

Minutes of the Houston Planning Commission

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

January 31, 2013
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 2:39 p.m. with a quorum present.

Mark A. Kilkenny, Chair

M. Sonny Garza

Susan Alleman

Christopher B. Amandes

Absent

Keiji Asakura

Fernando Brave

Arrived at 2:45 p.m. during item I

Kenneth Bohan

Arrived at 2:41 p.m. during item I

Antoine Bryant

Arrived at 2:44 p.m. during item I

Lisa Clark

Brandon Dudley

Absent

Truman C. Edminster III

James R. Jard

Paul R. Nelson

Linda Porrás-Pirtle

Arrived at 2:40 during Director's Report

Algenita Segars

Absent

Eileen Subinsky

Blake Tart III

Shaukat Zakaria

Mark Mooney for

The Honorable Ed Chance

Richard W. Stolleis for

The Honorable Grady Prestage

Jackie Freeman for

Absent

The Honorable Ed Emmett

EXOFFICIO MEMBERS

Carol A. Lewis

Daniel W. Krueger, P.E.

Dawn Ullrich

George Greanias

DIRECTOR'S REPORT

The Director's Report was given by Marlene Gafrick, Director, Planning and Development Department.

APPROVAL OF THE JANUARY 17, 2012 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the January 17, 2013 Planning Commission meeting minutes.

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

I. PLATTING ACTIVITY (Consent items A and B, 1- 88)

Item **72** was changed from defer to approved. Items removed for separate consideration: **26, 32, 50, 56, 57, 59, 60, 61, 62, 63, and 88.**

Staff recommendation: Approve staff's recommendations for items **1 – 88** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 88** subject to the CPC 101 form conditions.

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

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

Staff recommendation: Approve staff's recommendations for items **26, 32, 50, 56, 57, 59, 60, 61, 62, 63, and 88** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **26, 32, 50, 56, 57, 59, 60, 61, 62, 63, and 88** subject to the CPC 101 form conditions.

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

Commissioners Alleman, Asakura, and Edminster returned.

C PUBLIC HEARINGS

Agenda item 94 was taken out of order and addressed at this time.

94 Maple Heights Subdivision replat no 1 and C3N Defer
extension

Staff recommendation: Defer the plat for two weeks to allow time for the applicant to meet with staff to discuss more details of the proposed multifamily development and to meet with the representatives of the surrounding community to discuss and clarify expressed concerns.

Commission action: Deferred the plat for two weeks to allow time for the applicant to meet with staff to discuss more details of the proposed multifamily development and to meet with the representatives of the surrounding community to discuss and clarify expressed concerns.

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

Speakers for item 94: Jarrod Sparks, Michael Hallman, James Rivera, and Roxanne Davis – opposed; Richard Smith, Managing Engineer, Public Works and Engineering Department

89 Alameda Vista II Subdivision C3N Defer

Staff recommendation: Defer the plat for two weeks to allow time for further study and legal review of the separately filed deed restrictions.

Commission action: Deferred the plat for two weeks to allow time for further study and legal review of the separately filed deed restrictions.

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

90 Benders Landing Estates 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: **Mooney** Second: **Tartt** Vote: **Unanimous** Abstaining: **None**

Speakers for item 90: Christy Smidt – applicant; Larry Hankel, Brian Fielding, Denise Lewis, Susan Marrero, Youle Zhang, Tom Ray, Rick Campbell, Jay Johnson, Elvira Craig, and Stefanie Baughman- opposed; Chris Wren – developer; Arva Howard, City Attorney, Legal Department

91 Breckenridge Landing Estates 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: **Bryant** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

Speakers for item 91: Bob Dole, applicant- supportive

92 Cinco Ranch Southwest Sec 32 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: **Alleman** Vote: **Unanimous** Abstaining: **None**

93 Fannin Station Sec 2 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: **Bohan** Vote: **Unanimous** Abstaining: **None**

95 Milano Gardens Subdivision 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: **Clark** Vote: **Unanimous** Abstaining: **None**

96 NorthDen Holdings Campus Subdivision C3N Defer

Staff recommendation: Change the recommendation from approve to defer per Council Member James Rodriguez' request.

Commission action: Deferred the plat for two weeks per Council Member James Rodriguez' request and continue the public hearing at that time.

Motion: **Jard** Second: **Bryant** Vote: **Carries** Abstaining: **Porras-**

Pirtle

97 Tricons Morse Street Villas Subdivision 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: **Alleman** Vote: **Unanimous** Abstaining: **None**

98 Villas at Broad Oaks Subdivision C3N Defer
 Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
 Commission action: Deferred the plat for two weeks for further study and legal review.
 Motion: **Edminster** Second: **Zakaria** Vote: **Carries** Abstaining: **None**
 Opposed: **Bohan**

Speakers for item 98: Art Sullivan – opposed; Mary Villareal - applicant

D VARIANCES

Agenda items 100, 101, 103, 106, 107, 109, 110, 111, 112, and 113 were taken together and acted upon at this time with staff recommending a two week deferral for all items.

| | | | |
|------------|---|------------|--------------|
| 100 | Bridgeland Hidden Creek Drill Site Reserve Subdivision | C3P | Defer |
| 101 | Bridgeland Hidden Creek Sec 9 | C3P | Defer |
| 103 | Dolce Living at Midtown Subdivision | C2R | Defer |
| 106 | Lakecrest Park Sec 1 | C3P | Defer |

NOTE: Staff made the recommendation change on item 106 from approve to defer at the applicant's request at the podium.

