Minutes of the Houston Planning Commission

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

November 8, 2012
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 2:41 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
Truman C. Edminster III
James R. Jard
Paul R. Nelson
Linda Porras-Pirtle
Algenita Segars
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
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 OCTOBER 25, 2012 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the October 25, 2012 Planning Commission meeting minutes.
  Motion: Clark   Second: Tatt   Vote: Unanimous   Abstaining: None

I. CONSIDERATION OF THE PLANNING COMMISSION CALENDAR FOR 2013
  Motion: Bryant   Second: Edminster   Vote: Unanimous   Abstaining: None

II. PLATTING ACTIVITY (Consent items A and B, 1-70)
Items removed for separate consideration: 14, 17, 21, 33, 34, 39, 40, 41, and 54.
Staff recommendation: Approve staff’s recommendations for items 1 – 70 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1 – 70 subject to the CPC 101 form conditions.
  Motion: Bryant   Second: Edminster   Vote: Unanimous   Abstaining: None

Commissioners Alleman, Amandes and Edminster abstained and left the room.
Staff recommendation: Approve staff’s recommendations for items 14, 17, 21 33, 34, 39, 40, 41, and 54 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 14, 17, 21, 33, 34, 39, 40, 41, and 54 subject to the CPC 101 form conditions.
  Motion: Porras-Pirtle   Second: Tatt   Vote: Unanimous   Abstaining: None

Commissioners Alleman, Amandes and Edminster returned.

C   PUBLIC HEARINGS

71   AHAB Bradford Place 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

72   Auburn Trails at Oakhurst Sec 10   C3N   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: Nelson   Vote: Unanimous   Abstaining: None

73   Colorado Springs Home 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: Tatt   Vote: Unanimous   Abstaining: None
74  Connors Trail Amending Plat no 1 replat no 1 and extension  
    C3N  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: Tartt  Second: Porras-Pirtle  Vote: Unanimous  Abstaining: None  
Speakers for item 74: Allison Wilkenson, Dan Sohnrr – opposed; Cornelis Koogendam – undecided; Randy Young, representing applicant – supportive.

75  Domus 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  

76  Grand Mission Estates Sec 13  
    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: Edminster  Second: Clark  Vote: Unanimous  Abstaining: None  

77  Graustark Estates replat no 1  
    C3N  Defer  
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.  
Commission action: Deferred the plat for further legal review of separately filed deed restrictions.  
    Motion: Jard  Second: Brave  Vote: Unanimous  Abstaining: None  
Speakers for item 77: John Dascoulias – undecided; Arva Howard, City of Houston Legal Department.

78  Institute Estates Subdivision  
    C3N  Defer  
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.  
Commission action: Deferred the plat to give the applicant and neighborhood to meet and address concerns.  
    Motion: Brave  Second: Edminster  Vote: Carries  Abstaining: Amandes  
Speakers for item 78: Karen Rose and Elizabeth Howard, applicant – supportive; Wyman Herendern, Jason Davis, Traleone Vassilepoles, David Stock – opposed.

79  Regalia Westview 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  

80  Villas of Villagio 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  
Speakers for item 80: Jay Pallatt – undecided; Christie Smidt, applicant – supportive.
VARIANCES

Commissioner Dudley abstained and left the room.

81  Asbury off Memorial 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 conditions.
Motion: Amandes       Second: Porras-Pirle  Vote: Unanimous  Abstaining: None
Speaker for item 81: Sandra Shafer – opposed.

Commissioner Dudley returned.

82  By the Park 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: Jard         Second: Alleman  Vote: Unanimous  Abstaining: None
Speaker for item 82: Randall Shafer – opposed.

83  Emes Place Subdivision     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 conditions.
Motion: Amandes       Second: Edminster  Vote: Carries  Opposed: Brave, Bryant, Clark and Freeman

Items 84 and 87 are taken and acted on at the same time with staff requesting a two week deferral for both items.

