

Minutes of the Houston Planning Commission

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

May 1, 2014
Meeting to be held in
Council Chambers, Public Level, City Hall Annex
2:30 p.m.

Call to order:

Chair, Mark Kilkenney called the meeting to order at 2:44 p.m. with a quorum present.

Mark A. Kilkenney, Chair

M. Sonny Garza

Susan Alleman

Keiji Asakura

Fernando Brave

Kenneth Bohan

Absent

Antoine Bryant

Lisa Clark

Truman C. Edminster III

Arrived at 3:14 p.m. during item #113

James R. Jard

Paul R. Nelson

Linda Porrás-Pirtle

Algenita Davis

Left at 4:28 p.m. during item #142

Mike Sikes

Absent

Martha Stein

Eileen Subinsky

Blake Tartt III

Shaukat Zakaria

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 Patrick Walsh, Director, Planning and Development Department.

APPROVAL OF THE APRIL 17, 2014 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the April 17, 2014 Planning Commission meeting minutes.

Motion: **Alleman** Second: **Asakura** Vote: **Carries** Abstaining: **Clark**

I. PRESENTATION ON THE PROPOSED HOUSTON GENERAL PLAN

The presentation on the proposed Houston General Plan was presented by Brian Crimmins, Planning and Development Department.

II. PLATTING ACTIVITY (Consent items A and B, 1- 112)

Items **39** and **48** were changed from defer to approve. Items removed for separate consideration: **20, 21, 22, 53, 74, 75, 76 and 99.**

Staff recommendation: Approve staff's recommendations for items **1 – 112** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 112** subject to the CPC 101 form conditions.

Motion: **Porras-Pirtle** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

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

Staff recommendation: Approve staff's recommendation to approve items **20, 21, 22, 53, 74, 75, 76 and 99** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation to approve items **20, 21, 22, 53, 74, 75, 76 and 99** subject to the CPC 101 form conditions.

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

Commissioners Alleman and Porras-Pirtle returned.

C PUBLIC HEARINGS

113 Cadogan Place 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: **Alleman** Vote: **Unanimous** Abstaining: **None**

Speaker for item 113: John Lantham

114 Central Gardens Sec 2 partial replat no 1 C3N Approve

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

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

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

Speakers for item 114: Tony Mouton –supportive

115 Contemporary Main Plaza partial replat no 1 C3N Defer

Staff recommendation: Defer the plat for two weeks at the applicant's request and continue the public hearing at that time.

Commission action: Deferred the plat for two weeks at the applicant's request and continue the public hearing at that time.

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

- 116 Craig Woods 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: **Clark** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**
- 117 Craig Woods partial replat no 6 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: **Tartt** Second: **Subinsky** Vote: **Unanimous** Abstaining: **None**
- 118 David Crockett Second Replat partial replat no 4 C3N Defer**
 Staff recommendation: Defer the plat for two weeks per applicant's request.
 Commission action: Deferred the plat for two weeks per applicant's request.
 Motion: **Edminster** Second: **Garza** Vote: **Unanimous** Abstaining: **None**
 Speaker for item 118: Ray Jones –supportive.
- 119 Gillespie Street Sec 2 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: **Garza** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**
 Speaker for item 120: Richard Smith, Public Works & Engineering Department
- 120 Lamar Terrace 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**
- 121 Mandell Courts replat no 1 C3N Defer**
 Staff recommendation: Defer the plat for two weeks at the applicant's request and continue the public hearing at that time.
 Commission action: Deferred the plat for two weeks at the applicant's request and continue the public hearing at that time.
 Motion: **Garza** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
- 122 Park Court partial replat no 1 C3N Approve**
 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: **Porras-Pirtle** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**
- 123 Ridgecrest Addition Sec 3 partial replat no1 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**
 Speaker for item 123: Jay Matron

124 Walden on Lake Houston Olympic Village Sec 2 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: **Garza** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**
 Speakers for item 124: Tim Harvey, Lynette Martinez, Robin Pearce, Archito Tamayo, Stanley McWilliams –opposed.

