Minutes of the Houston Planning Commission

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

March 5, 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 2:40 p.m. with a quorum present.

Mark A. Kilkenny, Chair
M. Sonny Garza
Susan Alleman
Fernando Brave
Kenneth Bohan
Antoine Bryant
Lisa Clark
Algenita Davis
Truman C. Edminster III
James R. Jard
Paul R. Nelson
Linda Porras-Pirtle
Mike Sikes
Martha Stein
Eileen Subinsky
Blake Tartt III
Shaukat Zakaria
Mark Mooney for
  Commissioner 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 FEBRUARY 19, 2015 PLANNING COMMISSION MEETING MINUTES
Approval of the minutes will be done at the next Commission meeting to allow time to clarify the motion and second on items 65 and 113.

I. PRESENTATION REGARDING THE METROPOLITAN TRANSIT AUTHORITY OF HARRIS COUNTY’S (METRO) SYSTEM REIMAGING PLAN
Presentation was given by Kurt Luhrs, VP of Planning, METRO.

II. PLATTING ACTIVITY (Consent items A and B, 1-99)
A correction Items 45 and 92 were taken separately to allow time for staff to address concerns discussed at the last meeting. Items removed for separate consideration: 1, 34, 51, 54, 56, and 57. Staff recommendation: Approve staff’s recommendations for items 1 – 99 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1 – 99 subject to the CPC 101 form conditions.
  Motion: Bryant  Second: Tatt  Vote: Unanimous  Abstaining: None
Commissioners Alleman and Edminster abstained and left the room.

Staff recommendation: Approve staff’s recommendation to approve items 1, 34, 51, 54, 56, and 57 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendation to approve items 1, 34, 51, 54, 56, and 57 subject to the CPC 101 form conditions.
  Motion: Clark  Second: Bohan  Vote: Unanimous  Abstaining: None
Commissioners Alleman and Edminster returned.

Items 45 and 92 were taken together at this time.

45  Studemont Junction GP  GP  Approve
92  Studemont Junction Sec 1  C3R  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: Bryant  Vote: Unanimous  Abstaining: None
Speaker for items 45 and 92- Richard Smith, Public Works and Engineering Department

C. PUBLIC HEARINGS

100  Allendale Townsite Sec A 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: Clark  Second: Tattt  Vote: Unanimous  Abstaining: None
101  Cinco Ranch Southwest Sec 32 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: Tartt  Second: Forister  Vote: Unanimous  Abstaining: None

102  Colquitt Court Sec 2 partial replat no 2  C3N  Defer
Staff recommendation: Defer the plat for two weeks to allow applicant time to provide revised information.
Commission action: Deferred the plat for two weeks to allow applicant time to provide revised information.
Motion: Edminster  Second: Bryant  Vote: Unanimous  Abstaining: None

103  Honeycomb Ridge 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: Mooney  Second: Sikes  Vote: Unanimous  Abstaining: None

104  Lakewood Pines 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: Clark  Second: Alleman  Vote: Unanimous  Abstaining: None

105  Lamar Terrace partial replat no 7  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: Bohan  Vote: Unanimous  Abstaining: None

106  Morgan Addition 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: Bryant  Second: Alleman  Vote: Unanimous  Abstaining: None

107  Newport Sec 8 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: Anderson  Vote: Unanimous  Abstaining: None
Speaker for item 107: William Vandagriff – opposed; Robert Santini, consultant – supportive

108  North Main Parking Reserve  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: Sikes  Vote: Unanimous  Abstaining: None

109  Oakcrest North Sec 5 partial replat no 3  C3N  Approve
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: Clark  Second: Bohan  Vote: Unanimous  Abstaining: None
110  Parkway Lakes Section 1 partial replat no 3  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: Alleman  Vote: Unanimous  Abstaining: None

111  Spring Branch Valley partial replat no 5  C3N  Defer
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: Bryant  Second: Garza  Vote: Unanimous  Abstaining: None
Speaker for item 111: Michelle Merrill – no position stated

112  Tall Timbers Section of River Oaks partial 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: Garza  Second: Alleman  Vote: Unanimous  Abstaining: None

113  Threlkeld Point partial replat no 1  C3N  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: Clark  Second: Bohan  Vote: Unanimous  Abstaining: None

