

Minutes of the Houston Planning Commission

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

January 23, 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 2:31 p.m. with a quorum present.

Mark A. Kilkenny, Chair

M. Sonny Garza

Susan Alleman

Keiji Asakura

Fernando Brave

Absent

Kenneth Bohan

Antoine Bryant

Lisa Clark

Brandon Dudley

Absent

Truman C. Edminster III

James R. Jard

Absent

Paul R. Nelson

Absent

Linda Porrás-Pirtle

Algenita Davis

Martha Stein

Arrived at 2:34 p.m. during the Director's Report

Eileen Subinsky

Blake Tartt III

Arrived at 2:34 during item I

Shaukat Zakaria

Mark Mooney for

Left at 2:44 p.m. during item 86

James Noack

Richard Stolleis for

Absent

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, Interim Director, Planning and Development Department.

APPROVAL OF THE January 9, 2014 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the January 9, 2014 Planning Commission meeting minutes with the correction of item 101, Alleman recused herself.

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

I. PLATTING ACTIVITY (Consent items A and B, 1- 83)

Items removed for separate consideration: **16, 17, 20, 28, 49, 50, 52, 53, 54, 64 and 71.**

Staff recommendation: Approve staff's recommendations for items **1 – 83** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 83** subject to the CPC 101 form conditions.

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

Commissioners Alleman, Edminster, and Porras-Pirtle abstained and left the room.

Staff recommendation: Approve staff's recommendation to approve items, **16, 17, 20, 28, 49 50, 52, 53, 54, 64 and 71** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation to approve items **16, 17, 20, 28, 49 50, 52, 53, 54, 64 and 71** subject to the CPC 101 form conditions.

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

Commissioners Alleman, Edminster, and Porras-Pirtle returned.

C PUBLIC HEARINGS

84 Broad Oaks partial replat No 3 C3N Defer

Staff recommendation: Defer the plat for two weeks to allow time for applicant to provide revised information and continue the public hearing at that time.

Commission action: Deferred the plat for two weeks to allow time for the applicant to provide revised information and continue the public hearing at that time.

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

85 Broad Oaks partial replat No 4 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: **Tart** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

Speaker: Lawrence Wilkerson- supportive.

86 Craig Woods partial replat No 1 C3N Approve

Staff recommendation: Approve the plat for to the CPC 101 form conditions.

Commission action: Approved the plat subject to the CPC 101 form conditions.

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

87 Jose Maria 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: **Porras-Pirtle** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

88 Mayfair Addition 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: **Bryant** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

Items 93, 95, 96, 97, 104, 106 and 108 were taken together at this time with staff requesting a two week deferral on all items.

93	Champions Community Church	C2R	Defer
95	Fallbrook Pines GP	GP	Defer
96	Fallbrook Pines Sec 1	C3R	Defer
97	Groewood Manor Sec 1	C2	Defer
104	Vintage Creek GP	GP	Defer
106	Centerpoint Energy Mobile Energy Solutions no 1	C2	Defer
108	Timbergrove Heights	C3P	Defer

Staff recommendation: Defer the requested variance for two weeks.

Commission action: Deferred the requested variance for two weeks

Motion: **Bohan** Second: **Clark** Vote: **Carries** Abstaining: **Edminister**
on items 95 and 96.

Returned to remaining agenda items.

89	Apache Multipurpose Campus GP	GP	Approve
90	Apache Multipurpose Campus Sec 1	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: **Bryant** Second: **Edminister** Vote: **Unanimous** Abstaining: **None**

91	Bauer Trails replat no 1	C3R	Approve
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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: **Garza** Second: **Subinsky** Vote: **Unanimous** Abstaining: **None**

92 Campus Vue **C2R** **Defer**
Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Deferred the plat for two weeks to allow time for the applicant to address the public about their plans and continue the public hearing at that time.
Motion: **Davis** Second: **Tartt** Vote: **Unanimous** Abstaining: **None**
Speakers for item 92: Jerry Scott, applicant – supportive. Council Member Dwight Boykins and Jayne Rava - undecided. Bill Salassi, James Williams and Madeline Williams - opposed.

