Minutes of the Houston Planning Commission

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

August 21, 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 Absent
Truman C. Edminster III
James R. Jard
Paul R. Nelson
Linda Porras-Pirtle
Algenita Davis
Mike Sikes
Martha Stein
Eileen Subinsky Absent
Blake Tartt III Absent
Shaukat Zakaria
Mark Mooney for Absent
James Noack
Clay Forister for
The Honorable Grady Prestage
Raymond Anderson for Absent
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 AUGUST 7, 2014 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the August 7, 2014 Planning Commission meeting minutes.
Motion: Alleman    Second: Bryant    Vote: Carries    Abstaining: Porras-Pirtle

APPROVAL OF THE JULY 31, 2014 MAJOR THOROUGHFARE AND FREEWAY PLAN AMENDMENTS PUBLIC HEARING MEETING MINUTES
Motion: Stein    Second: Sikes    Vote: Unanimous    Abstaining: None

I. STAFF RECOMMENDATION AND PLANNING COMMISSION CONSIDERATION OF 2014 MAJOR THOROUGHFARE AND FREEWAY PLAN PROPOSED AMENDMENTS

Vernon G. Henry & Associates
C-1: Winfield Road/Generation Pkwy- Proposed “E” Street to Mesa Road
Staff recommendation: Defer the item at the request of Harris County.
Commission action: Deferred the item at the request of Harris County.
Motion: Bohan    Second: Edminster    Vote: Unanimous    Abstaining: None

RVi

E-1: Huffman Cleveland-FM 1485 to Plum Grove Road
E-2: FM 1485- Intersection realignment at Huffman Cleveland Road
E-3: Community Drive-Huffman Cleveland Road to COH ETJ
E-4: Oakleaf Drive-Kingwood Drive to Plum Grove Road
E-5: Idleloch Drive-FM 2100 to Community Drive
E-6: Miller Wilson Road- Kingwood Drive to COH ETJ
E-7: Wolf Trot- Kingwood Drive to COH ETJ
E-8: Proposed Major Collector- Idleloch Drive to Wolf Trot Road
E-9: Plum Grove Road (east-west)- Huffman Cleveland Road to Plum Grove Road (north-south)/Idleloch Drive
Staff recommendation: Approve staff’s recommendation for items E-1 through E-9.
Commission action: Approved staff’s recommendation for items E-1 through E-9.
Motion: Edminster    Second: Bohan    Vote: Unanimous    Abstaining: None

II. FORWARD CHANGES TO THE 2013 MTFP MAP TO CITY COUNCIL
Staff recommendation: Forward the changes to the 2013 MTFP map to City Council.
Commission action: Forwarded the changes to the 2013 MTFP map to City Council.
Motion: Bohan    Second: Brave    Vote: Unanimous    Abstaining: None

III. PLATTING ACTIVITY (Consent items A and B, 1-108)

Items removed for separate consideration: 8, 23, 53, 54, 58, 61, 70, 74, and 83.

Staff recommendation: Approve staff’s recommendations for items 1 – 108 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1 – 108 subject to the CPC 101 form conditions.
Motion: **Porras-Pirtle**  Second: **Bryant**  Vote: **Unanimous**  Abstaining: **None**

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

Staff recommendation:  Approve staff’s recommendation to approve items 8, 23, 53, 54, 58, 61, 70, 74, and 83 subject to the CPC 101 form conditions.
Commission action:  Approved staff’s recommendation to approve items 8, 23, 53, 54, 58, 61, 70, 74, and 83 subject to the CPC 101 form conditions.
  
  Motion: **Garza**  Second: **Nelson**  Vote: **Unanimous**  Abstaining: **None**

Commissioners Alleman, Edminster, Jard, and Sikes returned.

