

Minutes of the Houston Planning Commission

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

September 4, 2014
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 2:35 p.m. with a quorum present.

Mark A. Kilkenny, Chair

M. Sonny Garza

Susan Alleman

Keiji Asakura

Absent

Fernando Brave

Arrived at 2:40 p.m. during Director's Report

Kenneth Bohan

Arrived at 3:23 p.m. during item 117

Antoine Bryant

Absent

Lisa Clark

Truman C. Edminster III

James R. Jard

Paul R. Nelson

Absent

Linda Porrás-Pirtle

Absent

Algenita Davis

Arrived at 2:41 p.m. during the Director's Report

Mike Sikes

Absent

Martha Stein

Eileen Subinsky

Blake Tartt III

Shaukat Zakaria

Absent

Mark Mooney for

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 Michael Kramer, Assistant Director, Planning and Development Department.

APPROVAL OF THE AUGUST 21, 2014 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the August 21, 2014 Planning Commission meeting minutes.

Motion: **Alleman** Second: **Stein** Vote: **Carries** Abstaining: **Clark, Subinsky and Tartt**

APPROVAL OF THE AUGUST 14, 2014 MAJOR THOROUGHFARE AND FREEWAY PLAN RECOMMENDATION MEETING MINUTES

Commission action: Approved the August 14, 2014 Major Thoroughfare and Freeway Plan Recommendation Meeting Minutes.

Motion: **Clark** Second: **Subinsky** Vote: **Unanimous** Abstaining: **None**

I. STAFF RECOMMENDATION AND PLANNING COMMISSION CONSIDERATION OF 2014 MAJOR THOROUGHFARE AND FREEWAY PLAN PROPOSED AMENDMENTS

Vernon G. Henry & Associates

C-1: Winfield Road/Generation Pkwy- Proposed "E" Street to Mesa Road

Staff recommendation: Deny the realignment of major thoroughfare Winfield Road/Generation Parkway between proposed Street "E" and Mesa Road to create T-intersection at Street "E"; however, allow for a reduced centerline radius in coordination with the City of Houston and Harris County.

Commission action: Denied the realignment of major thoroughfare Winfield Road/Generation Parkway between proposed Street "E" and Mesa Road to create T-intersection at Street "E"; however, allowed for a reduced centerline radius in coordination with the City of Houston and Harris County.

Motion: **Alleman** Second: **Garza** Vote: **Carries** Abstaining: **None**
Opposed: **Edminster**

II. FORWARD CHANGES TO THE 2013 MTFP MAP TO CITY COUNCIL

Staff recommendation: Forward the changes to the 2013 MTFP map to City Council.

Commission action: Forwarded the changes to the 2013 MTFP map to City Council.

Motion: **Jard** Second: **Subinsky** Vote: **Unanimous** Abstaining: **None**

III. PLATTING ACTIVITY (Consent items A and B, 1- 104)

Item **67** was changed from approve to defer at the applicant's request. Item **93** was changed from approve to defer for further study and review. Items removed for separate consideration: **1, 3, 4, 9, 21, 28, 57, and 61.**

Staff recommendation: Approve staff's recommendations for items **1 – 104** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 104** subject to the CPC 101 form conditions.

Motion: **Brave** Second: **Tartt** Vote: **Unanimous** Abstaining: **None**

Commissioners Alleman, Anderson and Edminster abstained and left the room.

Staff recommendation: Approve staff's recommendation to approve items 1, 3, 4, 9, 21, 28, 57, and 61 subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation to approve items 1, 3, 4, 9, 21, 28, 57, and 61 subject to the CPC 101 form conditions.

Motion: **Tartt** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

Commissioners Alleman, Anderson and Edminster returned.

C PUBLIC HEARINGS

105 Cedar Grove replat no 1

C3N

Defer

Staff recommendation: Defer the plat for two weeks for Chapter 42 planning standards and continue the public hearing at that time.

Commission action: Deferred the plat for two weeks for Chapter 42 planning standards and continue the public hearing at that time.

Motion: **Garza** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**

106 Craig Woods partial replat no 8

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**

107 Harlem 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: **Alleman** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

108 Highland Glen 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: **Clark** Second: **Brave** Vote: **Unanimous** Abstaining: **None**

109 HISD Parker Elementary

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: **Subinsky** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

110 Lakeside Estates Sec 2 partial replat no 1

C3N

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: **Stein** Vote: **Unanimous** Abstaining: **None**

Speaker for item 110: Matt Tucker, applicant; Christopher Harper – undecided

111 Marshall Oaks Sec 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: **Foriester** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

