Minutes of the Houston Planning Commission

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

March 19, 2015
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 2:39 p.m. with a quorum present.

Mark A. Kilkenny, Chair Absent
M. Sonny Garza
Susan Alleman
Fernando Brave
Kenneth Bohan Absent
Antoine Bryant
Lisa Clark
Algenita Davis
Truman C. Edminster III
James R. Jard
Paul R. Nelson Absent
Linda Porras-Pirtle Absent
Mike Sikes Absent
Martha Stein Arrived at 2:54 p.m. during item 111
Eileen Subinsky
Blake Tarrt III Absent
Shaukat Zakaria Absent
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 MARCH 5, 2015 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the March 5, 2015 Planning Commission meeting minutes.
   Motion: Bryant      Second: Clark     Vote: Unanimous     Abstaining: Subinsky

I. CONSIDERATION OF THE MAJOR THOROUGHFARE AND FREEWAY PLAN POLICY PROPOSED REVISIONS
Commission action: Approved the Major Thoroughfare and Freeway Plan Policy proposed revisions.
   Motion: Jard       Second: Clark     Vote: Unanimous     Abstaining: None

II. PLATTING ACTIVITY (Consent items A and B, 1-108)
Item 56 was changed from approve to defer per applicant’s request. Item 85 was changed from defer to approve. Items removed for separate consideration: 22, 23, 51, 52, 53, 55, 56, 58, and 60.

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: Clark      Second: Davis     Vote: Unanimous     Abstaining: None

Commissioner Alleman abstained and left the room.

Staff recommendation: Approve staff’s recommendation to approve items 22, 23, and 60 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendation to approve items 22, 23, and 60 subject to the CPC 101 form conditions.
   Motion: Davis      Second: Subinsky   Vote: Unanimous     Abstaining: None

Commissioner Alleman returned.

Commissioner Edminster abstained and left the room.

Staff recommendation: Approve staff’s recommendation to approve items 55, 56, and 58 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendation to approve items 55, 56, and 58 subject to the CPC 101 form conditions.
   Motion: Alleman    Second: Davis     Vote: Unanimous     Abstaining: None

Commissioner Edminster returned.

Action on items 51, 52, and 53 was not taken at this time due to lack of quorum.
C  PUBLIC HEARINGS

109   Allendale Townsite Sec A partial replat no 1       C3N       Disapprove
Staff recommendation: Disapprove the plat.
Commission action: Disapproved the plat.
Motion: Bryant    Second: Alleman    Vote: Unanimous    Abstaining: None

110   Briardale 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: Clark    Second: Edminster    Vote: Unanimous    Abstaining: None

111   Colina Homes on Bingham Street       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: Jard    Second: Bryant    Vote: Unanimous    Abstaining: None

112   Colquitt Court Sec 2 partial replat no 2       C3N       Withdraw
Staff recommendation: Withdraw and establish a public hearing date of April 16, 2015.
Commission action: Withdrawed and established a public hearing date of April 16, 2015.

113   Hollywood Gardens partial replat no 2       C3N       Approve
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: Mooney    Second: Sikes    Vote: Unanimous    Abstaining: None

The Commission returned to items 51, 52, and 53 at this time and acted on these items.

Commissioners Alleman and Edminster abstained and left the room.

Staff recommendation: Approve staff's recommendation to approve items 51, 52, and 53 subject to the CPC 101 form conditions.
Commission action: Approved staff's recommendation to approve items 51, 52, and 53 subject to the CPC 101 form conditions.
Motion: Subinsky    Second: Stein    Vote: Unanimous    Abstaining: None

Commissioners Alleman and Edminster returned.

Items 114, 115, 116, and 117 were taken together at this time.

114   Kings Village North partial replat no 1       C3N       Defer
Staff recommendation: Defer the plat for two weeks to allow time for applicant to provide additional and revised information.
Commission action: Deferred the plat for two weeks to allow time for applicant to provide additional and revised information.
Motion: Subinsky    Second: Alleman    Vote: Unanimous    Abstaining: None
115  Kings Village North partial replat no 2  C3N  Defer
Staff recommendation: Defer the plat for two weeks to allow time for applicant to provide additional and revised information.
Commission action: Deferred the plat for two weeks to allow time for applicant to provide additional and revised information.
Motion: Bryant  Second: Edminster  Vote: Unanimous  Abstaining: None

116  Kings Village North partial replat no 3  C3N  Defer
Staff recommendation: Defer the plat for two weeks to allow time for applicant to provide additional and revised information.
Commission action: Deferred the plat for two weeks to allow time for applicant to provide additional and revised information.
Motion: Davis  Second: Clark  Vote: Unanimous  Abstaining: None

117  Kings Village North partial replat no 1  C3N  Defer
Staff recommendation: Defer the plat for two weeks to allow time for applicant to provide additional and revised information.
Commission action: Deferred the plat for two weeks to allow time for applicant to provide additional and revised information.
Motion: Subinsky  Second: Bryant  Vote: Unanimous  Abstaining: None

