Minutes of the Houston Planning Commission

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

April 30, 2015
Meeting to be held in
Council Chambers, Public Level, City Hall Annex
2:30 p.m.

Call to order:

Vice Chair, M. Sonny Garza called the meeting to order at 2:38 p.m. with a quorum present.

Mark A. Kilkenny, Chair Absent
M. Sonny Garza
Susan Alleman Left at 3:57 pm during item # 111
Fernando Brave Absent
Kenneth Bohan
Antoine Bryant Absent
Lisa Clark Absent
Algenita Davis
Truman C. Edminster III Arrived at 2:39 pm during Director’s Report
James R. Jard Absent
Paul R. Nelson
Linda Porras-Pirtle
Mark Sikes
Martha Stein Absent
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
Dale A. Rudick, P.E.
DIRECTOR’S REPORT
The Director’s Report was given by Michael Kramer, Assistant Director, Planning and Development Department.

APPROVAL OF THE APRIL 16, 2015 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the April 16, 2015 Planning Commission meeting minutes.
Motion: Zakaria Second: Tart Vote: Carries Abstaining: Sikes

I. PLATING ACTIVITY (Consent items A and B)

Items removed for separate consideration: 12, 13, 27, 58, and 61.

Staff recommendation: Approve staff’s recommendations for items 1 – 89 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1 – 89 subject to the CPC 101 form conditions.
Motion: Bohan Second: Allenman Vote: Unanimous Abstaining: None

Commissioner Edminster recused and left the room.

Staff recommendation: Approve staff’s recommendation to approve items 12, 13, 27, 58 and 61 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendation to approve items 12, 13, 27, 58 and 61 subject to the CPC 101 form conditions.
Motion: Porras-Pirtle Second: Sikes Vote: Unanimous Abstaining: None

Commissioner Edminster returned.

C PUBLIC HEARINGS

90 Braes Heights Addition Sec 10 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: Allenman Second: Sikes Vote: Unanimous Abstaining: None

91 Lakeview Homes Addition C3N Withdrawn
partial replat no 1

92 Long Point Woods partial replat no 1 C3N Defer

Staff recommendation: Defer per applicants request.
Commission action: Deferred per applicants request.
Motion: Bohan Second: Alleman Vote: Unanimous Abstaining: None
Speaker for item 92: Richard Hall – opposed

93 Piney Point Estates partial replat no 5 C3N 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: Nelson Second: Tart Vote: Unanimous Abstaining: None
Speakers for item 93: Melyala Dunn – opposed; David Rowan – undecided; Matt Tucker, applicant - supportive

94 Plainview Second Addition partial replat no 6 C3N Approve
Staff recommendation: Approve the plat subject to CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: Porras-Purtle Second: Alleman Vote: Unanimous Abstaining: None

95 Shady Acres Extension no 3 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: Stein Second: Sikes Vote: Unanimous Abstaining: None

96 Spectrum Plaza 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: Sikes Vote: Unanimous Abstaining: None

97 Walden on Lake Houston Phase 5 Champions Village partial replat no 1 C3N Disapprove
Staff recommendation: Disapprove the plat.
Commission action: Disapproved the plat.
Motion: Edminster Second: Zakaria Vote: Unanimous Abstaining: None

98 Washington Terrace partial replat no 2 C3N Defer
Staff recommendation: Defer the plat for two weeks to allow time for applicant to provide additional information.
Commission action: Deferred the plat for two weeks to allow time for additional to provide additional information.
Motion: Davis Second: Alleman Vote: Unanimous Abstaining: None

D VARIANCES

Items 99, 102, 105, 107, 115, and 117 were taken together at this time.

99 Adara Pointe GP GP Defer
102 Bell Hutchins C2 Defer
105 Center City Views C2R Defer
107 Dwight Place C2R Defer
115 Sunset Ridge West Sec 5 C3P Defer
117 Swan Terrace C2R Defer
Staff recommendation: Defer the plats for two weeks to allow time for the applicant to provide additional information and for further review.
Commission action: Deferred the plats for two weeks to allow time for the applicant to provide additional information and for further review.
Motion: Tart Second: Zakaria Vote: Unanimous Abstaining: None
100  Aldine Westfield Business Park
    C2                  Defer
Staff recommendation: Defer the plat for two weeks to allow time for additional information requested.
Commission action: Deferred the plat for two weeks to allow time for additional information requested.
    Motion: Davis    Second: Nelson    Vote: Unanimous    Abstaining: None
Speaker for item #100: David Strauss, representing developer - supportive

101  AME Business Park       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: Sikes    Vote: Carries    Abstaining: Edminster