114  Treviso replat no 1  C3N  Withdrawn

115  Valley Ranch Sec 4 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: Bryant  Second: Sikes  Vote: Unanimous  Abstaining: None

D  VARIANCES

116  Foxwood Sec 14  C3P  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: Bryant  Second: Alleman  Vote: Unanimous  Abstaining: None

117  GBG Business Park  C3P  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: Alleman  Second: Bryant  Vote: Unanimous  Abstaining: None

118  Replat of Reserves A and B in Aldine Meadows  C3R  Withdraw
Staff recommendation: Withdraw the plat and establish a public hearing date of April 2, 2015 for Replat of Reserves A and B in Aldine Meadows partial replat no 1.
Commission action: Withdrawed the plat and established a public hearing date of April 2, 2015 for Replat of Reserves A and B in Aldine Meadows partial replat no 1.
Motion: Davis  Second: Bohan  Vote: Unanimous  Abstaining: None
119  Rosslyn Addition partial replat no 2        C3R        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: Davis        Second: Bryant        Vote: Unanimous        Abstaining: None

120  Valley Ranch Sec 7        C3P        Defer
Staff recommendation: Defer the plat for two weeks at the applicant’s request.
Commission action: Deferred the plat for two weeks at the applicant’s request.
Motion: Mooney        Second: Bryant        Vote: Unanimous        Abstaining: None

Commissioner Edminster abstained and left the room.

121  Ventana Lakes GP        GP        Defer
Staff recommendation: Defer the plat for two weeks at the applicant’s request.
Commission action: Deferred the plat for two weeks at the applicant’s request.
Motion: Garza        Second: Alleman        Vote: Unanimous        Abstaining: None

Commissioner Edminster returned.

122  Walmart Store No 297        C2        Withdraw

123  Waverly Place on 13th Street        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: Garza        Second: Edminster        Vote: Unanimous        Abstaining: None

124  West at Grand Parkway GP        GP        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: Bryant        Second: Davis        Vote: Unanimous        Abstaining: None

125  Woodlands Gate        C3P        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: Mooney        Second: Clark        Vote: Unanimous        Abstaining: None

E  SPECIAL EXCEPTIONS NONE

126  Grand Mission Estates GP        GP        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: Davis        Second: Forister        Vote: Unanimous        Abstaining: None

Items 127-133 were taken together at this time.

127  Wildwood at Oakcrest North GP        GP        Approve
128  Wildwood at Oakcrest North Sec 14        C3P        Approve
129  Wildwood at Oakcrest North Sec 15        C3P        Approve
130 Wildwood at Oakcrest North Sec 16  C3P  Approve
131 Wildwood at Oakcrest North Sec 17  C3P  Approve
132 Wildwood at Oakcrest North Sec 18  C3P  Approve
133 Wildwood at Oakcrest North Sec 19  C3P  Approve

Staff recommendation: Grant the requested special exceptions and approve the general plan and the plats subject to the CPC 101 form conditions.
Commission action: Granted the requested special exceptions and approved the general plan and the plats subject to the CPC 101 form conditions.
Motion: Bryant  Second: Clark  Vote: Unanimous  Abstaining: None

F RECONSIDERATION OF REQUIREMENTS

134 Energy Institute High School  C2  Approve
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: Davis  Second: Edminster  Vote: Unanimous  Abstaining: None

135 Katy Academy  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: Forister  Second: Garza  Vote: Unanimous  Abstaining: None

Commissioner Edminster abstained and left the room.

136 Kings Mill Sec 12  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: Mooney  Second: Garza  Vote: Unanimous  Abstaining: None

Commissioner Edminster returned.

Commissioner Alleman abstained and left the room.