125 Walden on Lake Houston Olympic Village Sec 2 partial replat no 2 **C3N** **Approve**
 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: **Jard** Vote: **Unanimous** Abstaining: **None**

126 Willowcreek Ranch Sec 2 partial replat no 1 and extension **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: **Zakaria** Second: **Subinsky** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

Agenda items 127, 131, 133 and 135 were taken together at this time with staff requesting a two week deferral on all items for the reasons stated.

127 Dowling Park **C2R** **Defer**
131 Montrose Addition partial replat no 6 **C2R** **Defer**
133 Somerset Green Sec 3 **C3R** **Defer**
135 Viewpoint Square replat no 1 **C2R** **Defer**
 Staff recommendation: Defer the plats for two weeks for the reasons stated.
 Commission action: Deferred the plats for two weeks for the reasons stated.
 Motion: **Bryant** Second: **Tartt** Vote: **Unanimous** Abstaining: **None**

128 King Crossing GP **GP** **Approve**
 Staff recommendation: Approve the general plan subject to the CPC 101 form conditions.
 Commission action: Approved the general plan subject to the CPC 101 form conditions
 Motion: **Jard** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

129 Lilly Mae Gardens **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: **Garza** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

130 Louetta Park 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: **Anderson** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

132 Somerset Green Sec 1

C3R

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: **Edminster** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

134 Somerset Green Sec 4

C3R

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

136 Village at Palm Center

C3P

Approve

Staff recommendation: Grant the requested variance to allow a local street to be located 260' from the intersection and allow a 5' building line along the proposed Village Palm Drive and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the requested variance to allow a local street to be located 260' from the intersection and allow a 5' building line along the proposed Village Palm Drive and approved the plat subject to the CPC 101 form conditions.

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

137 Waterstone West 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: **Zakaria** Vote: **Unanimous** Abstaining: **None**

138 Woodbridge at Spring Creek GP

GP

Approve

Staff recommendation: Grant the requested variance to exceed the local intersection spacing requirement along each boundary of the plat north of the large open space area with the following conditions:

- 1) Along the Eastern boundary, north of the creek Ashland Woods Drive shall extend and stub to allow for a possible future connection to Spring Lake Drive, resulting with a 3000' block length from the Standard Street. Located in adjacent tract, Springwood Estates an unrecorded subdivision.
- 2) Along the Northern boundary proposed internal collector Woodbridge Parkway shall be extended north to Standard Road to meet the intersection spacing. But no stub streets shall be required between the most western street of the loop and Conroe Huffsmith Road resulting with a block length of 2600'.
- 3) Along the Western boundary a stub street must be provided to connect with Oakwood Drive providing access to Conroe Huffsmith Road.
- 4) Staff is in support of allowing excess internal block length along proposed collector Woodbridge Parkway and the loop streets south of it resulting with lengths of 3000' and 2000' and approve the general plan subject to the CPC 101 form conditions.

Commission action: Granted the requested variance to exceed the local intersection spacing requirement along each boundary of the plat north of the large open space area with the following conditions:

- 5) Along the Eastern boundary, north of the creek Ashland Woods Drive shall extend and stub to allow for a possible future connection to Spring Lake Drive, resulting with a 3000' block length

from the Standard Street. Located in adjacent tract, Springwood Estates an unrecorded subdivision.

- 6) Along the Northern boundary proposed internal collector Woodbridge Parkway shall be extended north to Standard Road to meet the intersection spacing. But no stub streets shall be required between the most western street of the loop and Conroe Huffsmith Road resulting with a block length of 2600'.
- 7) Along the Western boundary a stub street must be provided to connect with Oakwood Drive providing access to Conroe Huffsmith Road.
- 8) Staff is in support of allowing excess internal block length along proposed collector Woodbridge Parkway and the loop streets south of it resulting with lengths of 3000' and 2000' and approved the general plan subject to the CPC 101 form conditions.

