

Minutes of the Houston Planning Commission

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

February 14, 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	
Keiji Asakura	
Fernando Brave	
Kenneth Bohan	
Antoine Bryant	
Lisa Clark	
Brandon Dudley	Absent
Truman C. Edminster III	
James R. Jard	
Paul R. Nelson	
Linda Porrás-Pirtle	
Algenita Segars	
Eileen Subinsky	Absent
Blake Tart III	
Shaukat Zakaria	
Mark Mooney for	Absent
The Honorable Ed Chance	
Richard W. Stolleis for	Absent
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 Michael Kramer, Assistant Director, Planning and Development Department.

APPROVAL OF THE JANUARY 31, 2013 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the January 31, 2013 Planning Commission meeting minutes.

Motion: **Bryant** Second: **Clark** Vote: **Carries** Abstaining: **Amandes**

I. PLATTING ACTIVITY (Consent items A and B, 1- 89)

Items removed for separate consideration: **18, 49, 53, 54, 58, 59, 60, 63, and 64.**

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: **Segars** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

Commissioners Alleman and Edminster abstained and left the room.

Staff recommendation: Approve staff's recommendations for items **18, 49, 53, 54, 58, 59, 60, 63, and 64** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **18, 49, 53, 54, 58, 59, 60, 63, and 64** subject to the CPC 101 form conditions.

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

Commissioners Alleman and Edminster returned.

C PUBLIC HEARINGS

90 Almeda Vista II 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**

91 Carnegie Vistas at St George 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: **Clark** Second: **Bohan** Vote: **Unanimous** Abstaining: **None**

92 Eado Skyline replat no 1 and extension 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**

93 Furmanite 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**

Commissioner Clark abstained and left the room.

94 Lakes of Bella Terra Sec 13 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: **Brave** Second: **Amandes** Vote: **Unanimous** Abstaining: **None**

Speaker for item 94: Alphonsus Ezeoke – opposed.

Commissioner Clark returned.

**95 Maple Heights Subdivision replat no 1 and C3N Disapprove
extension**

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

Commission action: Denied the requested variance and disapproved the plat subject to the CPC 101 form conditions.

Motion: **Zakaria** Second: **Brave** Vote: **Carries** Abstaining: **None**

Speakers for item 95: Michael Halpin, Office of Congresswoman Shelia Jackson Lee, Mandi Peavy, Dan Fulkerson, Laura Rowley, Toby Richey, Clint Sepolio, Joy Tober, Jaclyn Harrison, Mary Cerruti, Charles Harrison, Bennie See, Katrina Stiwell- opposed; Helen Huey and Scot Davis (applicant), supportive; Richard Smith, Managing Engineer, Public Works and Engineering Department.

Commissioner Porrás-Pirtle abstained and left the room.

96 NorthDen Holdings Campus 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: **Tartt** Vote: **Carries** Abstaining: **None**

Commissioner Porrás-Pirtle returned.

97 Sawyer Heights Oaks 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: **Nelson** Vote: **Carries** Abstaining: **Bryant**

Speakers for item 97: Joyce Owens – applicant; Evan Michaelides - opposed

98 Villas at Broad Oaks 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: **Jard** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

Special Exception item 116 was taken out of order and will be taken with Variance items 99 and 100.

99 **Bridgeland Hidden Creek Drill Site Reserve Subdivision** C3P **Approve**

100 **Bridgeland Hidden Creek Sec 19** C3P **Approve**

116 **Bridgeland GP** GP **Approve**

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

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

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

101 **Cypress Preserve Park 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: **Bryant** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

102 **DelHomme Complex Subdivision** 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: **Porras-Pirtle** Second: **Brave** Vote: **Unanimous** Abstaining: **None**

Agenda items 103, 108, 111, and 112 were taken together and acted upon at this time with staff recommending a two week deferral for all items.