**C PUBLIC HEARINGS**

109  **Colquitt Court 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: **Bryant**  Second: **Sikes**  Vote: **Carries**  Abstaining: **None**

110  **Gardens at Twenty First Street 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: **Bryant**  Second: **Alleman**  Vote: **Unanimous**  Abstaining: **None**

111  **Greenview Manor Sec 2 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: **Garza**  Second: **Bryant**  Vote: **Unanimous**  Abstaining: **None**

112  **Harlem Heights partial 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: **Jard**  Second: **Edminster**  Vote: **Unanimous**  Abstaining: **None**

113  **Melody Oaks partial replat no 10**  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: **Jard**  Second: **Edminster**  Vote: **Unanimous**  Abstaining: **None**

114  **Monterrey at Willowbend Sec 4 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: **Porras-Pirtle**  Second: **Foriester**  Vote: **Unanimous**  Abstaining: **None**

115  **Nobility Park replat no 1**  C3N  Defer
Staff recommendation:  Defers the plat for two weeks at the applicant’s request.
Commission action:  Deferred the plat for two weeks at the applicant’s request.
  
  Motion: **Davis**  Second: **Edminster**  Vote: **Unanimous**  Abstaining: **None**
116  Pecore Industrial  C3N  Approve
Staff recommendation: Deny the requested variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Denied the requested variance and approved the plat subject to the CPC 101 form conditions.
Motion: Bohan  Second: Edminster  Vote: Unanimous  Abstaining: None

117  Plainview Addition partial replat no 2  C3N  Defer
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: Garza  Second: Bryant  Vote: Unanimous  Abstaining: None

118  Strathmore Park partial replat no 1 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: Alleman  Second: Garza  Vote: Unanimous  Abstaining: None

119  Stude Rodger Heights replat no 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: Stein  Second: Sikes  Vote: Unanimous  Abstaining: None

D  VARIANCES

120  Aerovillas Hangar Home 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: Porras-Pirtle  Second: Bryant  Vote: Unanimous  Abstaining: None

Items 121, 122, 129, 131, 132, 133, and 134 were taken together at this time with staff requesting a two week deferral for the reasons stated.

121  Audubon Place partial replat no 1  C2R  Defer
122  Commerce Estates  C2R  Defer
129  Saddle Ridge Sec 6  C3P  Defer
131  Workshop Houston  C2R  Defer
132  Cypress Landing East GP  GP  Defer
133  Cypress Landing East Sec 11  C3P  Defer
134  Aliana Sec 44  C3P  Defer

Staff recommendation: Defer the plats for two weeks.
Commission action: Deferred the plats for two weeks.
Motion: Garza  Second: Bryant  Vote: Unanimous  Abstaining: None
123  Hanover River Oaks  C2R  Approve
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: Jard  Second: Edminster  Vote: Unanimous  Abstaining: None
Speakers for item 123: David Ott, Joe Elder, and Ray A. Jones, Jr. – supportive; Steve Adam - opposed

124  Harmony West Sector  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: Bryant  Second: Asakura  Vote: Unanimous  Abstaining: None

Items 125 and 126 are taken together at this time.

125  Lakes at Creekside GP  GP  Approve
126  Lakes at Creekside Sec 2  C3P  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 approve the general plan and the plat subject to the CPC 101 form conditions.
   Motion: Davis  Second: Garza  Vote: Unanimous  Abstaining: None
Speaker for items 125 and 126: Kerry Gilbert

127  Madek Price  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: Sikes  Vote: Unanimous  Abstaining: None

128  Montrose Addition partial replat no 6  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: Porras-Pirtle  Second: Edminster  Vote: Carries  Abstaining: None
   Opposed: Jard

130  Wagner Heights  C2R  Disapprove
Staff recommendation: Deny the requested variance and disapprove the plat subject to the CPC 101 form conditions.
Commission action: Denied the requested variance and disapproved the plat subject to the CPC 101 form conditions.
   Motion: Bohan  Second: Brave  Vote: Carries  Abstaining: Jard and Edminster
   Opposed: Stein, Zakaria, Porras-Pirtle, and Garza
Speaker for item 130: Michael Sperandio – supportive; Alejandra Nett – undecided; Susan Laviage - opposed
E SPECIAL EXCEPTIONS
Special Exception items 131 and 132 were taken earlier in the agenda with the deferred items.

