Minutes of the Houston Planning Commission

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

February 28, 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 2:38 p.m. with a quorum present.

Mark A. Kilkenny, Chair
M. Sonny Garza
Susan Alleman
Christopher B. Amandes Absent
Keiji Asakura Absent
Fernando Brave
Kenneth Bohan Absent
Antoine Bryant
Lisa Clark
Brandon Dudley Absent
Truman C. Edminster III
James R. Jard
Paul R. Nelson
Linda Porras-Pirtle Absent
Algenita Segars Arrived at 2:59 p.m. during item 62
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 Left at 4:07 p.m. during item 84

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 FEBRUARY 14, 2013 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the January 31, 2013 Planning Commission meeting minutes.
  Motion: Tattt  Second: Clark  Vote: Carries  Abstaining: Subinsky

I. PLATTING ACTIVITY  (Consent items A and B, 1-60)
Items removed for separate consideration: 20, 32, 37, 38, 39, 40, and 41.
Staff recommendation: Approve staff’s recommendations for items 1 – 60 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1 – 60 subject to the CPC 101 form conditions.
  Motion: Bryant  Second: Edminster  Vote: Unanimous  Abstaining: None

Commissioners Alleman and Jard abstained and left the room.

Staff recommendation: Approve staff’s recommendations for items 20, 32, 37, 38, 39, 40, and 41 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 20, 32, 37, 38, 39, 40, and 41 subject to the CPC 101 form conditions.
  Motion: Garza  Second: Subinsky  Vote: Unanimous  Abstaining: None

Commissioners Alleman and Jard returned.

C  PUBLIC HEARINGS

Commission Chair Mark Kilkenny addressed agenda item 67 at this time stating that it was withdrawn by applicant and with a request to establish a Public Hearing date of March 28, 2013

67 Woodshire Village Estates  C3N  Withdrawn
Commission action: Withdrew the application and established a public hearing date of March 28, 2013.
  Motion: Garza  Second: Alleman  Vote: Unanimous  Abstaining: None

61 Glen Cove Addition Partial 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: Garza  Second: Alleman  Vote: Unanimous  Abstaining: None
Speaker for item 61: Ed Roland – supportive

62 Greenbusch Road Tract Sec 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: Clark  Vote: Unanimous  Abstaining: None
Speakers for item 62: Paul Laws, Wendy Walsh, and Mike Walsh – opposed; Christy Smidt – applicant
Commissioner Clark abstained and left the room.

**63  Lakes of Bella Terra Sec 13 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: Nelson  Vote: Unanimous  Abstaining: None

Commissioner Clark returned.

**64  Melody Oaks partial replat no 2**  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

**65  Poindexter Office Complex**  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: Subinsky  Vote: Unanimous  Abstaining: None

**66  Twenty Two East Shady Lane Estates**  C3N  Defer
Staff recommendation: Defer for further review of the deed restrictions and proposed replat.
Commission action: Deferred for further review of the deed restrictions and proposed replat.
  Motion: Zakaria  Second: Edminster  Vote: Unanimous  Abstaining: None
Speakers for item 66: Roger Merrill, Robert Walker, and Lester Whitney – opposed

**D  VARIANCES**

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
<th>Recommended</th>
<th>Action</th>
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<tbody>
<tr>
<td>70</td>
<td>Enclave in Sunset Heights</td>
<td>C2R</td>
<td>Defer</td>
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<tr>
<td>73</td>
<td>Houston This Is It Café partial replat no 1</td>
<td>C2R</td>
<td>Defer</td>
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<td>75</td>
<td>Pine Valley Development GP</td>
<td>GP</td>
<td>Defer</td>
</tr>
<tr>
<td>79</td>
<td>Tulane Courtyards</td>
<td>C2R</td>
<td>Defer</td>
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Staff recommendation: Defer the plats for two weeks.
Commission action: Deferred the plats for two weeks.
  Motion: Jard  Second: Edminster  Vote: Unanimous  Abstaining: None

**68  Bridgeland Lakeland Heights Sec 6**  C3P  Approve
Staff recommendation: Grant the requested variance to allow a 0'building setbacks along a public street for lots having vehicular access to a private alley system and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance to allow a 0'building setbacks along a public street for lots having vehicular access to a private alley system and approve the plat subject to the CPC 101 form conditions.
  Motion: Bryant  Second: Brave  Vote: Unanimous  Abstaining: None

**69  Dolce Living At Midtown**  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: Garza  Second: Edminster  Vote: Unanimous  Abstaining: None
Agenda items 70, 73, 75 and 79 were taken together and acted upon at this time with staff recommending a two week deferral for all items.

