Minutes of the Houston Planning Commission

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

January 22, 2015
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
Fernando Brave
Kenneth Bohan
Antoine Bryant Absent
Lisa Clark
Truman C. Edminster III
James R. Jard
Paul R. Nelson
Linda Porras-Pittle Absent
Algenita Davis Arrived at 2:53 p.m. during item 79
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 JANUARY 8, 2015 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the January 8, 2015 Planning Commission meeting minutes.
   Motion: Clark  Second: Brave  Vote: Carries  Abstaining: Stein

APPROVAL OF THE JANUARY 8, 2015 PLANNING COMMISSION EXECUTIVE MEETING MINUTES
Commission action: Approved the January 8, 2015 Planning Commission Executive meeting minutes.
   Motion: Clark  Second: Subinsky  Vote: Carries  Abstaining: Stein

I. PRESENTATION ON THE JANUARY 2015 SEMI ANNUAL REPORT OF THE CAPITAL ADVISORY COMMITTEE ON IMPACT FEES
Presentation was given by Rudy Moreno, Deputy Assistant Director, Public Works and Engineering Department.
   Motion: Zakaria  Second: Nelson  Vote: Unanimous  Abstaining: None

II. PRESENTATION AND CONSIDERATION OF THE JANUARY 2015 SEMI ANNUAL REPORT OF THE CAPITAL ADVISORY COMMITTEE ON DRAINAGE IMPACT FEES
Presentation was given by Rudy Moreno, Deputy Assistant Director, Public Works and Engineering Department.
   Motion: Zakaria  Second: Edminster  Vote: Unanimous  Abstaining: None

III. PLATTING ACTIVITY (Consent items A and B, 1-76)
Items removed for separate consideration: 17, 18, 33, 43, 46, and 54.
Staff recommendation: Approve staff’s recommendations for items 1 – 76 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1 – 76 subject to the CPC 101 form conditions.
   Motion: Clark  Second: Subinsky  Vote: Unanimous  Abstaining: None

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

Staff recommendation: Approve staff’s recommendation to approve items 17, 18, 33, 43, 46, and 54 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendation to approve items 17, 18, 33, 43, 46, and 54 subject to the CPC 101 form conditions.
   Motion: Bohan  Second: Subinsky  Vote: Unanimous  Abstaining: None

Commissioners Alleman, Clark, and Edminster returned.
C  PUBLIC HEARINGS

77  Bayou Fifth Sec 2  C3N  Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approve the plat subject to the CPC 101 form conditions.
Motion: Jard  Second: Edminster  Vote: Unanimous  Abstaining: None
Speakers for item 77: Robert Meaney – undecided; Mary Lou Henry, applicant

78  Bayou Fifth Sec 3  C3N  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 approve the plat subject to the CPC 101 form conditions.
Motion: Clark  Second: Alleman  Vote: Unanimous  Abstaining: None

79  Braeburn Gardens partial replat no 1  C3N  Defer
Staff recommendation: Defer the plat for two weeks to allow applicant time to coordinate with staff
and the Legal department and submit revised information.
Commission action: Defer the plat for two weeks to allow applicant time to coordinate with staff
and the Legal department and submit revised information.
Motion: Bohan  Second: Edminster  Vote: Unanimous  Abstaining: None

80  Castle Rock Reserve Southwest  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: Unanimous  Abstaining: None
Speakers for item 80: Chris Patterson, applicant; Leslie Hart

81  Craig Woods partial replat no 15  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: Alleman  Vote: Unanimous  Abstaining: None

82  Hamill Ranch 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: Davis  Second: Edminster  Vote: Unanimous  Abstaining: None

83  Hidden Oaks replat no 2 partial replat no 5  C3N  Defer
Staff recommendation: Defer the plat for two weeks per the applicant’s request.
Commission action: Deferred the plat for two weeks per the applicant’s request.
Motion: Edminster  Second: Bohan  Vote: Unanimous  Abstaining: None

84  Hyde Park Heights 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: Tartt  Vote: Unanimous  Abstaining: None
Plainview 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: Unanimous Abstaining: None

Rayford Ridge Sec 1 partial replat no 1 C3N Defer
Staff recommendation: Defer the plat for two weeks per the applicant's request.
Commission action: Deferred the plat for two weeks per the applicant's request.
Motion: Mooney Second: Tatt Vote: Unanimous Abstaining: None

Shadyvilla Addition no 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: Stein Second: Alleman Vote: Unanimous Abstaining: None
Speaker for item 87: Donald Henderson