93 was taken and acted on earlier in the meeting

94 Crime Stoppers of Houston **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: **Clark** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

95, 96 and 97 were taken and acted on earlier on the meeting

98 Hanover Montrose **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: **Asakura** Second: **Tartt** Vote: **Unanimous** Abstaining: **None**

99 Harris County Forensic Center **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: **Bryant** Vote: **Unanimous** Abstaining: **Anderson**

100 Withdrawn by applicant.

101 Mata Development **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: **Bryant** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

102 South Side Buffalo Bayou Blocks 436 and 437 **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: **Porras-Pirtle** Second: **Edminister** Vote: **Carries** Opposing: **Anderson, Asakura, Bryant, Davis and Zakaria**
Speaker: Mary Lou Henry – applicant.

Commissioners Alleman and Edminster abstained and left the room.

103 Towne Lake Sec 35

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: **Asakura**

Second: **Davis**

Vote: **Unanimous**

Abstaining: **None**

104 Was taken and acted on earlier in the meeting

Commissioners Alleman and Edminster returned.

105 Womens Home Third Center

C2R

Approve

Staff recommendation: Applicant withdrew the variance and approve the plat subject to the CPC 101 form conditions.

Commission action: Accepted the applicants' withdrawal of the variance and approved the plat subject to the CPC 101 form conditions.

Motion: **Zakaria**

Second: **Davis**

Vote: **Unanimous**

Abstaining: **None**

Speaker: Martha Lebnes – opposed.

**E SPECIAL EXCEPTIONS
NONE**

F RECONSIDERATION OF REQUIREMENTS

106 and 108 were taken and acted on earlier in the meeting

107 Main Place at Greenbriar

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: **Davis**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

Speaker: Brad Bingham – undecided.

**G ADMINISTRATIVE
NONE**

H DEVELOPMENT PLAT VARIANCE

109 6122 Holly Springs Drive

DPV

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: **Bohan**

Second: **Tartt**

Vote: **Unanimous**

Abstaining: **None**

110 2250 Robinhood St **DPV** **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: **Garza** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

111 3503 St Emanuel St **DPV** **Defer**

Staff recommendation: Defer the plat for two weeks.

Commission action: Deferred the plat for two weeks.

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

I Certificates of Compliance and J Extensions of Approval and Name Changes were taken together at this time.

I CERTIFICATES OF COMPLIANCE

112	26063 Peach Creek Drive	COC	Approve
113	18948 Iris Lane	COC	Approve
114	15226 and 15218 Belsert Circle	COC	Approve
115	15211 and 15219 McCall Park	COC	Approve
116	23919 McCall Sound Boulevard	COC	Approve
117	24480 Ford Road	COC	Approve

J EXTENSIONS OF APPROVAL AND NAME CHANGES

118	Bingle Lockfield Subdivision	EOA	Approve
119	Bissonet Boulevard and Westmoor Drive STD	EOA	Approve
120	Brunswick Meadows Sec 18	EOA	Approve
121	Generation Park West Sec 2	EOA	Approve
122	HSE Medical Barker Cypress Replat No 1 and EXT	EOA	Approve
123	Subsea Lane from W. Lake Houston Parkway to Beltway 8 STD	EOA	Approve
124	Summerwood North Retail Center Subdivision	EOA	Approve
125	Wyman Gordon Complex Union Crossing Sec 1	EOA	Approve

Staff recommendation: Approve staff's recommendation for items **112-125**.

Commission action: Approved staff's recommendation for items **112-125**.

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

II. ESTABLISH A PUBLIC HEARING DATE OF FEBRUARY 20, 2014

- a. Amended Plat of Lum Terrace partial replat no 1
- b. Enclave on West 25th replat no 1
- c. Estate of Charles B Head partial replat no 1
- d. Lao
- e. Melody Oaks partial replat no 1
- f. Raintree Place Sec 3 replat no 1
- g. Vintage Lakes Sec 2 partial replat no 5
- h. Westheimer Estates partial replat no 3

Staff recommendation: Establish a public hearing date of February 20, 2014 for items **II a-h.**

Commission action: Established a public hearing date of February 20, 2014 for items **II a-h.**

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

III. PUBLIC COMMENT

Commissioner Algenita Davis made a comment that we should review the impact of the quality of life of 75ft walls being built and ruminant parcels. Patrick Walsh, Interim Director, Planning and Development Department, stated that Chapter 42 revisions are being conducted to address concerns and that this may be added.

IV. ADJOURNMENT

There being no further business brought before the Commission Chair, Mark Kilkeny adjourned the meeting at 4:05 p.m.

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



Mark Kilkeny, Chair



Patrick Walsh, Secretary