103 **Dolce Living at Midtown Subdivision** C2R **Defer**

109 **Park Avenue at Boulder Creek Apartments replat no 1** C3R **Defer**

111 **Town in City Brewing subdivision** C2R **Defer**

112 **Tulane Courtyards Subdivision** C2R **Defer**

Staff recommendation: Defer the plats for two weeks.

Commission action: Deferred the plats for two weeks.

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

104 **Elsaifi Interests Subdivision** C2 **Approve**

Staff recommendation: Grant the requested variance to allow proposed Reserve B to have frontage and access via a private access easement instead of a public street as required by the ordinance and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the requested variance to allow proposed Reserve B to have frontage and access via a private access easement instead of a public street as required by the ordinance and approved the plat subject to the CPC 101 form conditions.

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

105 Lakecrest Park Sec 1

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: **Garza** Second: **Segars** Vote: **Carries** Abstaining:

Edminster

106 Larkin Place Subdivision

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 additions.

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

Commissioner Alleman abstained and left the room.

107 New Caney High School Subdivision

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 additions.

Motion: **Brave** Second: **Asakura** Vote: **Unanimous** Abstaining: **None**

Commissioner Alleman returned.

109 Park Place in the Heights Subdivision

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

Speakers for item 109: Ben Paradis, Laura Rowley and Jaclyn Harrision – opposed.

110 Saint Honore Subdivision

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

Items 113 and 114 were taken together at this time.

113 Wildwood at Northpointe GP

GP

Approve

114 Wildwood at Northpointe Sec 15

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

115 Wilmington Ave Addition partial replat no 1 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: **Zakaria** Second: **Segars** Vote: **Carries** Abstaining: **None**

E SPECIAL EXCEPTIONS

The Special Exception item 116 was addressed with item 99 and 100 earlier in the meeting.

F RECONSIDERATION OF REQUIREMENTS

117 Crosby Village Sec 2 C3P Approve
Staff recommendation: Grant the requested variance and the reconsideration of requirement and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance and the reconsideration of requirement and approved the plat subject to the CPC 101 form conditions.
Motion: **Bryant** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

118 Metro Burnett Station Subdivision C2 Defer
Staff recommendation: Defer the plat for two weeks to allow the applicant time to submit revised information.
Commission action: Deferred the plat for two weeks to allow the applicant time to submit revised information.
Motion: **Garza** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

119 Rigid Business Park Subdivision C2 Approve
Staff recommendation: Grant the requested variance to not provide a north-south public street through the tract, deny the requested variance to not provide an east-west public street through the tract and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance to not provide a north-south public street through the tract, deny the requested variance to not provide an east-west public street through the tract and approved the plat subject to the CPC 101 form conditions.
Motion: **Amandes** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

Commissioners Alleman and Edminster abstained and left the room.

120 Towne Lake Greene Sec 1 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: **Brave** Vote: **Unanimous** Abstaining: **None**

Commissioners Alleman and Edminster returned.

**G ADMINISTRATIVE
NONE**

H DEVELOPMENT PLAT VARIANCE

121 909 Washington Ave

DPV

Approve

Staff recommendation: Grant the requested variance subject to providing a 15' x 15' visibility triangle at the corner of Elder Street and Washington Avenue and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the requested variance subject to providing a 15' x 15' visibility triangle at the corner of Elder Street and Washington Avenue and approve the plat subject to the CPC 101 form conditions.

Motion: **Bryant**

Second: **Tartt**

Vote: **Unanimous**

Abstaining: **None**

Speaker for item 121: Jerry Gaimer, P.E. – supportive (applicant)

I CERTIFICATES OF COMPLIANCE

122 24210 Parker Road

COC

Approve

Staff recommendation: Approve staff's recommendation for item 122.

Commission action: Approved staff's recommendation for item 122.