118  Manors at Woodland 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: Bryant  Vote: Unanimous  Abstaining: None

119  Ridgemont 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: Alleman  Second: Edminster  Vote: Unanimous  Abstaining: None

120  Riverside Terrace Sec 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: Davis  Second: Bryant  Vote: Unanimous  Abstaining: None
Speaker for item 107: William Vandagriff – opposed; Robert Santini, consultant – supportive

121  Southgate Addition Sec no 3 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: Subinsky  Vote: Unanimous  Abstaining: None

122  Spring Branch Valley partial replat no 5  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: Clark  Second: Alleman  Vote: Unanimous  Abstaining: None
123  Threlkeld Point partial replat no 1  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: Alleman    Second: Subinsky    Vote: Unanimous    Abstaining: None

Items 124 and 134 were taken together at this time.

Commissioner Alleman abstained and left the room.

134  Valley Ranch Sec 7  C3N  Approve
Staff recommendation:  Grant the requested variance and approve the plats subject to the CPC 101 form conditions.
Commission action:  Granted the requested variances and approved the plats subject to the CPC 101 form conditions.
  Motion: Jard    Second: Bryant    Vote: Unanimous    Abstaining: None

124  Valley Ranch Sec 4 partial replat no 1  C3N  Approve
Motion: Jard    Second: Bryant    Vote: Unanimous    Abstaining: None
Speaker for items 124 and 134 – Mary McKenzie, applicant – supportive

Commissioner Alleman returned.

125  Westlawn Terrace partial replat no 1  C3N  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: Bryant    Second: Subinsky    Vote: Unanimous    Abstaining: None

D  VARIANCES

126  Annunciation Orthodox School Campus  partial replat no 1  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: Clark    Second: Bryant    Vote: Unanimous    Abstaining: None

127  Bonover Prestige Homes  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: Bryant    Second: Stein    Vote: Unanimous    Abstaining: None

128  Creekside Ranch Lift Station Reserve  C2  Approve
Staff recommendation:  Grant the requested variance to allow a lift station reserve to temporarily front and take access to a 20’ access easement and approve the plat subject to the CPC 101 form conditions.
Commission action:  Grant the requested variance to allow a lift station reserve to temporarily front and take access to a 20’ access easement and approve the plat subject to the CPC 101 form conditions.
  Motion: Edminster    Second: Forister    Vote: Unanimous    Abstaining: None
129  Foxwood Sec 14  C3P  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: Bryant  Second: Anderson  Vote: Unanimous  Abstaining: None

130  GBG Business Park  C3P  Approve
Staff recommendation: Grant the requested variance to exceed both the 2, 600’ and 1,400’ intersection spacing requirement by not providing an east-west public street through the tract and approve the plat subject to the CPC 101 form conditions.  
Commission action: Grant the requested variance to exceed both the 2, 600’ and 1,400’ intersection spacing requirement by not providing an east-west public street through the tract and approve the plat subject to the CPC 101 form conditions.  
  Motion: Jard  Second: Clark  Vote: Unanimous  Abstaining: None

131  Koehlers 1st addition partial replat no 4  C2R  Approve
  JC League Addition partial replat no 1
Staff recommendation: Deny the requested 15’ garage building line and approve the plat subject to the typical 10/17’ building line requirement per the ordinance and subject to the CPC 101 form conditions.  
Commission action: Deny the requested 15’ garage building line and approve the plat subject to the typical 10/17’ building line requirement per the ordinance and subject to the CPC 101 form conditions.  
  Motion: Edminster  Second: Stein  Vote: Unanimous  Abstaining: None
Speaker for item 132: Tracy Youngblood, applicant – opposed to variance conditions

132  Morgan Fun is Free Reserve replat no 1  C2R  Approve
Staff recommendation: Grant the requested variance to not extend Bammel Lane, nor terminate it with a cul-de-sac, subject to continuing to require the transit corridor ordinance rules being applied to Richmond Ave only and approve the plat subject to the CPC 101 form conditions.  
Commission action: Grant the requested variance to not extend Bammel Lane, nor terminate it with a cul-de-sac, subject to continuing to require the transit corridor ordinance rules being applied to Richmond Ave only and approve the plat subject to the CPC 101 form conditions.  
  Motion: Brave  Second: Alleman  Vote: Unanimous  Abstaining: None

133  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: Edminster  Second: Bryant  Vote: Unanimous  Abstaining: None

Item 134 was addressed earlier in the meeting with item 124.

135  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: Clark  Second: Alleman  Vote: Unanimous  Abstaining: None
E  SPECIAL EXCEPTIONS NONE

Items 136 and 137 are taken together at this time.

136  Enclave at Northpoint Sec 4     C3F     Defer
137  Enclave at Northpoint Sec 5     C3F     Defer
Staff recommendation: Defer the plats for two weeks for Chapter 42 planning standards.
Commission action: Deferred the plat for two weeks for Chapter 42 planning standards.
  Motion: Stein     Second: Anderson     Vote: Unanimous     Abstaining: None

138  Grand Mission Estates GP     GP     Approve
Staff recommendation: Grant the requested variance and the special exception and approve the
general plan subject to the CPC 101 form conditions.
Commission action: Granted the requested variance and the special exception and approved the
general plan subject to the CPC 101 form conditions.
  Motion: Jard     Second: Forister     Vote: Unanimous     Abstaining: None

Commissioner Edminster abstained and left the room.