Southgate Addition Sec no 3 replat no 1 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: Alleman Vote: Unanimous Abstaining: None

Wheeler Avenue Baptist Church Central C3N Defer
Staff recommendation: Defer the plat for two weeks to allow time for additional information to be provided.
Commission action: Deferred the plat for two weeks to allow time for additional Information to be provided.
Motion: Jard Second: Davis Vote: Unanimous Abstaining: None

Wheeler Avenue Baptist Church South C3N Defer
Staff recommendation: Defer the plat for two weeks to allow time for additional information to be provided.
Commission action: Deferred the plat for two weeks to allow time for additional information to be provided.
Motion: Jard Second: Davis Vote: Unanimous Abstaining: None

D VARIANCES

Brittmoore Place C3R Approve
Staff recommendation: Grant the requested variance to not extend and not terminate with a cul-de-sac, Kersten Drive and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance to not extend and not terminate with a cul-de-sac, Kersten Drive and approved the plat subject to the CPC 101 form conditions.
Motion: Clark Second: Alleman Vote: Unanimous Abstaining: None

City Centre at Midtown C2R Defer
Staff recommendation: Defer the plat for two weeks per the applicant's request.
Commission action: Deferred the plat for two weeks per the applicant's request.
Motion: Edminster Second: Alleman Vote: Unanimous Abstaining: None
93  Cypress Oaks Sec 2  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: Garza  Second: Clark  Vote: Unanimous  Abstaining: None

94  Dowling Green  C2R  Defer
Staff recommendation: Grant the requested 15' building line variance along Dowling Street and as condition of approval the applicant must provide minimum 6' sidewalk, 3" caliper street trees, and fence must be decorative and semi-opaque.
Commission action: Deferred the plat for two weeks to allow time for additional information and clarification on expansion plan for Dowling.
  Motion: Davis  Second: Jard  Vote: Unanimous  Abstaining: None

95  Fall Creek 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: Alleman  Second: Subinsky  Vote: Unanimous  Abstaining: None

96  Fore Washington Apartments  C2R  Defer
Staff recommendation: Defer the plat for two weeks per the applicant's request.
Commission action: Deferred the plat for two weeks per the applicant's request.
  Motion: Jard  Second: Clark  Vote: Unanimous  Abstaining: None

97  Houston Views  C2  Defer
Staff recommendation: Defer the plat for two weeks for Chapter 42 planning standards and to allow applicant time to submit revised information.
Commission action: Deferred the plat for two weeks for Chapter 42 planning standards and to allow applicant time to submit revised information.
  Motion: Jard  Second: Tattt  Vote: Unanimous  Abstaining: None

98  Oakcrest North at Wildwood GP  GP  Defer
Staff recommendation: Defer the plat for two weeks for additional information.
Commission action: Deferred the plat for two weeks for additional information.
  Motion: Alleman  Second: Subinsky  Vote: Unanimous  Abstaining: None

99  Spring Ridge Office Condominiums  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
E  SPECIAL EXCEPTIONS NONE

100  Azalea District Sec 3  C3P  Approve
Staff recommendation: Grant the requested special exception to allow 551.86 feet for minimum intersection spacing and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested special exception to allow 551.86 feet for minimum intersection spacing and approved the plat subject to the CPC 101 form conditions.
Motion: Clark  Second: Edminster  Vote: Unanimous  Abstaining: None

F  RECONSIDERATION OF REQUIREMENTS

101  Gateway 290 Business Park  C2  Defer
Staff recommendation: Defer the plat for two weeks to allow applicant time to submit revised information.
Commission action: Deferred the plat for two weeks to allow applicant time to submit revised information.
Motion: Garza  Second: Alleman  Vote: Unanimous  Abstaining: None

102  Greenhouse Road Apartments  C3F  Defer
Staff recommendation: Defer the plat for two weeks to allow time for further study and review.
Commission action: Deferred the plat for two weeks to allow time for further study and review.
Motion: Jard  Second: Edminster  Vote: Unanimous  Abstaining: None

103  Studemont Junction  C2R  Approve
Staff recommendation: Grant the requested reconsideration of requirement to allow ROW to be dedicated to Lakin Street; grant the requested variance to not dedicate widening for the remaining portion of Court Street and approve the plat subject to the CPC 101 form conditions.
Commission action: Denied the requested reconsideration of requirement to allow ROW to be dedicated to Lakin Street; granted the requested variance not to dedicate widening for the remaining portion of Court Street and approved the plat subject to the CPC 101 form conditions.
Motion: Davis  Second: Brave  Vote: Carries  Abstaining: None
Opposed: Clark, Edminster, Jard and Stein
Speakers for item 103: Tom Davis, Josh Aruh, and Helen Huey – supportive; Cora Johnson- no position stated

