

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 # III
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	
Eileen Subinsky	Absent
Blake Tartt III	
Shaukat Zakaria	
Mark Mooney for Commissioner James Noack	Left at 3:15 pm during agenda item #110
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. PLATTING 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 Edminister 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 Edminister 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
partial replat no 1

C3N

Withdrawn

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-Pirtle** 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 C2R Withdrawn

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 C2 Deny

Water Plant no 3

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 McOmer 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 Porrás-Pirtle recused and left the room.

118 WalMart USAStore 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 Porrás-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 Dedication Sec 1	EOA	Approve
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 Lift Station no 2	EOA	Approve
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
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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
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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
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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
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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. Scottcrest 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 Hulseley – 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