F RECONSIDERATION OF REQUIREMENTS

Item 134 was taken earlier in the agenda with the deferred items.

Items 135, 136, and 137 are taken together at this time.

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
<th>Staff</th>
<th>Commission</th>
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</thead>
<tbody>
<tr>
<td>135</td>
<td>Anserra GP</td>
<td>GP</td>
<td>Approve</td>
</tr>
<tr>
<td>136</td>
<td>Anserra Sec 4</td>
<td>C3F</td>
<td>Approve</td>
</tr>
<tr>
<td>137</td>
<td>Anserra Sec 5</td>
<td>C3F</td>
<td>Approve</td>
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</tbody>
</table>

Staff recommendation: Deny the requested variance and disapprove the general plan and the plats.
Commission action: Granted the requested variances and approved the general plan and the plats subject to the CPC 101 form conditions.

Motion: Foriester  Second: Jard  Vote: Porras-Prtle  Abstaining: None

138 Bauer Road Wastewater Treatment Plant | 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: Bryant  Second: Garza  Vote: Unanimous  Abstaining: None

Items 139 and 140 are taken together at this time.

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<thead>
<tr>
<th>Item</th>
<th>Description</th>
<th>Staff</th>
<th>Commission</th>
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<tbody>
<tr>
<td>139</td>
<td>Crosby High School GP</td>
<td>GP</td>
<td>Approve</td>
</tr>
<tr>
<td>140</td>
<td>Crosby High School Sec 1</td>
<td>C3P</td>
<td>Approve</td>
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</tbody>
</table>

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: Garza  Second: Alleman  Vote: Unanimous  Abstaining: None

141 Towne Lake Sec 38 | C3F | Withdrawn |

G EXTENSIONS OF APPROVAL

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
<th>Staff</th>
<th>Commission</th>
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<tbody>
<tr>
<td>142</td>
<td>Azutami</td>
<td>EOA</td>
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</tr>
<tr>
<td>143</td>
<td>Edgewood Village Sec 3</td>
<td>EOA</td>
<td>Approve</td>
</tr>
<tr>
<td>144</td>
<td>Generation Park West Rail Sit Yard</td>
<td>EOA</td>
<td>Approve</td>
</tr>
<tr>
<td>145</td>
<td>Park Place</td>
<td>EOA</td>
<td>Approve</td>
</tr>
<tr>
<td>146</td>
<td>San Jacinto College North Campus West Addition</td>
<td>EOA</td>
<td>Approve</td>
</tr>
<tr>
<td>147</td>
<td>Villages of Cypress Lake Sec 29</td>
<td>EOA</td>
<td>Approve</td>
</tr>
<tr>
<td>148</td>
<td>Woodlands Waterway Square partial replat no 1 partial replat no 1</td>
<td>EOA</td>
<td>Approve</td>
</tr>
</tbody>
</table>
H. NAME CHANGES

149 Northgrove GP  NC  Approve  
(prev. Woodbridge at Spring Creek GP)

150 Northgrove Water Plant Site no 1  NC  Approve  
(prev. Woodbridge at Spring Creek Water Plant Site no 1)

151 Northgrove WWTP no 1  NC  Approve  
(prev. Woodbridge at Spring Creek WWTP no 1)

152 Northgrove Sec 1  NC  Approve  
(prev. Woodbridge at Spring Creek Sec 1)

153 Northgrove Sec 2  NC  Approve  
(prev. Woodbridge at Spring Creek Sec 2)

154 Northgrove Sec 3  NC  Approve  
(prev. Woodbridge at Spring Creek Sec 3)

155 Northgrove Sec 4  NC  Approve  
(prev. Woodbridge at Spring Creek Sec 4)

156 Northgrove Sec 5  NC  Approve  
(prev. Woodbridge at Spring Creek Sec 5)

Staff recommendation: Approve staff’s recommendation for items 142-156.
Commission action: Approved staff’s recommendation for items 142-156.
  Motion: Bryant  Second: Subinsky  Vote: Unanimous  Abstaining: None

I. CERTIFICATES OF COMPLIANCE
NONE

J. ADMINISTRATIVE
NONE

K. DEVELOPMENT PLATS WITH VARIANCE REQUESTS

Items 157 and 158 are taken together at this time.