Motion: **Bryant**

Second: **Edminster**

Vote: **Unanimous**

Abstaining: **None**

J EXTENSIONS OF APPROVAL AND NAME CHANGES

123 Bridgeland Bayou Junction Road to East Creekside Bend Drive STD

EOA

Approve

124 Bridgeland Bridge Cove Drive Extension and Hidden Pass Drive to East Creekside Bend Drive STD

EOA

Approve

125 Bridgeland East Creekside Bend Drive and Creekside Crossing Drive STD

EOA

Approve

126 Grand Mission Estates Sec 8

EOA

Approve

127 G Tech Technology Center Subdivision

EOA

Approve

128 Sheldon Ridge Sec 4

EOA

Approve

129 Cinco CLA Childrens Learning Adventure Subdivision (prev. Cinco Ranch Childrens Learning Adventure Subdivision)

NC

Approve

130 Vistas De Sevilla Subdivision (prev. Bonner Street Landing Subdivision)

Approve

Staff recommendation: Approve staff's recommendation for items 123-130.

Commission action: Approved staff's recommendation for items 123-130.

Motion: **Garza**

Second: **Clark**

Vote: **Carries**

Abstaining: **Edminster**

on item 127

II. ESTABLISH A PUBLIC HEARING DATE OF MARCH 14, 2013

a. Bella Vistas Subdivision

b. Crockett Street Landing Subdivision

c. Tucker Estates Subdivision

d. Westgate Street Terrace Subdivision

Staff recommendation: Establish a public hearing date of March 14, 2013 for item II a-d.

Commission action: Established a public hearing date of March 14, 2013 for item II a-d.

Motion: **Clark**

Second: **Bohan**

Vote: **Unanimous**

Abstaining: **None**

III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR 2401 W. BELLFORT AVENUE

Staff recommendation: Grant the requested variance to allow the off-site parking spaces located more than 250' away from the entrance of the subject property as required by Chapter 26.

Commission action: Granted the requested variance to allow the off-site parking spaces located more than 250' away from the entrance of the subject property as required by Chapter 26 with the condition of no more than 10 people during the week.

Speaker for item III: Benson Addo- supportive.

Motion: **Jard**

Second: **Bohan**

Vote: **Unanimous**

Abstaining: **Clark**

IV. CONSIDERATION OF A HOTEL VARIANCE FOR THE MED CENTER HOTEL IN THE 11000 BLOCK OF SOUTH MAIN STREET

Staff recommendation: Approve the requested variance for the Med Center Hotel in the 11000 block of South Main Street.

Commission action: Approved the requested variance for the Med Center Hotel in the 11000 block of South Main Street.

Motion: **Zakaria**

Second: **Bryant**

Vote: **Carries**

Opposed: **Jard**

V. CONSIDERATION OF AN APPEAL OF THE DECISION OF THE HOUSTON ARCHAEOLOGICAL AND HISTORICAL COMMISSION ON JANUARY 24, 2013 FOR THE DENIAL OF A CERTIFICATE OF APPROPRIATENESS FOR 1207 HARVARD STREET- HOUSTON HEIGHTS HISTORIC DISTRICT EAST

Staff recommendation: Affirm the decision of the Houston Archeological and Historical Commission.

Commission action: Overturned the decision of the Houston Archeological and Historical Commission.

Motion: **Segars**

Second: **Zakaria**

Vote: **Carries**

Opposed: **Nelson,**

Brave and Asakura

Speakers for item V: Sam Gianukos, Brie Kelman, Jim Zucker, Dave Seeburger, Fred Kitziger, Scott Kelman, and Kathleen Cejka – supportive; David Bucek and Jorge Garcia Herreros- opposed

**VI. PUBLIC COMMENT
NONE**

IV. ADJOURNMENT

There being no further business brought before the Commission Chair, Mark Kilkeny adjourned the meeting at 6:12 p.m.

Motion: **Bryant**

Second: **Zakaria**

Vote: **Unanimous**

Abstaining: **None**


Mark Kilkeny, Chair


Marlene Gafrick, Secretary