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

E SPECIAL EXCEPTIONS NONE

139 Harvest Green Sec 2

C3P

Approve

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

Commission action: Granted the requested special exception and approved the plat subject to the CPC 101 form conditions.

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

F RECONSIDERATION OF REQUIREMENTS

140 Four Seasons Business Park Beltway

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 conditions.

Motion: **Porras-Pirtle** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

141 Great Southern Stabilized New Caney

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: **Mooney** Second: **Anderson** Vote: **Unanimous** Abstaining: **None**

142 Shady Acres Partial Replat No 10

C3R

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: **Tartt** Vote: **Unanimous** Abstaining: **None**

Items G (Extensions of Approval), H (Name Changes), and I (Certificates of Compliance) were taken together at this time.

G EXTENSIONS OF APPROVAL

143	Bridgeland Mason Road at Water Haven Park Drive Street Dedication	EOA	Approve
144	Crossing at Cinco Fulshear	EOA	Approve
145	Cypress Creek Lakes Center replat and extension	EOA	Approve
146	Piney Point Estates partial replat no 4	EOA	Approve

**H NAME CHANGES
NONE**

I CERTIFICATES OF COMPLIANCE

147	19760 Hill Top Lane	COC	Approve
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Staff recommendation: Approve staff's recommendation for items **143-147**.
Commission action: Approved staff's recommendation for items **143-147**.
Motion: **Bryant** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

**J ADMINISTRATIVE
NONE**

**K DEVELOPMENT PLATS WITH VARIANCE REQUESTS
NONE**

III. ESTABLISH A PUBLIC HEARING DATE OF MAY 15, 2014

- a. Bayou Woods Sec 2 partial replat no 2
- b. Broad Oaks partial replat no 6
- c. Contemporary Main Plaza partial replat no 2
- d. Contemporary Main Sec 2 replat no 1
- e. Craig Woods partial replat no 5
- f. Craig Woods partial replat no 7
- g. Fountains at Copperwood replat no 1
- h. Frost and Settegast First Addition partial replat no 1
- i. Hidden Oaks partial replat no 4 and extension
- j. Riverside Terrace Sec 1 partial replat no 1
- k. Riverway Estates Sec 1 partial replat no 2
- l. Shady Acres Extension no 3 partial replat no 2
- m. Tanglewood Sec 11 partial replat no 1 replat no 1
- n. Windsor Place Addition partial replat no 2

Staff recommendation: Establish a public hearing date of May 29, 2014 for items **II a-n**.
Commission action: Established a public hearing date of May 29, 2014 for items **II a-n**.
Motion: **Subinsky** Second: **Bryant** Vote: **unanimous** Abstaining: **None**

**IV. CONSIDERATION FOR AN OFF-STREET PARKING VARIANCE FOR A PROPERTY
LOCATED AT 2736 VIRGINIA STREET**

Staff recommendation: None
Commission action: Denied the requested off-street parking variance for a property located at 2736 Virginia Street.
Speakers for item IV: Michelle Coopwood, applicant, Sue Lovell, and Craig Garcia- supportive; Gary Ruby, Ryan Morris, and Nancy Hudgins - opposed

V. PUBLIC COMMENT

Speaker for public comment: Dorothy Hass.

VI. ADJOURNMENT

There being no further business brought before the Commission Chair, Mark Kilkeny adjourned the meeting at 5:37 p.m.

Motion: **Clark**

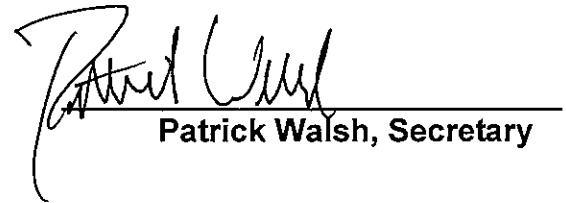
Second: **Edminster**

Vote: **Unanimous**

Abstaining: **None**



Mark Kilkeny, Chair



Patrick Walsh, Secretary