis, Sarah Oliverie, and Mrs. Walker-Curtis – supportive

126 Southland Place 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: Clark  Second: Sikes  Vote: Unanimous  Abstaining: None

127 Stude Rodger Heights replat no 1 partial replat no 1  
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: Subinsky  Vote: Unanimous  Abstaining: None

128 University of St Thomas Center for Science and Health Professions  
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

D VARIANCES

129 Ellisor Investments Ltd on Gant  
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: Tartt  Vote: Unanimous  Abstaining: None  
Items 130, 134, 137, 138, 139, 140, and 144 were taken together at this time with staff requesting a two week deferral for the reasons stated.

130 Harmony West Sector  
134 Saddle Ridge Sec 6  
137 Aliana Sec 44  
138 Anserra GP  
139 Anserra Sec 4  
140 Anserra Sec 5  
144 Towne Lake Sec 38  
Staff recommendation: Defer the plats for two weeks.  
Commission action: Deferred the plats for two weeks.  
Motion: Garza  Second: Davis  Vote: Unanimous  Abstaining: None
131  Katy Lake RV Resort  

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

132  Leeland Bell Landing  

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: Asakura    Second: Davis    Vote: Unanimous    Abstaining: None

133  Roseland Addition partial replat no 1  

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: Davis    Vote: Unanimous    Abstaining: None

135  Somerset Green Sec 6  

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: Asakura    Vote: Unanimous    Abstaining: None

136  Westview Addition partial replat no 1 and extension  

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: Bryant    Vote: Unanimous    Abstaining: None

E  SPECIAL EXCEPTIONS  

NONE

F  RECONSIDERATION OF REQUIREMENTS  

141  Bauer Road Tract GP  

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: Alleman    Second: Subinsky    Vote: Unanimous    Abstaining: None
142 Fieldstone GP  GP  Approve
Staff recommendation: Grant the requested variance to allow 179 lots i.e. Sec 10 & 11 only, on one point of access and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance to allow 179 lots i.e. Sec 10 & 11 only, on one point of access and approved the plat subject to the CPC 101 form conditions.
Motion: Garza  Second: Tartt  Vote: Unanimous  Abstaining: None

143 Sommerall Tract 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 variances and approved the plat subject to the CPC 101 form conditions.
Motion: Clark  Second: Bryant  Vote: Unanimous  Abstaining: None

G EXTENSIONS OF APPROVAL

145 Bridgeland Hidden Creek Sec 26  EOA  Approve
146 Bridgeland Hidden Creek Sec 27  EOA  Approve
147 Fairdale Place Condominiums partial replat no 1  EOA  Approve
148 Historic Texas Company Building Redevelopment  EOA  Approve
149 Impact Church of The Woodlands  EOA  Approve
150 Lifebridge Church  EOA  Approve
151 Sheldon Ridge Sec 5  EOA  Approve
152 Sports Cube Subdivision  EOA  Approve
153 Tidwell Lakes Ranch  EOA  Approve
154 Volta Power  EOA  Approve
155 Watermark at Harmony  EOA  Approve
156 Woodlands Carlton Woods Creekside Sec 14 in The Villages of Creekside Park  EOA  Approve
157 Woodlands Carlton Woods Creekside Sec 16 in the Village of Creekside Park  EOA  Approve

H NAME CHANGES

158 Guild Shop of the Church of St John the Divine  NC  Approve
(Guild Shop of the Church of St John the Devine)

I CERTIFICATES OF COMPLIANCE

159 24068 Wildwood Road  COC  Approve
Staff recommendation: Approve staff’s recommendation for items 145-159.
Commission action: Approved staff’s recommendation for items 145-159.
Motion: Bryant  Second: Subinsky  Vote: Unanimous  Abstaining: None

J ADMINISTRATIVE
NONE
K  DEVELOPMENT PLATS WITH VARIANCE REQUESTS

160  3203 Blue Bonnet Blvd  DPV  Approve
Staff recommendation: Grant the requested variance and approve the development plat subject to the conditions listed.
Commission action: Granted the requested variance and approved the development plat subject to the conditions listed.
Motion: Bryant  Second: Davis  Vote: Unanimous  Abstaining: None