139  Ventana Lakes GP     GP     Approve
Staff recommendation: Grant the requested special exception and approve the general plan subject
to the CPC 101 form conditions.
Commission action: Granted the requested special exception and approved the general plan subject
to the CPC 101 form conditions.
  Motion: Clark     Second: Bryant     Vote: Unanimous     Abstaining: None

Commissioner Edminster returned.

F  RECONSIDERATION OF REQUIREMENTS

140  Commercial Center at Bridgestone     C3P     Approve
Staff recommendation: Grant the requested reconsideration of requirement with a variance to
terminate the stub street Kreinhop Road with a cul-de-sac instead of extending the ROW through the
subject tract and approve the plat subject to the CPC 101 form conditions.
Commission action: Grant the requested reconsideration of requirement with a variance to terminate
the stub street Kreinhop Road with a cul-de-sac instead of extending the ROW through the subject
tract and approve the plat subject to the CPC 101 form conditions.
  Motion: Subinsky     Second: Clark     Vote: Unanimous     Abstaining: None

141  Energy Institute High School     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 approve the plat subject to the CPC 101
form conditions.
  Motion: Bryant     Second: Subinsky     Vote: Unanimous     Abstaining: None
Speaker for item 141: Charlotte Bryant - undecided

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

142 Estate of Charles B Head partial replat no 1  EOA  Approve
143 Kenndey Gardens South Commercial  EOA  Approve
144 Klein ISD French Elementary School  EOA  Approve
145 Monona Court partial replat no 1  EOA  Approve
146 Pinto Business Park Detention Pond 7  EOA  Approve
147 Pinto Business Park Detention Pond 8 and 9  EOA  Approve
148 Pinto Business Park Detention Pond 10  EOA  Approve
149 Woodlands Creekside Park West Sec 31  EOA  Approve

H NAME CHANGES

150 Amended Plat of Highland Meadow Sec 7  NC  Approve
   Partial replat no 1(prev. Amended Plat of Highland Meadows Sec 7 partial replat no 1)

151 Bridgeland Creek Parkway Sec 4  NC  Approve
   (prev. Bridgeland Creek Parkway Sec 3)

I CERTIFICATES OF COMPLIANCE

152 19832 Hickory Lane  COC  Approve
Staff recommendation: Approve staff's recommendation for items 139-146.
   Motion: Clark  Second: Bryant  Vote: Carries  Abstaining:
Alleman on 144 and 149

J ADMINISTRATIVE
NONE

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

153 1043 West 7th ½ Street  DPV  Approve
Staff recommendation: Approve the requested variance.
Commission action: Approved the requested variance.
   Motion: Jard  Second: Clark  Vote: Unanimous  Abstaining: None

III. ESTABLISH A PUBLIC HEARING DATE OF April 16, 2015 for:
   a. Breckenridge Park partial replat no 2
   b. Hyde Park partial replat no 4
   c. Retreat at Sherwood partial replat no 1
   d. Walden on Lake Houston Phase 5 Champions Village partial replat no 1
   e. Washington Terrace partial replat no 2
Staff recommendation: Establish a public hearing date of April 16, 2015 for items II a-e.
Commission action: Established a public hearing date of April 16, 2015 for items II a-e.
   Motion: Alleman  Second: Subinsky  Vote: Unanimous  Abstaining: None
IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 3501 SOUTHMORE BOULEVARD (ENERGY INSTITUTE HIGH SCHOOL)
Staff recommendation: Defer the request for two weeks to allow time for the applicant to provide more details supporting the number of parking spaces to be provided onsite.
Commission action: Deferred the request for two weeks to allow time for the applicant to provide more details supporting the number of parking spaces to be provided onsite.
Motion: Jard Second: Davis Vote: Unanimous Abstaining: None
Speaker for item IV: Claudia Lewis – opposed

V. Public Hearing and Consideration of a Special Minimum Lot Size Area Application for Enchanted Woods/Pine Village/Tigowana/Woodhaven Estates
Staff recommendation: Consider the Special Minimum Lot Size Area Application for Enchanted Woods/Pine Village/Tigowana/Woodhaven Estates and forward to City Council.
Commission action: Considered the Special Minimum Lot Size Area Application for Enchanted Woods/Pine Village/Tigowana/Woodhaven Estates and forward to City Council.
Motion: Jard Second: Brave Vote: Unanimous Abstaining: None

VI. PUBLIC COMMENT
NONE

VII. ADJOURNMENT
There being no further business brought before the Commission, Vice Chair, Sonny Garza adjourned the meeting at 4:57 p.m.
Motion: Bryant Second: Subinsky Vote: Unanimous Abstaining: None

Sonny Garza, Vice-Chair

Patrick Walsh, Secretary