

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 Porrás-Pirtle	Absent
Mike Sikes	Absent
Martha Stein	<u>Arrived at 2:54 p.m. during item 111</u>
Eileen Subinsky	
Blake Tartt III	Absent
Shaukat Zakaria	Absent
Mark Mooney for	Absent
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: Withdrew and established a public hearing date of April 16, 2015.

113 Hollywood Gardens partial replat no 2 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**

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 partial replat no 3 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**

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**
Speaker for item 132: Tracy Youngblood, applicant – opposed to variance conditions

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 Partial replat no 1 (prev. Amended Plat of Highland Meadows Sec 7 partial replat no 1)	NC	Approve
151	Bridgeland Creek Parkway Sec 4 (prev. Bridgeland Creek Parkway Sec 3)	NC	Approve

I CERTIFICATES OF COMPLIANCE

152	19832 Hickory Lane	COC	Approve
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Staff recommendation: Approve staff's recommendation for items 139-146.
Commission action: Approved staff's recommendation for items 145-157.
Motion: Clark Second: Bryant Vote: Carries Abstaining:

Alleman on 144 and 149

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

153	1043 West 7 th 1/2 Street	DPV	Approve
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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**

Speaker for item V: H.L. Grantham Jr – opposed; Tama Chunn, Rindy Sumerlin, Kevin Motley, Ellen Custer, Ella Park, Madeline Sitzes, Ed Browne, Lydia Perez, Charles Meyer, Sharon Garner, Isaac Block, and Teresa Ball – supportive.


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