Minutes of the Houston Planning Commission

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

May 14, 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 2:42 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-Purtle
Mark 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
Dale A. Rudick, P.E.
DIRECTOR’S REPORT
The Director’s Report was given by Patrick Walsh, Director, Planning and Development Department.

APPROVAL OF THE APRIL 30, 2015 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the April 30, 2015 Planning Commission meeting minutes.
Motion: Stein       Second: Sikes      Vote: Unanimous     Abstaining: None

I. Consideration of the proposed amendments to Chapters 10, 33, 39, 40, and 42 of the Code of Ordinances
Report was presented by Brian Crimmins, Chief of Staff, Planning and Development Department.
Commission action: Approved the recommendation of the proposed amendments to Chapters 10, 33, 39, 40 and 42 of the Code of Ordinances with the requested changes and forward to City Council for approval.
Motion: Jard       Second: Tartt     Vote: Unanimous     Abstaining: None

II. PLATTING ACTIVITY  (Consent items A and B)
Items removed for separate consideration: 21, 29, 42, 70 and 71.

Staff recommendation: Approve staff’s recommendations for items 1 – 117 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1 – 117 subject to the CPC 101 form conditions.
Motion: Clark       Second: Brave     Vote: Unanimous     Abstaining: None

Commissioner Edminster recused and left the room.

Staff recommendation: Approve staff’s recommendation to approve items 21, 29, 42, 70 and 71 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendation to approved items 21, 29, 42, 70 and 71 subject to the CPC 101 form conditions.
Motion: Porras-Pirtle  Second: Zakaria  Vote: Unanimous     Abstaining: None

Commissioner Edminster returned.

C PUBLIC HEARINGS

118 Long Point Woods Sec 1       C3N       Defer
partial replat no 1

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 applicant to provide additional information.
Motion: Jard       Second: Edminster     Vote: Unanimous     Abstaining: None

Item #141 was taken at this time.

141 Reserve at Clear Lake City Sec 7       C3P       Approve

Staff recommendation: Deny the requested variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance and plat subject to the CPC 101 form conditions.
Motion: Jard       Second: Edminster     Vote: Carries     Abstaining: Porras-Pirtle
Speakers: Council Member Martin – opposed; Susan Bobrick, Lynn Capell, Marian Thompson – supportive.

Commissioner Edminster recused and left the room.

119 McKenzie Park Sec 4 partial replat no 1 C3N Approve
Staff recommendation: Approve the plat subject to CPC 101 form conditions.
Commission action: Approved the plat subject to CPC 101 form conditions.
Motion: Clark Second: Stein Vote: Unanimous Abstaining: None

Commissioner Edminster returned.

120 Scenic Woods partial replat no 2 C3N Defer
Staff recommendation: Defer per applicants request.
Commission action: Deferred per applicants request.
Motion: Jard Second: Davis Vote: Unanimous Abstaining: None

121 Spring Village Estates partial replat no 1 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 applicant to provide additional information.
Motion: Davis Second: Nelson Vote: Unanimous Abstaining: None

122 Treviso 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: Tarit Vote: Unanimous Abstaining: None
Speakers: Catherine Barcherp and Warren Escory – applicant – supportive

123 Washington Terrace partial replat no 2 C3N Defer
Staff recommendation: Defer per applicant request.
Commission action: Deferred per applicant’s request.
Motion: Davis Second: Brave Vote: Unanimous Abstaining: None

124 Westcott Place 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: Nelson Second: Porras-Prtle Vote: Unanimous Abstaining: None
Speakers: Felicia Powel – opposed; Mary McKenue – supportive

D – Variances

125 Adara Pointe GP GP Defer
Staff recommendation: Defer per applicant request.
Commission action: Deferred per applicant request.
Motion: Jard Second: Bohan Vote: Unanimous Abstaining: None

Items 126 and 127 were taken together at this time and voted on separately.
126 Albion partial replat no 1  C2R  Defer
Staff recommendation: Grant the requested variance and approve the plat subject subject to the CPC 101 form conditions.
Commission action: Deferred the plat for two weeks to allow time for the applicant to provide additional information.
Motion: Brave Second: Stein Vote: Unanimous Abstaining: None