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

G  EXTENSIONS OF APPROVAL

104  Bradbury Forest Sec 7  EOA  Approve
105  Brenwood South Sec 2  EOA  Approve
106  Park at Northgate Crossing Sec 3  EOA  Approve
   partial replat No 1 and Extension
107  PCI Atascocita Ltd  EOA  Approve
108  Plantation Lakes Sec 22  EOA  Approve
109  World Tech Auto Expansion  EOA  Approve

H  NAME CHANGES

110  Ashland Trails (prev. Tulane Ash)  NC  Approve
I  CERTIFICATES OF COMPLIANCE

111  24582 Wayne Road  COC  Approve
112  26455 Lantern Lane  COC  Approve
Staff recommendation: Approve staff’s recommendation for items 104-112.
Commission action: Approved staff’s recommendation for items 104-112.
  Motion: Clark  Second: Garza  Vote: Unanimous  Abstaining: None

J  ADMINISTRATIVE
NONE

K  DEVELOPMENT PLATS WITH VARIANCE REQUESTS

113  3402 Bialock Road  DPV  Approve
Staff recommendation: Grant the requested variance to allow a 10’ building line for the construction of a wooden awning instead of the required 25’ building line.
Commission action: Granted the requested variance to allow a 10’ building line for the construction of a wooden awning instead of the required 25’ building line.
  Motion: Garza  Second: Clark  Vote: Unanimous  Abstaining: None

114  3842 Piping Rock Lane  DPV  Defer
Staff recommendation: Defer the application for further study and review of the proposed site plan.
Commission action: Deferred the application for further study and review of the proposed site plan.
  Motion: Zakaria  Second: Davis  Vote: Unanimous  Abstaining: None

115  4003 Tartan Lane  DPV  Approve
Staff recommendation: Grant the requested variance with condition that proposed new garage must take vehicular access from the existing circular drive along Tartan Lane.
Commission action: Granted the requested variance without stipulation of circular driveway.
  Motion: Stein  Second: Edminster  Vote: Unanimous  Abstaining: None
Speaker for item 115: Will Lincoln, applicant

116  2334 Val Keith Drive  DPV  Approve
Staff recommendation: Grant the requested variance.
Commission action: Granted the requested variance.
  Motion: Davis  Second: Bohan  Vote: Unanimous  Abstaining: None

Commission Chair acknowledged that a speaker for item 115 was overlooked and a motion to reconsider this item was made.
  Motion: Edminster  Second: Davis  Vote: Unanimous  Abstaining: None
IV. ESTABLISH A PUBLIC HEARING DATE OF FEBRUARY 19, 2015 FOR:
   a. Allendale Townsite Sec A partial replat no 1
   b. Aldine ISD Greenspoint Complex
   c. Glendower Court partial replat no 2
   d. North Main Parking Reserve
   e. Oakcrest North Sec 5 partial replat no 3 and Extension
   f. Remington Ranch Sec 27
   g. Summit Place Addition partial replat no 1
   h. Willowcreek Ranch Sec 1 partial replat no 1

Staff recommendation: Establish a public hearing date of February 19, 2015 for items III a-h.
Commission action: Established a public hearing date of February 19, 2015 for items III a-h.
   Motion: Subinsky  Second: Bohan  Vote: Unanimous  Abstaining: None

V. Consideration of an Off-Street Parking Variance for a property located at 520 Mercury Drive (Furr High School)

Staff recommendation: Defer the application for two weeks to allow time for the applicant to provide the PWE approved copy of the utility letter for the proposed new construction.
Commission action: Deferred the application for two weeks to allow time for the applicant to provide the PWE approved copy of the utility letter for the proposed new construction.
   Motion: Jard  Second: Davis  Vote: Unanimous  Abstaining: None

VI. PUBLIC COMMENT
   NONE

VII. ADJOURNMENT
   There being no further business brought before the Chair, Mark Kilkenny adjourned the meeting at 4:57 p.m.
   Motion: Davis  Second: Garza  Vote: Unanimous  Abstaining: None

Mark Kilkenny, Chair

Patrick Walsh, Secretary