

Minutes of the Houston Planning Commission

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

September 19, 2013
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	
Keiji Asakura	
Fernando Brave	
Kenneth Bohan	
Antoine Bryant	
Lisa Clark	
Brandon Dudley	
Truman C. Edminster III	
James R. Jard	
Paul R. Nelson	Absent
Linda Porrás-Pirtle	
Algenita Davis	
Martha Stein	
Eileen Subinsky	
Blake Tart III	
Shaukat Zakaria	
Mark Mooney for James Noack	
Richard Stolleis 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 Marlene Gafrick, Director, Planning and Development Department.

APPROVAL OF THE SEPTEMBER 5, 2013 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the September 5, 2013 Planning Commission meeting minutes.

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

I. PLATTING ACTIVITY (Consent items A and B, 1- 92)

Items removed for separate consideration: **23, 26, 32, 33, 34, 43 and 63.**

Staff recommendation: Approve staff's recommendations for items **1 – 86** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 86** subject to the CPC 101 form conditions.

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

Commissioners Alleman, Clark, Edminster, and Stein abstained and left the room.

Staff recommendation: Approve staff's recommendations for items **23, 26, 32, 33, 34, 43 and 63** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **23, 26, 32, 33, 34, 43 and 63** subject to the CPC 101 form conditions.

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

Commissioners Alleman, Clark, Edminster and Stein returned.

C PUBLIC HEARINGS

87 Evergreen Woods 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**

88 Montclair Addition partial replat no 3 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: **Subinsky** Vote: **Unanimous** Abstaining: **None**

89 Nottingham Country Sec 6 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: **Alleman** Vote: **Unanimous** Abstaining: **None**

90 Shady Acres extension no 3 partial replat no 1 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: **Subinsky** Second: **Stein** Vote: **Unanimous** Abstaining: **None**

91 Whispering Pines Estates 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: **Alleman** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

92 Azalea District GP GP Approve
 Staff recommendation: Deny the requested variance to not extend or terminate with a cul-de-sac stub street along the plat's northern boundary; grant the requested variance to exceed 1,400 block length along the GP boundary subject to the provision of a stub street that aligns with Mayer Road and approve the general plan subject to the CPC 101 form conditions.
 Commission action: Denied the requested variance to not extend or terminate with a cul-de-sac stub street along the plat's northern boundary; grant the requested variance to exceed 1,400 block length along the GP boundary subject to the provision of a stub street that aligns with Mayer Road and approved the general plan subject to the CPC 101 form conditions.
 Motion: **Mooney** Second: **Jard** Vote: **Unanimous** Abstaining: **None**

93 Blodgett Avenue 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: **Clark** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**

Items 94 and 95 were taken together at this time.

94 Falls at Dry Creek GP GP Approve
95 Falls at Dry Creek Sec 1 C3P Approve
 Staff recommendation: Grant the requested variances and approve the general plan and the plat subject to the CPC 101 form conditions.
 Commission action: Granted the requested variances and approved the general plan and the plat subject to the CPC 101 form conditions.
 Motion: **Porras-Pirtle** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**

Items 96, 97, 98, 99 and 100 were taken together at this time.

96 Haydon Lakes GP GP Approve
97 Haydon Lakes Drive at Bentrige Manor C3P Approve
Lane Street Dedication
98 Haydon Lakes Sec 1 C3P Approve
99 Haydon Lakes Sec 2 C3P Approve
100 Haydon Lakes Sec 3 C3P Approve
 Staff recommendation: Grant the requested variances and approve the general plan subject to a stub street along the plat's eastern boundary that would centerline tie with Union Street and the plats subject to the CPC 101 form conditions.
 Commission action: Grant the requested variances and approve the general plan subject to a stub street along the plat's eastern boundary that would centerline tie with Union Street and the plats subject to the CPC 101 form conditions.
 Motion: **Edminster** Second: **Asakura** Vote: **Unanimous** Abstaining: **None**

101 Long Meadow Farms GP

GP

Approve

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

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

Motion: **Bryant**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

102 South Belt Business Park GP

GP

Approve

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

Commission action: Granted the requested variances and approved the general plan subject to the CPC 101 form conditions.

Motion: **Stein**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

103 Wildwood at Northpointe GP

GP

Approve

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

Commission action: Granted the requested variances and approved the general plan subject to the CPC 101 form conditions.

Motion: **Subinsky**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

104 Weber Meadows

C2

Approve

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

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

Motion: **Edminster**

Second: **Davis**

Vote: **Unanimous**

Abstaining: **None**

Items 105, 106, and 107 were taken at this time with staff requesting a two week deferral on all items.

Commissioner Alleman abstained on item 105 and left the room.

105 Willow Edge

C3P

Defer

106 Woodlands Creekside Park Village Center

C2R

Defer

Sec 1 replat no 1

107 Briscoe Falls GP

GP

Defer

Staff recommendation: Defer the plats for two weeks for Chapter 42 planning standards and further study and review.

Commission action: Deferred the plats for two weeks for Chapter 42 planning standards and further study and review.

Motion: **Zakaria**

Second: **Tartt**

Vote: **Unanimous**

Abstaining: **None**

E SPECIAL EXCEPTIONS

NONE

F RECONSIDERATION OF REQUIREMENTS

Item 107 was acted upon earlier in the meeting with the deferred items.

