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
Truman C. Edminster III
James R. Jard
Paul R. Nelson
Linda Porras-Purtle
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 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: Alphonus Ezeoke – opposed.

Commissioner Clark returned.

95 Maple Heights Subdivision replat no 1 and extension  C3N  Disapprove
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 Porras-Pittle 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: Tatt  Vote: Carries  Abstaining: None

Commissioner Porras-Pittle 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-Pittle 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 Harrison – 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: Tarr  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  EOA  Approve
to East Creekside Bend Drive STD
124  Bridgeland Bridge Cove Drive Extension  EOA  Approve
and Hidden Pass Drive to East Creekside Bend Drive STD
125  Bridgeland East Creekside Bend Drive  EOA  Approve
and Creekside Crossing Drive STD
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  NC  Approve
Subdivision (prev. Cinco Ranch Childrens Learning Adventure Subdivision)
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 ARCHAEOLICAL 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 Giankos, 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 Kilkenny adjourned the meeting at 6:12 p.m.
Motion: Bryant      Second: Zakaria     Vote: Unanimous       Abstaining: None

Mark Kilkenny, Chair

Marlene Gafrik, Secretary