127 Albion partial replat no 2  C2R  Defer
Staff recommendation: Grant the requested variance and approve the plat subject subject to the CPC 101 form conditions.
Commission action: Deferred the plat for two weeks to allow time for the applicant to provide additional information.
Motion: Brave Second: Stein Vote: Unanimous Abstaining: None
Speakers: Mary Lou Henry, applicant and Donald Perkins, CM Green’s office – supportive; Gail Stalanan, Norman Stalaron, & Eddie Grosman – opposed.

128 Aldine Town Center  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: Edminster Vote: Carries Abstaining: Anderson

129 Aldine Westfield Business Park  C2  Defer
Staff recommendation: Defer per applicant request.
Commission action: Deferred per applicant request.
Motion: Clark Second: Sikes Vote: Unanimous Abstaining: None

130 Bell Hutchins  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: Brave Second: Clark Vote: Unanimous Abstaining: None

131 Center City Views  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

132 Dwight Place  C2R  Withdrawn

Commissioner Jard recused and left the room.

133 Energy Gateway District  C3R  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: Edminster Second: Zakaria Vote: Carries Abstaining: Tartt
Speakers: Don Huml – supportive; Virginia Greggory - opposed
134 Fondren Estates  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: Bohan  Second: Davis  Vote: Unanimous  Abstaining: None

Items 135 and 136 were taken together at this time.

135 Harris County MUD no 438 C2  Approve
Waste Water Treatment Plant no 1
136 Harris County MUD no 438 C2  Approve
Water plant no 1
Staff recommendation: Grant the requested variances 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: Clark  Second: Nelson  Vote: Unanimous  Abstaining: None

137 Herkimer Lawrence Homes 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: Stein  Second: Anderson  Vote: Unanimous  Abstaining: None

Commissioner Jard returned

138 Katy Manor GP GP  Approve
Staff recommendation: Grant the requested variance to exceed the required 1400' intersection spacing and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance to exceed the required 1400' intersection spacing and approved the plat subject to the CPC 101 form conditions.
    Motion: Porras-Pirtle  Second: Anderson  Vote: Unanimous  Abstaining: None

139 Kubricht White C2R Defer
Staff recommendations: 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 applicant to provide additional information.
    Motion: Edminster  Second: Bohan  Vote: Unanimous  Abstaining: None

140 Museum of Fine Arts Houston Sec 1 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: Davis  Second: Brave  Vote: Unanimous  Abstaining: None

Item 141 was taken earlier in the meeting.
142 Rosine Gardens C2 Defer
Staff recommendation: Deny the requested variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Deferred the plat for two weeks.
Motion: Zakaria Second: Davis Vote: Unanimous Abstaining: None
Speakers: Joe Adams, Bridget Jensen – opposed; Chris Smith, Mike Qaddumi and Mary Villareal – applicant, Mike Solomon, developer – supportive; Richard Smith, Managing Engineer, Public Works and Engineering Department

143 Sunset Ridge West Sec 5 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: Anderson Second: Sikes Vote: Unanimous Abstaining: None

144 Swan Terrace 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: Bohan Second: Edminster Vote: Unanimous Abstaining: None

145 Thrustmaster Sec 2 C2 Defer
Staff recommendation: Defer for further study and review.
Commission action: Deferred for further study and review.
Motion: Bohan Second: Brave Vote: Unanimous Abstaining: None

E SPECIAL EXCEPTIONS
NONE

F RECONSIDERATION OF REQUIREMENTS

146 Aliana Sec 45 C3P Defer
Staff recommendation: Defer the plat per applicant request.
Commission action: Deferred the plat per applicant request.
Motion: Edminster Second: Anderson Vote: Unanimous Abstaining: None

147 Beltway Southwest Business Park 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: Davis Second: Anderson Vote: Unanimous Abstaining: None