137 Pillot Gully Stormwater Detention Facility  C2  Approve
Staff recommendation: Grant the requested variances:

1) To allow an excessive block length of approximately 4,100' on the major thoroughfare on Spring Cypress Road and

2) To allow an excessive block length of 4,849' on the local street Cossey Roa 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: Edminster  Vote: Unanimous  Abstaining: None

Commissioner Alleman returned.
138 Shreeram C2R Approve
Staff recommendation: Deny the requested variance and approve the plat subject to the conditions listed.
Commission action: Denied the requested variance and approved the plat subject to the conditions listed.
Motion: Jard Second: Tartt Vote: Unanimous Abstaining: None
Speaker for item 138: O. Wey- opposed; Hasu Patel, applicant - supportive

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

G EXTENSIONS OF APPROVAL
139 Bridges on Lake Houston Sec 4 EOA Approve
140 Castle Court Apartments EOA Approve
141 CyFair ISD Elementary School no 54 EOA Approve
142 Fallbrook Drive Street Dedication Sec 2 EOA Approve
143 Intercontinental Crossing Business Park EOA Approve
Lift Station Site
144 North Forest MUD WWTP EOA Approve
145 Spring Cypress Triangle EOA Approve

H NAME CHANGES
146 Woodlands Shumard Oak Street Dedication NC Approve
(prev. Shumard Oak Street Dedication Sec 1)

I CERTIFICATES OF COMPLIANCE
147 20714 Baldwin Road COC Approve
Staff recommendation: Approve staff’s recommendation for items 139-146.
Motion: Davis Second: Clark Vote: Carries Abstaining:
Alleman on 141

J ADMINISTRATIVE
NONE

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS
148 2301 Dryden Road DPV Approve
Staff recommendation: Grant the requested variances to 1) allow a 17’ garage building line on a major thoroughfare and 2) to allow a single family lot under an acre to have vehicular access from Greenbriar Drive; with condition of providing a recorded shared access agreement with an exhibit upon the submittal of building permits.
Commission action: Staff recommendation: Grant the requested variances to 1) allow a 17’ garage building line on a major thoroughfare and 2) to allow a single family lot under an acre to have vehicular access from Greenbriar Drive; with condition of providing a recorded shared access agreement with an exhibit upon the submittal of building permits.
Motion: Davis Second: Bryant Vote: Unanimous Abstaining: None
149 1043 West 7th 1/2 Street
DPV
Defer

Staff recommendation: Defer the plat for two weeks to allow applicant time to research similar projects in the area.
Commission action: Deferred the plat for two weeks to allow applicant time to research similar projects in the area.
Motion: Tartt Second: Davis Vote: Unanimous Abstaining: None

150 2100 Woodhead Street
DPV
Deny

Staff recommendation: Deny the requested variance.
Commission action: Denied the requested variance.
Motion: Zakaria Second: Brave Vote: Unanimous Abstaining: None

Speakers for item 150: James McBride - supportive; Micheal McKenzie, Elizabeth McKenzie, Helen Mann, Cindy Brown, John Sergo, and Lisa McDavid - opposed; Dave Johnson - no position stated

III. ESTABLISH A PUBLIC HEARING DATE OF April 2, 2015 for:
   a. Braes Timbers partial replat no 1
   b. Massaad Group Addition replat no 1 partial replat no 1
   c. Scottcrest partial replat no 1
   d. Shamrock Manor partial replat no 1
   e. Shady Acres Extension 3 partial replat no 6
   f. Westheimer Estates partial replat no 5
   g. Woodland Acres partial replat no 1

Staff recommendation: Establish a public hearing date of April 2, 2015 for items III a-g.
Commission action: Established a public hearing date of April 2, 2015 for items III a-g.
   Motion: Bohan Second: Clark Vote: Unanimous Abstaining: None

IV. Public Hearing and Consideration of a Special Minimum Lot Size Area Application for the 1200 Block of Archer Street, east and west sides

Staff recommendation: Consider the Special Minimum Lot Size Area Application for the 1200 Block of Archer Street, east and west sides and forward to City Council.
Commission action: Considered the Special Minimum Lot Size Area Application for the 1200 block of Archer Street, east and west sides and forwarded to City Council.
   Motion: Garza Second: Davis Vote: Unanimous Abstaining: None

Speaker for item IV: Chris Lerma and Zachary Schaefer - supportive

V. PUBLIC COMMENT
NONE

VI. ADJOURNMENT
There being no further business brought before the Chair, Mark Kilkenny adjourned the meeting at 4:50 p.m.
   Motion: Edminster Second: Alleman Vote: Unanimous Abstaining: None

Mark Kilkenny, Chair

Patrick Walsh, Secretary