161  605 Silver Street  DPV  Approve
Staff recommendation: Grant the requested variance and approve the development plat subject to the conditions listed.
Commission action: Granted the requested variance and approved the development plat subject to the conditions listed.
Motion: Garza  Second: Subinsky  Vote: Unanimous  Abstaining: None
Speakers for item 161: Robert Burnham (applicant), Mike Blackburn, and Chris Clark – supportive; Laura Thorpe, Councilmember Gonzalez’s office- no position stated; Ryan Boehner and Jane West-opposed

II.  ESTABLISH A PUBLIC HEARING DATE OF SEPTEMBER 4, 2014
   a. Cedar Grove replat no 1
   b. Craig Woods partial replat no 8
   c. Grand Lismar Estates
   d. Highland Glen Sec 1 partial replat no 2
   e. HISD Parker Elementary
   f. Lakeside Estates Sec 2 partial replat no 1
   g. Marshall Oaks Sec 2
   h. Melody Oaks partial replat no 12
   i. Montclair Addition partial replat no 4
   j. Raintree Village Sec 7 partial replat no 1
   k. Shadow Creek South Sec 2 partial replat no 1
   l. Southampton Place partial replat no 2
Staff recommendation: Establish a public hearing date of September 4, 2014 for items II a-l.
Commission action: Established a public hearing date of September 4, 2014 for items II a-l.
Motion: Brave  Second: Tarlt  Vote: Unanimous  Abstaining: None

Agenda items III and IV were taken together at this time.

III. CONSIDERATION FOR AN OFF STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 1601 BROADWAY STREET (Milby High School)

IV. CONSIDERATION FOR AN OFF STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 10726 MESA DRIVE (North Forest High School)
Staff recommendation: Defer the applications for two weeks to allow time for the applicant to provide waste water reservation letter approved by PWE and correct off-street parking calculations.
Commission action: Deferred the applications for two weeks to allow time for the applicant to provide waste water reservation letter approved by PWE and correct off-street parking calculations.
Motion: Bohan  Second: Bryant  Vote: Unanimous  Abstaining: None
V. CONSIDERATION OF A HOTEL MOTEL VARIANCE FOR MARIOTT TOWNPLACE SUITES LOCATED AT 5205 SOUTH RICE AVENUE

Staff recommendation: Grant the requested variance.
Commission action: Granted the requested variance.

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

Agenda items VI and VII are taken together at this time.

VI. Public Hearing and Consideration of a Special Minimum Lot Size Block Application for the 900 block of Walling Street (north and south sides)

VII. Public Hearing and Consideration of a Special Minimum Building Line Block Application for the 900 block of Walling Street (north and south sides)

Staff recommendation: Approve the Special Minimum Lot Size Block Application for the 900 block of Walling Street (north and south sides) and the Special Minimum Building Line Block Application for the 900 block of Walling Street (north and south sides) and forward to City Council.
Commission action: Approved the Special Minimum Lot Size Block Application for the 900 block of Walling Street (north and south sides) and the Special Minimum Building Line Block Application for the 900 block of Walling Street (north and south sides) and forwarded to City Council.

Motion: Stein    Second: Bryant    Vote: Unanimous    Abstaining: None

Speakers for items VI and VII: Christine Rodriguez (VI only)- no position stated; Margaret Lane – opposed; Angelica Shaeffer and Gene Rouse- supportive

VIII. Public Hearing and Consideration of a Special Minimum Lot Size Block Application for the 4800-4900 block of Marietta Lane (south side) between Ventura Lane and Milart Street

Staff Recommendation: Approve the Special Minimum Lot Size Block Application for the 4800-4900 block of Marietta Lane between Ventura Lane and Milart Street (south side) and forward to City Council.
Commission action: Approved the Special Minimum Lot Size Block Application for the 4800-4900 block of Marietta Lane (south side) between Ventura Lane and Milart Street and forwarded to City Council.

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

Agenda items IX, X, XI, and XII are taken together at this time.