157 1712 Capron Street  DPV  Approve
158 1713 Pannell Street  DPV  Approve

Staff recommendation: Grant the requested variances and approve the development plats subject to the conditions listed.
Commission action: Granted the requested variances and approved the development plats subject to the conditions listed.
  Motion: Davis  Second: Bryant  Vote: Unanimous  Abstaining: None

159 1035 West 30th 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: Davis  Second: Jard  Vote: Unanimous  Abstaining: None

160 3123 Gannett Street  DPV  Defer

Staff recommendation: Defer the plat for two weeks.
Commission action: Deferred the plat for two weeks.
  Motion: Garza  Second: Bryant  Vote: Unanimous  Abstaining: None
IV. ESTABLISH A PUBLIC HEARING DATE OF SEPTEMBER 18, 2014
   a. Carolina Place partial replat no 1
   b. Craig Woods partial replat no 5
   c. Hillcrest partial replat no 1
   d. Hilldale partial replat no 1
   e. Houston Community College Eastside Campus Sec 3
   f. Longwoods partial replat no 1
   g. Melody Oaks partial replat no 9 and extension
   h. Shadow Creek South Sec 2 partial replat no 2
   i. Temple Terrace partial replat no 2
   j. Westheimer Estates partial replat no 4

Staff recommendation: Establish a public hearing date of September 18, 2014 for items II a-j.
Commission action: Established a public hearing date of September 18, 2014 for items II a-j.
   Motion: Porras-Pirtle  Second: Stein  Vote: Unanimous  Abstaining: None

V. CONSIDERATION OF A LANDSCAPE VARIANCE FOR A PROPERTY LOCATED AT 2929 BAY AREA BOULEVARD

Staff recommendation: Grant the requested variance subject to the conditions mentioned.
Commission action: Granted the requested variance subject to the conditions mentioned.
   Motion: Brave  Second: Asakura  Vote: Carries  Abstaining: Alleman

VI. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 1061 BROADWAY STREET (Milby High School)

Staff recommendation: Grant the requested off-street parking variance.
Commission action: Granted the requested off-street parking variance.
   Motion: Asakura  Second: Brave  Vote: Unanimous  Abstaining: None

VII. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 10726 MESA DRIVE (North Forest High School)

Staff recommendation: Grant the requested off-street parking variance.
Commission action: Granted the requested off-street parking variance.
   Motion: Alleman  Second: Bryant  Vote: Unanimous  Abstaining: None

Commissioner Porras-Pirtle abstained and left the room.

VIII. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 2902 REVERE STREET (Kuhi-Linscomb)

Staff recommendation: Grant the requested variance to allow 10 on-site parking spaces with conditions.
Commission action: Granted the requested variance to allow 10 on-site parking spaces with conditions 2 & 3 only. Condition 1 was not approved.
   Motion: Jard  Second: Garza  Vote: Unanimous  Abstaining: None

Speakers for item VIII: Joe Elder, Stephanie Ann Jones, Dan Linscomb, Steve Curry, John Price, John Woods, Gene Wiggins, Mike Newlin, Cindy Newlin, and Chris Lewis- supportive

IX. PUBLIC HEARING FOR DESIGNATION OF A SPECIAL PARKING AREA FOR THE MENIL COLLECTION AND CAMPUS

A presentation was given by David Manual, applicant. There was no Commission action taken on this item.
Speaker for item IX: Glynice Lurie – opposed
X. PUBLIC COMMENT
NONE

XI. ADJOURNMENT
There being no further business brought before the Commission Chair, Mark Kilkenny adjourned the meeting at 5:50 p.m.

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

Mark Kilkenny, Chair

Patrick Walsh, Secretary