| | | | |
|------------|--|------------|--------------|
| 107 | Larkin Place Subdivision | C2R | Defer |
| 109 | Park Avenue at Boulder Creek Apartments replat no 1 | C3R | Defer |
| 110 | Park Place in the Heights Subdivision | C2 | Defer |
| 111 | Saint Honore Subdivision | C2 | Defer |
| 112 | Wildwood at Northpoint GP | GP | Defer |
| 113 | Wildwood at Northpoint Sec 15 | C3P | Defer |

Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
 Commission action: Approved the plat subject to the CPC 101 form additions.
 Motion: **Bryant** Second: **Brave** Vote: **Carries** Abstaining:
Edminster on item 106

99 Bavaria Sec 5 C3P Approve
 Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
 Commission action: Approved the plat subject to the CPC 101 form additions.
 Motion: **Bryant** Second: **Subinsky** Vote: **Unanimous** Abstaining: **None**

102 Cougar Den Center replat no 1 C2R Withdrawn

104 Harper Woods Subdivision C3P Approve
 Staff recommendation: Grant the requested variance to allow a 0' building setback for lots having vehicular access from the rear via private alleys and approve the plat subject to the CPC 101 form conditions.
 Commission action: Granted the requested variance to allow a 0' building setback for lots having vehicular access from the rear via private alleys and approve the plat subject to the CPC 101 form conditions.
 Motion: **Bryant** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

105 HCC South Campus at Willie Lee Gay Hall C2R Approve
Subdivision

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: **Alleman** Vote: **Unanimous** Abstaining: **None**

108 Meyers First Addition partial replat no 2 C2R Approve

Staff recommendation: Grant the requested variance and approve the plat with the condition that applicant must provide a 5' wide sidewalk and 3" caliper trees instead of the required 1.5" along Argonne and San Felipe Streets and subject to the CPC 101 form conditions.

Commission action: Granted the requested variance and approved the plat with the condition that applicant must provide a 5' wide sidewalk and 3" caliper trees instead of the required 1.5" along Argonne and San Felipe Streets and subject to the CPC 101 form conditions.

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

E SPECIAL EXCEPTIONS

114 Silver Ranch Sec 8 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: **Zakaria** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

F RECONSIDERATION OF REQUIREMENTS

115 Legends Trace Sec 3 C3P Withdrawn

116 Weekly at Hollister Subdivision C3R Approve

Staff recommendation: Grant the requested reconsideration of requirements with a variance request and approved the plat subject to the CPC 101 form conditions.

Commission action: Grant the requested reconsideration of requirements with a variance request and approved the plat subject to the CPC 101 form conditions.

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

**G ADMINISTRATIVE
NONE**

H DEVELOPMENT PLAT VARIANCE

117 5102 Jason Street DPV Approve

Staff recommendation: Grant the requested 15' building line for the residence and deny any vehicular access from South Rice Avenue and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the requested 15' building line for the residence and deny any vehicular access from South Rice Avenue and approve the plat subject to the CPC 101 form conditions.

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

I CERTIFICATES OF COMPLIANCE

118 22991 Fatheree Drive **COC** **Approve**

Staff recommendation: Approve staff's recommendation for item **118**.

Commission action: Approved staff's recommendation for item **118**.

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

J EXTENSIONS OF APPROVAL AND NAME CHANGES

119 Cinco Ranch Southwest Sec 64 **EOA** **Approve**

120 Fairview Green Subdivision **EOA** **Approve**

121 Grand Fountains Drive Extension to Buffalo Speedway STD **EOA** **Approve**

122 Klein ISD High School No 6 Complex Sec 1 **EOA** **Approve**

Staff recommendation: Approve staff's recommendation for items **119-122**.

Commission action: Approved staff's recommendation for items **119-122**.

Motion: **Bohan** Second: **Clark** Vote: **Carries** Abstaining: **Alleman on item 122**

II. ESTABLISH A PUBLIC HEARING DATE OF FEBRUARY 28, 2013

a. Glen Cove Addition partial replat no 1

b. Greenbusch Tract Sec 1

c. Melody Oaks partial replat no 1

d. Poindexter Office Complex Subdivision

e. Twenty Two East Shady Lane Estates Subdivision

f. Woodshire Amending plat no 1 replat no 1

Staff recommendation: Establish a public hearing date of February 28, 2013 for item **II a-f**.

Commission action: Established a public hearing date of February 28, 2013 for item **II a-f**.

Motion: **Bryant** Second: **Subinsky** Vote: **Unanimous** Abstaining: **Clark**

III. CONSIDERATION OF A HOTEL VARIANCE FOR THE MED CENTER HOTEL IN THE 11000 BLOCK OF NORTH MAIN STREET

Staff recommendation: Defer the variance for two weeks at the request of Council Member Larry Green.

Commission action: Deferred the variance for two weeks at the request of Council Member Larry Green.

Motion: **Jard** Second: **Edminster** Vote: **Unanimous** Abstaining: **Clark**

IV. PLEASE EXCUSE THE ABSENCES OF COMMISSION FERNANDO BRAVE

Commissioner Brave present no Commission action required.

V. PUBLIC COMMENT

NONE

IV. ADJOURNMENT

There being no further business brought before the Commission Chair, Mark Kilkenny adjourned the meeting at 4:20 p.m.

Motion: **Bryant**

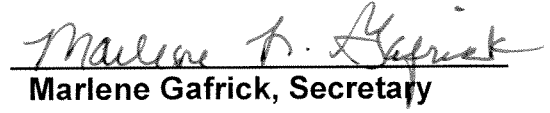
Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**



Mark Kilkenny, Chair



Marlene Gafrick, Secretary