148 Huffman Dollar General 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: Anderson Second: Stein Vote: Unanimous Abstaining: None
149  SLC Realty Area Fifty One
          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: Edminster    Second: Anderson    Vote: Unanimous    Abstaining: None

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

G  EXTENSIONS OF APPROVAL

150 Estates of Teal Run Sec 5  EOA  Approve
       partial replat no 1
151 Fort Bend County Municipal Utility  EOA  Approve
       District no 58 Lift Station No 2
152 Franz Katy LLP  EOA  Approve
153 Harris County MUD no 504  EOA  Approve
       Detention Pond no 1
154 Harris County MUD no 504 Detention  EOA  Approve
       Pond no 2
155 Kenroc Sec 2  EOA  Approve
156 Mustang Estates Sec 1  EOA  Approve
157 Pine Valley Development  EOA  Approve
       Sec 1
158 Rankin Hardy Tract  EOA  Approve
159 Woodlands Creekside Park  EOA  Approve
       West Sec 32
160 Woodlands Shumard Oak  EOA  Approve
       Drive Street Dedication Sec 1

H  NAME CHANGES
NONE

I  CERTIFICATES OF COMPLIANCE
NONE

Staff recommendation: Approve staff's recommendation for items 150 - 160.
Commission action: Approved staff's recommendation for item 150 - 160.
          Motion: Bohan    Second: Tartt    Vote: Carries    Abstaining: Edminster
abstaining from agenda item #150

J  ADMINISTRATIVE
NONE

K  DEVELOPMENT PLATS WITH VARIANCE REQUESTS

161 6705 Airline  DPV  Approve
Staff recommendation: Approve the requested variances to allow a 17.9' building line on the major thoroughfare Parker Road.
Commission action: Approved the requested variances to allow a 17.9' building line on the major thoroughfare Parker Road.
          Motion: Davis    Second: Zakaria    Vote: Unanimous    Abstaining: None
162 12819 Hansel Lane
Staff recommendation: Defer per applicant request.
Commission action: Deferred per applicant request.
Motion: Zakaria  Second: Edminster  Vote: Carries  Abstaining: Anderson

163 6638 N Main Street
DPV  Withdrawn

164 3819 S MacGregor Way
Staff recommendation: Approve the request to allow the existing encroachments to remain and be enclosed as a part of the remodel of the home.
Commission action: Approved the request to allow the existing encroachments to remain and be enclosed as a part of the remodel of the home.
Motion: Davis  Second: Zakaria  Vote: Unanimous  Abstaining: None

165 201 Westmoreland
DPV  Withdrawn

166 2100 Woodhead
Staff recommendation: Defer per applicant's request.
Commission action: Deferred per applicant's request.
Motion: Brave  Second: Bohan  Vote: Unanimous  Abstaining: None

III. ESTABLISH A PUBLIC HEARING DATE OF JUNE 11, 2015 FOR:
   a. Blodgett Landing replat no 1
   b. Crescent Island replat no 1 partial replat no 2
   c. Cypress Creek Lakes Sec 26 replat no 1
   d. Decker Place partial replat no 1
   e. Martin partial replat no 1
   f. Mcilhenny Street Landing
   g. Olde Oaks Sec 2 partial replat no 1
   h. Riverside Terrace 1 partial replat no 3
   i. Sage partial replat no 4
   j. West Houston partial replat no 2
Staff recommendation: Establish a public hearing date of June 11, 2015 for items III a-j.
Commission action: Established a public hearing date of June 11, 2015 for items III a-j.
Motion: Edminster  Second: Stein  Vote: Unanimous  Abstaining: None

IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 3501 SOUTHMORE BOULEVARD (ENERGY INSTITUTE HIGH SCHOOL)
Withdrawn

V. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 520 MERCURY DRIVE (FURR HIGH SCHOOL)
Staff recommendation: Grant the requested variance to reduce the required number of off-street parking spaces provided on site from 562 parking spaces to 295.
Commission action: Granted the requested variance to reduced the required number of off-street parking spaces provided on site from 562 parking spaces to 295.
Motion: Zakaria  Second: Edminster  Vote: Unanimous  Abstaining: None
VI. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR NAVIGATION SUBDIVISION MLSA 391
Staff recommendation: Defer item for four weeks to give staff time to speak and provide additional information to the community.
Commission action: Deferred for four weeks to give staff time to speak and provide additional information to the community.
Motion: Tartt Second: Davis Vote: Unanimous Opposing: None
Speaker for item VI: Bolivar Fraga, Jessica Hulsey, Mary Helen Ortega, applicant, Manuela Guerrero – supportive; Janie Aguayo, Alicia Chavez, Miguel A. Martinez, Irene Garza, Ruben Lucio, Ramiro Martinez – opposed.

VII. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR THE 5000 BLOCK OF WEST HUNTING STREET, EAST SIDE. MLS 527
Staff recommendation: Approve the consideration of a special minimum lot size block application for the 5000 block of West Hunting Street (east side) and forward to City Council for approval.
Commission action: Approved the consideration of a special minimum lot size block application for the 5000 block of West Hunting Street (east side) and forward to City Council for approval.
Motion: Tartt Second: Davis Vote: Unanimous Abstaining: None
Speakers for item VII: Pauline Justice, and Carolyn Murray - supportive.

VIII. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR 1000 BLOCK OF KERN STREET, NORTH AND SOUTH SIDES MLS 526
Staff recommendation: Deny the consideration of the special minimum lot size block application for the 1000 block of Kern Street, (north and south side).
Commission action: Denied the consideration of the special minimum lot size block application for the 1000 block of Kern Street, (north and south side).
Motion: Bohan Second: Edminster Vote: Unanimous Abstaining: None

IX. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR THE 600 BLOCK OF ARCHER STREET, EAST AND WEST SIDES. MLS 523
Staff recommendation: Approve the consideration of the special minimum lot size block application for the 600 block of Archer Street, (east and west side) and forward to City Council for approval.
Commission action: Approved the consideration of the special minimum lot size block application for the 600 block of Archer Street, (east and west side) and forward to City Council for approval.
Motion: Bohan Second: Davis Vote: Unanimous Abstaining: None
Speakers for item IX: Tim Goings, and Zachary Schaefer – supportive.

Items X and XI were taken together at this time and voted on separately.

X. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR THE 1500 BLOCK OF EAST 32ND ½ STREET, NORTH AND SOUTH SIDES. MLS 534
Staff recommendation: Approve the consideration of the special minimum lot size block application for the 1500 block of East 32nd ½ Street, (north and south sides) and forward to City Council for approval.
Commission action: Approved the consideration of the special minimum lot size block application for the 1500 block of East 32nd ½ Street, (north and south sides) and forward to City Council for approval.

Motion: Davis   Second: Bohan   Vote: Unanimous   Abstaining: None

XI. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR THE 1400 BLOCK OF EAST 32ND ½ STREET, NORTH AND SOUTH SIDES MLS 535

Staff recommendation: Approve the consideration of a special minimum lot size block application for the 1400 block of East 32nd ½ Street, (north and south sides) and forward to City Council for approval. Commission action: Approved the consideration of a special minimum lot size block application for the 1400 block of East 32nd ½ Street, (north and south sides) and forward to City Council for approval.

Motion: Davis   Second: Bohan   Vote: Unanimous   Abstaining: None

Speakers for item X and XI: Cynthia Allen, Ella Murray – supportive.

XII. EXCUSE THE ABSENCES OF COMMISSIONERS BRAVE AND SUBINSKY

Commissioner Brave present no Commission action required.
Commissioner Subinsky absences were excused.

Motion: Sikes   Second: Tarrt   Vote: Unanimous   Abstaining: None

XIII. PUBLIC COMMENT

NONE

XIV. ADJOURNMENT

There being no further business brought before the Commission, Vice Chair, Sonny Garza adjourned the meeting at 7:11 p.m.

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

Sonny Garza, Vice Chair

Patrick Walsh, Secretary