84  Generation Park West GP     GP  Defer
87  Kingsland Boulevard and Katy Village Trail STD     C3P  Defer
Staff recommendation: Defer the plats for two weeks per Chapter 42 planning standards and for further study and review.
Commission action: Deferred the plat for two weeks per Chapter 42 planning standards and for further study and review.
Motion: Porras-Pirtle   Second: Edminster  Vote: Unanimous  Abstaining: None

85  Holtcamp Estates 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: Bryant         Second: Brave  Vote: Unanimous  Abstaining: None
86 Kearse 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: Bryant    Second: Alleman    Vote: Unanimous    Abstaining: None

Agenda item 87 was taken with item 84 earlier in the meeting.

88 Parkway 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: Bryant    Second: Clark    Vote: Unanimous    Abstaining: None

89 Peckham Reserves Subdivision
C2R
Approve
Staff recommendation: Grant the requested variances and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variances and approved the plat subject to the CPC 101 form conditions.
   Motion: Tarrt    Second: Jard    Vote: Unanimous    Abstaining: None
Speakers for item 89: Stephanie McGraw – opposed; Kevin Rosenstrauch – undecided; Mark Loethen, Deputy Director – Public Works and Engineering

90 Rosedale park Annexation Subdivision
C2R
Withdrawn

91 Stonebrook Estates GPP
GP
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: Jard    Second: Brave    Vote: Unanimous    Abstaining: None
Speakers for item 91: Randy Jones and Bill Sweitzer – supportive.

Commissioners Brave, Jard and Freeman abstained and left the room.

92 Tealpointe Lake Estates Subdivision
C3P
Approve
Staff recommendation: Grant the requested variances and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variances and approved the plat subject to the CPC 101 form conditions.
   Motion: Bryant    Second: Clark    Vote: Unanimous    Abstaining: None

Commissioners Jard and Freeman returned.
93  Wescott Street Landing Subdivision  C2R  Approve
Staff recommendation: Grant the requested variances and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variances and approved the plat subject to the CPC 101 form conditions.
   Motion: Bryant  Second: Edminster  Vote: Unanimous  Abstaining: None

Commissioner Brave returned.

Commissioner Amandes abstained and left the room.

94  Westheimer Oaks Subdivision  C2R  Approve
Staff recommendation: Deny the requested variances and approve the plat subject to the CPC 101 form conditions.
Commission action: Denied the requested variances and approved the plat subject to the CPC 101 form conditions.
   Motion: Dudley  Second: Bryant  Vote: Carries  Abstaining: Tatt
Speakers for item 94: John Beeson, applicant, Bruce Wallace, Marion McDaniel Jr. and John Burley – supportive; Gilda Bayegan, Mohammad Bayegan and Barry Ward – opposed.

E  SPECIAL EXCEPTIONS

Commissioner Amandes returned.

Commissioner Edminster abstained and left the room.

95  Bingle Lockfield Subdivision  C3R  Approve
Staff recommendation: Grant the special exception and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the special exception and approved the plat subject to the CPC 101 form conditions.
   Motion: Bryant  Second: Alleman  Vote: Unanimous  Abstaining: None
Speakers for item 95: Chris Browne, applicant – supportive; Omar Izfar, City of Houston Legal Department.

Commissioner Edminster returned.

F  RECONSIDERATION OF REQUIREMENTS

96  Reserve at Richmond Subdivision  C2R  Approve
Staff recommendation: Grant the reconsideration of requirements and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested reconsideration of requirements and approved the plat subject to the CPC 101 form conditions.
   Motion: Brave  Second: Alleman  Vote: Unanimous  Abstaining: None
Speaker for item 96: Larry Sherlock, applicant – supportive

G  ADMINISTRATIVE
NONE

H  DEVELOPMENT PLAT VARIANCE
97  3123 Blue Bonnet Blvd.  DVP  Approve
Staff recommendation: Grant the requested variance.
Commission action: Granted the requested variance.
Motion: Bryant  Second: Edminster  Vote: Unanimous  Abstaining: None

Items I and J were taken together at this time excluding items 104 and 107.