- 112 Montclair Addition partial replat no 4 C3N Withdrawn**
- 113 Nobility Park replat no 1 C3N 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: **Clark** Second: **Davis** Vote: **Unanimous** Abstaining: **None**
 Speaker for item 113: Kevin Kobb
- 114 Plainview Addition partial replat no 2 C3N Defer**
 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: **Clark** Vote: **Unanimous** Abstaining: **None**
- 115 Raintree Village Sec 7 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: **Edminster** Second: **Sikes** Vote: **Unanimous** Abstaining: **None**
- 116 Shadow Creek South 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: **Garza** Second: **Anderson** Vote: **Unanimous** Abstaining: **None**
- 117 Southampton Place partial replat no 2 C3N Defer**
 Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
 Commission action: Deferred the plat for two weeks to allow time for additional information and continue the public hearing at that time.
 Motion: **Jard** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**
 Speakers for item 117: Brad Morris- no position stated; Natalia Moreno and Shubbra Raminni- opposed; Belinda King, applicant; Arva Howard, City of Houston Legal Department

D VARIANCES

- 118 Annunciation Greek Orthodox Cathedral 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: **Tartt** Second: **Jard** Vote: **Unanimous** Abstaining: **None**
- 119 Audubon Place partial replat no 1 C2R Withdrawn**

Items 120, 121, 124, 125, 129, 131, 132, 137, 138 and 139 were taken together at this time with staff requesting a two week deferral for the reasons stated.

- 120 Beltway Southwest Logistics Center C2 Defer**
121 Commerce Estates C2R Defer

124	Koehlers 1st Addition partial replat no 2	C2R	Defer
125	Lakin Park Villas	C2R	Defer
129	Roa Interests	C2R	Defer
131	Uptown North	C2R	Defer
132	Workshop Houston	C2R	Defer
137	Ashley Pointe Sec 8	C3R	Defer
138	Ashley Pointe Sec 12	C3R	Defer
139	Heaven Estates	C2	Defer

Staff recommendation: Defer the plats for two weeks.

Commission action: Deferred the plats for two weeks.

Motion: **Davis** Second: **Bohan** Vote: **Carries** Abstaining: **Jard on**
item 125

122 Inway Oaks Estates Sec 1 **C3P** **Approve**

Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.

Commission action: Grant the requested variance and approved the plat subject to the CPC 101 form conditions.

Motion: **Clark** Second: **Tartt** Vote: **Unanimous** Abstaining: **None**

123 Jetco Way **C2** **Approve**

Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.

Commission action: Grant the requested variance and approved the plat subject to the CPC 101 form conditions.

Motion: **Alleman** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

126 Main Street Theater Times Blvd **C2R** **Approve**

Staff recommendation: Grant the requested dual building line variance for 6.3' building line along Times Blvd and approve the plat subject to the CPC 101 form conditions.

Commission action: Grant the requested dual building line variance for 6.3' building line along Times Blvd and approved the plat subject to the CPC 101 form conditions.

Motion: **Brave** Second: **Bohan** Vote: **Unanimous** Abstaining: **None**

Items 127 and 128 were taken together at this time.

127 Marabella GP **GP** **Approve**

128 Marabella Sec 5 **C3P** **Approve**

Staff recommendation: Grant the requested variance and approve the general plan and the plat subject to the CPC 101 form conditions.

Commission action: Grant the requested variance and approved the general plan and the plat subject to the CPC 101 form conditions.

Motion: **Garza** Second: **Stein** Vote: **Unanimous** Abstaining: **None**

130 Saddle Ridge Sec 6 **C3P** **Disapprove**

Staff recommendation: Deny the requested variance and disapprove the plat subject to the CPC 101 form conditions.

Commission action: Denied the requested variance and disapproved the play subject to the CPC 101 form conditions.

Motion: **Garza** Second: **Stein** Vote: **Unanimous** Abstaining: **None**

E SPECIAL EXCEPTIONS

Items 133 and 134 were taken together at this time.

133 Cypress Landing East GP GP Approve

134 Cypress Landing East Sec 11 C3P Approve

Staff recommendation: Grant the requested special exception and approve the general plan and the plat subject to the CPC 101 form conditions.

Commission action: Grant the requested special exception and approve the general plan and the plat subject to the CPC 101 form conditions.

Motion: **Clark** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

F RECONSIDERATION OF REQUIREMENTS

135 Airport Boulevard Estates GP GP Approve

Staff recommendation: Grant the requested variance and approve the general plan subject to the CPC 101 form conditions.

Commission action: Grant the requested variance and approve the general plan subject to the CPC 101 form conditions.

Motion: **Garza** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

136 Aliana Sec 44 C3P Approve

Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.

Commission action: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.

Motion: **Foriester** Second: **Anderson** Vote: **Unanimous** Abstaining: **None**

Items 137, 138, and 139 were taken earlier in the agenda with the deferred items.

G EXTENSIONS OF APPROVAL

140 Fulton Extension Street Dedication EOA Approve

141 Fulton Leona Chapman Street Dedication EOA Approve

142 Knox Tract EOA Approve

143 Northwest Orion Terrace EOA Approve

144 Sharp View Residence EOA Approve

145 Weber Meadows EOA Approve

H NAME CHANGES

146 Aliana Sec 40 NC Approve
(prev. Aliana Sec. 1 partial replat no 1 and extension)

147 Woodlands Village of Creekside Park NC Approve
Sec. 3

(prev. Woodlands Village of Creekside Park Commercial Reserve Sec. 3)

Staff recommendation: Approve staff's recommendation for items **140-147**.