IX. Public Hearing and Consideration of a Special Minimum Lot Size Block Application for the 7200-7300 block of Sims Drive (north and south sides)
X. Public Hearing and Consideration of a Special Minimum Lot Size Block Application for the 6900-7000 block of Ashburn Street (south)
XI. Public Hearing and Consideration of a Special Minimum Lot Size Block Application for the 6800 block of Santa Fe Drive (east and west sides)
XII. Public Hearing and Consideration of a Special Minimum Lot Size Application for the 6700-6800 block of Brace Street (north side)
Staff Recommendation: Approve the Special Minimum Lot Size Block Applications for 7200-7300 block of Sims Drive (north and south sides), the 6900-7000 block of Ashburn Street (south side), the 6800 block of Santa Fe Drive (east and west sides), and the 6700-6800 block of Brace Street (north side) and forward to City Council.
Commission action: Approved the Special Minimum Lot Size Block Applications for 7200-7300 block of Sims Drive (north and south sides), the 6900-7000 block of Ashburn Street (south side), the 6800 block of Santa Fe Drive (east and west sides), and the 6700-6800 block of Brace Street (north side) and forwarded to City Council.
Motion: Brave Second: Bryant Vote: Unanimous Abstaining: None

Speakers for items IX, X, XI, and XII – Daniel Kemp (item X) - supportive; Lucy Turoff (item XVI); Juan Silva (XVI) – supportive; Col. Stan Horton, John Little, and Linda Fletcher (XVII) - supportive

XIII. Public Hearing and Consideration of a Special Minimum Lot Size Block Application for the 2800-2900 block of Ellington Street (north and south sides)
Staff Recommendation: Approve the Special Minimum Lot Size Block Application for the 2800-2900 block of Ellington Street (north and south sides) and forward to City Council.
Commission action: Approved the Special Minimum Lot Size Block Application for the 2800-2900 block of Ellington Street (north and south sides) and forwarded to City Council.
Motion: Garza Second: Clark Vote: Unanimous Abstaining: None

XIV. Public Hearing and Consideration of a Special Minimum Lot Size Block Application for the 6800-6900 block of Evans Street (north and south sides)
Staff Recommendation: Approve the Special Minimum Lot Size Block Application for the 6800-6900 block of Evans Street (north and south sides) and forward to City Council.
Commission action: Approved the Special Minimum Lot Size Block Application for the 6800-6900 block of Evans Street (north and south sides) and forwarded to City Council.
Motion: Garza Second: Nelson Vote: Unanimous Abstaining: None

XV. Public Hearing and Consideration of a Special Minimum Lot Size Block Application for the 7100 block of Ashburn Street (south)
Staff Recommendation: Approve the Special Minimum Lot Size Block Application for the 7100 block of Ashburn Street (south side) and forward to City Council.
Commission action: Deferred the Special Minimum Lot Size Block Application for the 7100 block of Ashburn Street (south side).
Motion: Bohan Second: Alleman Vote: Unanimous Abstaining: None

XVI. Public Hearing and Consideration of a Special Minimum Lot Size Block Application for the 7500 block of Hayward Drive (north and south sides)
Staff Recommendation: Approve the Special Minimum Lot Size Block Application for the 7500 block of Hayward Drive (north and south sides) and forward to City Council.
Commission action: Approved the Special Minimum Lot Size Block Application for the 7500 block of Hayward Drive (north and south sides)
Motion: Bryant Second: Garza Vote: Unanimous Abstaining: None
XVII. Public Hearing and Consideration of a Special Minimum Building Line Block Application for the 1200-1400 block of Wycliffe Drive (east and west sides)
Staff Recommendation: Approve the Special Minimum Building Line Block Application for the 1200-1400 block of Wycliffe (east and west sides) and forward to City Council.
Commission action: Approved the Special Minimum Building Line Block Application for the 1200-1400 block of Wycliffe Drive (east and west sides) and forwarded to City Council.
Motion: Bryant Second: Edminster Vote: Carries Abstaining: None
Opposed: Garza

XVIII. PUBLIC COMMENT
NONE

XIX. ADJOURNMENT
There being no further business brought before the Commission Chair, Mark Kilkenny adjourned the meeting at 4:55 p.m.
Motion: Bryant Second: Nelson Vote: Unanimous Abstaining: None

Mark Kilkenny, Chair
Patrick Walsh, Secretary