103  Brookside GP           GP                  Withdrawn

104  Cathy Acres            C2                  Approve
Staff recommendation: Grant the requested variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance(s) and approve the plat subject to the CPC 101 form conditions.
    Motion: Edminster    Second: Alleman    Vote: Unanimous    Abstaining: None

106  Crescent Island replat
    no 1 partial replat no 2

108  Elysian Park Villas    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 approve the plat subject to the CPC 101 form conditions.
    Motion: Zakaria    Second: Edminster    Vote: Unanimous    Abstaining: None

109  Harris County MUD no 71
    Water Plant no 3
C2                  Deny
Staff recommendation: Deny the requested variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Denied the requested variance and approve the plat subject to the CPC 101 form conditions.
    Motion: Anderson    Second: Tart    Vote: Unanimous    Abstaining: None
Commissioner Edminster recused and left the room.

110  Marcello GP            GP                  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: Stein    Vote: Unanimous    Abstaining: None
Commissioner Edminster returned.
111 Memorial Hermann Hospital  C2R  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: Zakaria    Second: Edminster  Vote: Unanimous  Abstaining: None

Items 112 and 114 were taken together at this time.

112 Mueschke Road Tract  C3P  Approve
114 Safesite Tract  C3P  Approve
Staff recommendation: Grant the requested variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
  Motion: Davis    Second: Anderson  Vote: Unanimous  Abstaining: None

113 Rosine Gardens  C2  Defer
Staff recommendation: Defer the plat for two weeks to allow time for the applicant to provide additional information.
Commission action: Deferred the plat for two weeks to allow time for the applicant to provide additional information.
  Motion: Bohan    Second: Edminster  Vote: Unanimous  Abstaining: None
Speakers for item 113: Gail Adams, Richard Brian, Sean Pifer, Frank Dillard, Steven Rapaport, Teresa McOmber and Alvin Thomas – opposed.

116 Sunset Ridge West Sec 6  C3P  Approve
Staff recommendations: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
  Motion: Anderson    Second: Stein  Vote: Unanimous  Abstaining: None

Commissioner Porras-Pirtle recused and left the room.

118 WalMart USASore no 297  C2R DEF1  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: Tart    Second: Nelson  Vote: Unanimous  Abstaining: None

Commission Porras-Pirtle returned.

E  SPECIAL EXCEPTIONS
  NONE

F  RECONSIDERATION OF REQUIREMENTS

119 Valley Ranch Sec 7  C3P  Approve
Staff recommendation: Grant the requested reconsideration of requirement and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested reconsideration of requirement and approved the plat subject to the CPC 101 form conditions.
  Motion: Alleman    Second: Edminster  Vote: Unanimous  Abstaining: None
Items G, H, and I were taken together at this time.

G  EXTENSIONS OF APPROVAL

120 Bridges on Lake Houston Sec 3       EOA    Approve
121 Commercial Reserves at Blue Creek   EOA    Approve
122 Creekside Forest Drive Street      EOA    Approve
   Dedication Sec 1
123 Fallbrook Pines Sec 2               EOA    Approve
124 FM 529 Sommerall Commercial Sec 1   EOA    Approve
125 Hardy Spring Crossing               EOA    Approve
126 Harris County MUD no 406            EOA    Approve
   Lift Station no 2
127 Northwest Cullen Plaza no 2         EOA    Approve
128 Waterstone West Sec 1               EOA    Approve

H  NAME CHANGES
NONE

I  CERTIFICATES OF COMPLIANCE

129 26338 Spanish Oak Drive             COC    Approve
Staff recommendation: Approve staff’s recommendation for items 120-129.
Commission action: Approved staff’s recommendation for items 120-129.
   Motion: Stein    Second: Alleman    Vote: Unanimous     Abstaining: None

J  ADMINISTRATIVE
NONE

K  DEVELOPMENT PLATS WITH VARIANCE REQUESTS

130 919 Clearbrook Lane                  DPV    Approve
Staff recommendation: Grant the requested variances.
Commission action: Granted the requested variances.
   Motion: Davis    Second: Alleman    Vote: Unanimous     Abstaining: None

131 1813 – B Elysian Street              DPV    Approve
Staff recommendation: Grant the requested variance to allow vehicular access to a major
   thoroughfare, subject to the connection of the southern driveway on lot number 6.
Commission action: Granted the requested variance to allow vehicular access to a major
   thoroughfare, subject to the connection of the southern driveway on lot number 6.
   Motion: Davis    Second: Edminster    Vote: Unanimous     Abstaining: None