I  CERTIFICATES OF COMPLIANCE

98  25171 Virginia Lane  COC  Approve
99  23235 Albert Drive  COC  Approve
100  24895 Lynn Lane  COC  Approve
101  18503 Wisp Willow Way  COC  Approve
102  25329 Budde Road  COC  Approve

J  EXTENSIONS OF APPROVAL AND NAME CHANGES

103  Houston Community College System  EOA  Approve
    Northeast Campus Sec 5
105  Pine Mill Ranch Drive Reserve no 1  EOA  Approve
106  Stripes Spring Stuebner Road Subdivision  EOA  Approve
Staff recommendation: Approve staff’s recommendation for item 98-106.
Commission action: Approved staff’s recommendation for item 98-106.
Motion: Clark  Second: Bryant  Vote: Unanimous  Abstaining: None

The Commission returned to item 104 and 107 at this time and acted on them separately.

104  Metro traction power Substation  EOA  Approve
    Texas Subdivision
Staff recommendation: Approve staff’s recommendation for item 104.
Commission action: Approved staff’s recommendation for item 104.
Motion: Brave  Second: Freman  Vote: Carries  Abstaining: Alleman
        and Bryant

107  Willowcreek Ranch GP  NC  Approve
Staff recommendation: Approve staff’s recommendation for item 107.
Commission action: Approved staff’s recommendation for item 107.
Motion: Clark  Second: Bryant  Vote: Carries  Abstaining: Amandes
        and Edminster

III.  ESTABLISH A PUBLIC HEARING DATE OF DECEMBER 13, 2012
a.  Arena Homes Park Subdivision
b.  Ayrshire Subdivision
c.  Broad Oaks Addition partial replat no 2
d.  Champion Lakes Estates Sec 2 partial replat no 1
e.  Tanglewood Sec 11 partial replat no 1
f.  Tommie Vaughn Ford Subdivision
g.  Towne Lake Sec 16 partial replat no 1 partial replat no 1
h.  Vintage Royale Sec 1 partial replat no 2 and extension
Staff recommendation: Establish a public hearing date of December 13, 2012 for item III a-h.
Commission action: Established a public hearing date of December 13, 2012 for item III a-h.
Motion: Clark  Second: Edminster  Vote: Unanimous  Abstaining: None
IV. CONSIDERATION OF AN APPEAL OF THE DECISION OF THE HOUSTON ARCHAEOLOGICAL AND HISTORICAL COMMISSION ON OCTOBER 18, 2012 FOR THE DENIAL OF A CERTIFICATE OF APPROPRIATENESS FOR 611 W 12TH STREET – HOUSTON HEIGHTS WEST HISTORIC DISTRICT
Commission action: Granted the appeal of the decision of the Houston Archaeological and Historical Commission on October 18, 2012 for the Denial of a Certificate of Appropriateness for 611 W 12th Street – Houston Heights West Historic District
Motion: Brave Second: Tatt Vote: Unanimous Abstaining: None
Speaker for item IV: Charles Wade – supportive

V. PLEASE EXCUSE THE ABSENCES OF COMMISSIONER EILEEN SUBINSKY
The Commissioners’ absences were excused.
Motion: Brave Second: Edminster Vote: Unanimous Abstaining: None

VI. PUBLIC COMMENT
Speaker: John Werner addresses the Commission regarding the ownership and title reports submitted for the Bingle Lockfield Subdivision.

VII. ADJOURNMENT
There being no further business brought before the Commission, Vice Chair, Sonny Garza adjourned the meeting at 5:44 p.m.
Motion: Clark Second: Brave Vote: Unanimous Abstaining: None

[Signatures]
Sonny Garza, Vice Chair
Marlene Gafrick, Secretary