108 Summa Townhomes

C3R

Approve

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

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

Motion: **Brave**

Second: **Alleman**

Vote: **Carries**

Opposed: **Bryant and**

Subinsky

Speaker for item 108: Thelma Mantaring - supportive

**G ADMINISTRATIVE
NONE**

H DEVELOPMENT PLAT VARIANCE

Items 109 and 110 were taken together at this time.

109 1201 W 43rd Street

DPV

Defer

110 70 E Briar Hollow Lane

DPV

Defer

Staff recommendation: Defer the plats.

Commission action: Deferred the plats.

Motion: **Jard**

Second: **Tartt**

Vote: **Unanimous**

Abstaining: **None**

111 214 Glenwood Drive

DPV

Approve

Staff recommendation: Grant the requested variance.

Commission action: Granted the requested variance.

Motion: **Asakura**

Second: **Bryant**

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 21318 W Knox Drive

COC

Approve

113 25719 Lantern Lane

COC

Approve

114 1415 Northpark Drive

COC

Approve

J EXTENSIONS OF APPROVAL AND NAME CHANGES

115 Alder Trails GP (prev. West Place GP)

NC

Approve

116 Alder Trails Queenston Boulevard and

NC

Approve

Barker Trace Drive and Reserves (prev. West Place Queenston Boulevard and Barker Trace Drive and Reserves)

117 Alder Trails Sec 1 (prev. West Place Sec 1)

NC

Approve

118 Alder Trails Sec 2 (prev. West Place Sec 2)

NC

Approve

119 Alder Trails Sec 3 (prev. West Place Sec 3)

NC

Approve

Staff recommendation: Approve staff's recommendation for items **112-119**.

Commission action: Approved staff's recommendation for items **112-119**.

Motion: **Bryant**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

II. ESTABLISH A PUBLIC HEARING DATE OF OCTOBER 17, 2013

- a. Canyon Lakes at Spring Trails Sec 1 partial replat no 1 and extension**
- b. Canyon Lakes at Spring Trails Sec 1 partial replat no 2 and extension**
- c. Hermann Park Addition partial replat no 1**
- d. Langston Place Sec 2 partial replat no 1**
- e. Meadow Creek Gardens replat no 1 partial replat no 1**
- f. Melody Oaks partial replat no 4**
- g. Melody Oaks partial replat no 5**
- h. Westover partial replat no 1**
- i. Whispering Pines Estates partial replat no 3**
- j. Whispering Pines Estates partial replat no 4**
- k. Whispering Pines Estates partial replat no 5**
- l. Woodland Heights partial replat no 2**

Staff recommendation: Establish a public hearing date of October 15, 2013 for items **II a-l**.

Commission action: Established a public hearing date of October 15, 2013 for items **II a-l**.

Motion: **Clark**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

III. CONSIDERATION OF A LANDSCAPE VARIANCE FOR A PROPERTY LOCATED AT 1311 LOUISIANA STREET

Staff recommendation: Defer the variance for two weeks.

Commission action: Deferred the variance for two weeks.

Motion: **Bryant**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

Items IV and V were taken together at this time.

IV. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR THE 1600 BLOCK OF MISSOURI STREET (NORTH AND SOUTH SIDES)

V. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM BUILDING LINE BLOCK APPLICATION FOR THE 1600 BLOCK OF MISSOURI STREET (NORTH AND SOUTH SIDES)

Commission action: Approved the Consideration of a Special Minimum Lot Size Block Application and Special Minimum Building Line Block Application for the 1600 block of Missouri Street (north and south sides) and forwarded to City Council.

Motion: **Jard**

Second: **Asakura**

Vote: **Unanimous**

Abstaining: **None**

Speakers for items IV and V: Ken Wright, June Spencer, EJ Farhood, Mary Michael Townsend, Nancy Tennant and Jeff Ross – supportive; Ross DePaul - opposed

VI. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR THE 1600 BLOCK OF CHERRYHURST STREET (SOUTH SIDE)

Commission action: Approved the Consideration of a Special Minimum Lot Size Block Application for the 1600 block of Cherryhurst Street (south side) and forwarded to City Council.

Motion: **Asakura**

Second: **Brave**

Vote: **Carries**

Abstaining: **None**

Speakers for item VI: June Spencer, Larry Walters, Alice McNamara, Nancy Tennant, and Jeff Ross – supportive; Ian Gordon – opposed

VII. PUBLIC COMMENT
NONE

VIII. ADJOURNMENT

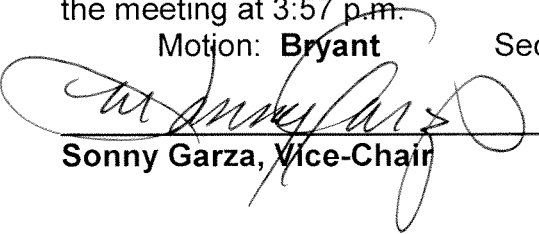
There being no further business brought before the Commission Vice- Chair, Sonny Garza adjourned the meeting at 3:57 p.m.

Motion: **Bryant**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**



Sonny Garza, Vice-Chair



Marlene Gafrick, Secretary