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 Porras-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 extension C3N Defer

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 Almeda 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: Tatt  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: Tarter  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: Tarter  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