Commission action: Approved staff's recommendation for items **140-147**.

Motion: **Davis** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**

**I CERTIFICATES OF COMPLIANCE
NONE**

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

148 2022 Candlelight Place Drive DPV Defer
Staff recommendation: Defer the plat to allow time for further study and review.
Commission action: Deferred the plat to allow time for further study and review.
Motion: **Garza** Second: **Davis** Vote: **Unanimous** Abstaining: **None**

149 3123 Gannett Street DPV Defer
Staff recommendation: Grant the requested variance and approve the development plat subject to the conditions listed.
Commission action: Deferred the plat to allow time for additional information.
Motion: **Edminster** Second: **Brave** Vote: **Carries** Abstaining: **None**
Opposed: **Davis**

Items 150 and 151 were taken together at this time.

150 4533 Polk Street DPV Approve
151 4535 Polk Street DPV Approve
Staff recommendation: Grant the requested variances and approve the development plats subject to the conditions listed.
Commission action: Granted the requested variances and approved the development plats subject to the conditions listed.
Motion: **Davis** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

152 4721 N Main St DPV Approve
Staff recommendation: Grant the requested variance and approve the development plat subject to the conditions listed.
Commission action: Granted the requested variance and approved the development plat subject to the conditions listed.
Motion: **Subinsky** Second: **Bohan** Vote: **Unanimous** Abstaining: **None**

IV. ESTABLISH A PUBLIC HEARING DATE OF OCTOBER 2, 2014

- a. Alys Park**
- b. Amended Plat of Alameda Place partial replat no 4**
- c. Braeswood partial replat no 2**
- d. Craig Woods partial replat no 12**
- e. Grand Lismar Estates**
- f. Hyde Park partial replat no 3**
- g. Melody Oaks partial replat no 12**

Staff recommendation: Establish a public hearing date of October 2, 2014 for items **II a-g**.
Commission action: Established a public hearing date of October 2, 2014 for items **II a-g**.
Motion: **Alleman** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

V. CONSIDERATION OF A LANDSCAPE VARIANCE FOR A PROPERTY LOCATED AT 15375 MEMORIAL DRIVE

Staff recommendation: Approve the requested variance.

Commission action: Approved the requested variance.

Motion: **Alleman** Second: **Anderson** Vote: **Carries** Abstaining: **Bohan and Stein**

VI. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR THE 200 BLOCK OF ARCHER STREET (east and west sides)

Staff recommendation: Approve the Special Minimum Lot Size Block application for the 200 block of Archer Street (east and west sides) and forward to City Council.

Commission action: Approved the Special Minimum Lot Size Block application for the 200 block of Archer Street (east and west sides) and forwarded to City Council.

Motion: **Edminster** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

Speaker for item VI: Timothy Goings – supportive

VII. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM BUILDING LINE BLOCK APPLICATION FOR THE 200 BLOCK OF ARCHER STREET (east and west sides)

Staff recommendation: Defer the Special Minimum Building Line Block application for the 200 block of Archer Street (east and west sides) for two weeks to allow time for additional review.

Commission action: Deferred the Special Minimum Building Line Block application for the 200 block of Archer Street (east and west sides) for two weeks to allow time for additional review.

Motion: **Garza** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**

VIII. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR THE 7100 BLOCK OF ASHBURN STREET (south sides)

Staff recommendation: Approve the Special Minimum Lot Size Block application for the 7100 block of Ashburn Street (south side) and forward to City Council.

Commission action: Approved the Special Minimum Lot Size Block application for the 7100 block of Ashburn Street (south side) and forwarded to City Council.

Motion: **Subinsky** Second: **Tartt** Vote: **Unanimous** Abstaining: **None**

IX. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR LINDALE PARK SUBDIVISIONS SECTIONS 1, 2, AND 3.

Staff recommendation: Approve the Special Minimum Lot Size Area application for Lindale Park Subdivisions Sections 1, 2, and 3 and forward to City Council.

Commission action: Approve the Special Minimum Lot Size Area application for Lindale Park Subdivisions Sections 1, 2, and 3 and forward to City Council.

Motion: **Bohan** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

Speakers for item IX: Matt Zeis, Kathleen Gutierrez, Gwyn Guidy, and Virginia Duke – supportive

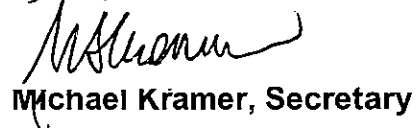
**X. PUBLIC COMMENT
NONE**

XI. ADJOURNMENT

There being no further business brought before the Commission Chair, Mark Kilkeny adjourned the meeting at 4:40 p.m.

Motion: **Clark** Second: **Subinsky** Vote: **Unanimous** Abstaining: **None**


Mark Kilkeny, Chair


Michael Kramer, Secretary