132 12819 Hansel Lane                    DPV    Defer
Staff recommendation: Defer for two weeks for further study and review of separately filed deed
   restrictions.
Commission action: Deferred for two weeks for further study and review of separately filed deed
   restrictions.
   Motion: Alleman    Second: Sikes     Vote: Unanimous     Abstaining: None
133 6638 N Main Street  DPV  Defer
Staff recommendation: Defer for two weeks to allow time for the applicant to provide revised information.
Commission action: Deferred for two weeks to allow time for the applicant to provide revised information.
Motion: Alleman  Second: Sikes  Vote: Unanimous  Abstaining: None

134 1235 Nasa Parkway  DPV  Approve and Deny
Staff recommendation: Grant the requested variance to allow the paving section of a divided private street to be less than 20' wide, subject to PWE approval during the permitting stage, but deny the variance to allow the hose lay distance along west side of the proposed building one to exceed the 200' maximum distance requirement.
Commission action: Granted the requested variance to allow the paving section of a divided private street to be less than 20' wide, subject to PWE approval during the permitting stage, but denied the variance to allow the hose lay distance along west side of the proposed building one to exceed the 200' maximum distance requirement.
Motion: Edminster  Second: Tart  Vote: Unanimous  Abstaining: None

135 17 West Lane  DPV  Approve
Staff recommendation: Approve the requested variance.
Commission action: Approved the requested variance.
Motion: Bohan  Second: Edminster  Vote: Unanimous  Abstaining: None

II. ESTABLISH A PUBLIC HEARING DATE OF MAY 28, 2015 FOR:
   a. Aliana Sec 15 replat no 3 and extension partial replat no 1
   b. Douglas E Bundy Amenity Lake replat no 1 and extension
   c. Lakeview Homes Addition partial replat no 2
   d. Melody Oaks partial replat no 14
   e. Scottcrescent partial replat no 1
   f. Terrace Oaks partial replat no 1
Staff recommendation: Establish a public hearing date of May 28, 2015 for items II a-f.
Commission action: Established a public hearing date of May 28, 2015 for items II a-f.
Motion: Alleman  Second: Sikes  Vote: Unanimous  Abstaining: None

III. 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 due to improper notification.
Commission action: Deferred the request for two weeks due to improper notification.
Motion: Stein  Second: Bohan  Vote: Unanimous  Abstaining: None
Speaker for item III: Richard Smith, Managing Engineer, Public Works and Engineering Department.

IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY
    LOCATED AT 520 MERCURY DRIVE (FURR HIGH SCHOOL)
Staff recommendation: Approve the parking variances request.
Commission action: Deferred for the parking variances for two weeks to allow staff to meet and provide additional information.
Motion: Zakaria  Second: Edminster  Vote: Unanimous  Abstaining: None
V. CONSIDERATION OF A LANDSCAPE VARIANCE FOR A PROPERTY LOCATED AT 9690 WEST WINGFOOT ROAD (STARPARK WAREHOUSE)
Staff recommendation: Approve the landscape variance.
Commission action: Approved the landscape variance.
Motion: Edminster Second: Stein Vote: Carries Opposing: Porras-Pirtle
Speaker for item V: Richard Smith, Managing Engineer, Public Works and Engineering Department.

VI. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR NAVIGATION SUBDIVISION.
Staff recommendation: Defer the special minimum lot size area application for two weeks in order to review signatures that were submitted and provide appropriate recommendation in two weeks.
Commission action: Deferred the special minimum lot size area application for two weeks in order for staff to review signatures that were submitted and provide appropriate recommendation in two weeks.
Motion: Nelson Second: Bohan Vote: Unanimous Abstaining: None
Speakers for item VI: Mary Helen Ortega – applicant, Jessica Hulsey – supportive; Janie Aguayo – opposed.

VII. PUBLIC Hearing and Consideration of A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR THE 5000 BLOCK OF WEST HUNTING STREET, EAST SIDE
Staff recommendation: Defer the special minimum lot size application for two weeks to give staff time to review additional information submitted.
Commission action: Deferred the special minimum lot size application for two weeks to give staff time to review additional information submitted.
Motion: Anderson Second: Davis Vote: Unanimous Abstaining: None

VIII. PUBLIC COMMENT
NONE

IX. ADJOURNMENT
There being no further business brought before the Commission, Vice Chair, M. Sonny Garza adjourned the meeting at 4:37 p.m.
Motion: Zakaria Second: Nelson Vote: Unanimous Abstaining: None

Sonny Garza, Vice Chair

Michael Kramer, Secretary