Agenda items 71 and 72 are taken together at this time.

71 Grand Vista GP GP Approve
72 Grand Vista Model Homes C3P Approve
Staff recommendation: Grant the requested variance and approve general plan 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: Edminster    Second: Clark    Vote: Unanimous    Abstaining: None

74 Park Avenue at Boulder Creek Apartments C2R Approve
replat no 1
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: Bryant    Second: Clark    Vote: Unanimous    Abstaining: None

76 Tex Mex One Property C2 Defer
Staff recommendation: Defer the plat for two weeks to allow time for the applicant to provide revised information.
Commission action: Deferred the plat for two weeks to allow time for the applicant to provide revised information.
  Motion: Brave    Second: Bryant    Vote: Unanimous    Abstaining: None

77 Plan Oaks 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: Garza    Second: Bryant    Vote: Unanimous    Abstaining: None

78 Town in City Brewing C2 Defer
Staff recommendation: Defer the plat for two weeks to allow time for the applicant to provide revised information.
Commission action: Deferred the plat for two weeks to allow time for the applicant to provide revised information.
  Motion: Jard    Second: Alleman    Vote: Unanimous    Abstaining: None

80 Twin Falls GP GP Approve
Staff recommendation: Grant the requested variance and approve the general plan subject to the CPC 101 form conditions.
Commission action: Granted the requested variance and approved the general plan subject to the CPC 101 form conditions.
  Motion: Jard    Second: Clark    Vote: Unanimous    Abstaining: None
81 Westbury Christian Athletic Complex 

C2 Approve

Staff recommendation: Grant the requested variance not to extend or terminate with a cul-de-sac Braesdale Lane and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the requested variance not to extend or terminate with a cul-de-sac Braesdale Lane and approved the plat subject to the CPC 101 form conditions.

Motion: Clark Second: Garza Vote: Unanimous Abstaining: None

Speakers for item 81: Sylvia Rivas – supportive

E SPECIAL EXCEPTIONS
NONE

F RECONSIDERATION OF REQUIREMENTS

82 Lindsey Lakes 

C3P Defer

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

Commission action: Deferred the plat for two weeks to allow time for staff, applicant, and Harris County to work on a compromise concerning issues.

Motion: Brave Second: Edminster Vote: Unanimous Abstaining: None

Speakers for item 82: Joseph Olson, Jim Lindsey, and Matt Lindsey – opposed; Rick Vazquez – applicant; Fred Mathis, Harris County – undecided.

Commissioners Alleman and Bryant abstained and left the room.

83 Metro Burnett Station Subdivision 

C2 Approve

Staff recommendation: Grant the requested variances with the following conditions:

1. Burnett Street’s final width will be determined based on traffic needs and what best supports the area’s economic development. METRO will provide additional ROW from their property from Main St. to Chestnut St. if needed to accommodate the traffic generated by the Station and to minimize impact to the adjacent neighborhood. The ROW will be provided in accordance with an anticipated agreement for the exchange of properties not in the ROW.

2. METRO shall prepare and submit a sidewalk plan to accommodate the pedestrian traffic generated by the Burnett Plaza Station. That plan shall address pedestrian access needs to the clinics and businesses on Main Street. METRO shall provide all sidewalks that are needed where there are none to access the stations.

3. Any easement needed for the sidewalk routes on METRO’s station property, and that creates connectivity across the station’s site, shall be provided by METRO at no cost to the City.

and subject to the CPC 101 form conditions.

Commission action: Grant the requested variances with the following conditions:

1. Burnett Street’s final width will be determined based on traffic needs and what best supports the area’s economic development. METRO will provide additional ROW from their property from Main St. to Chestnut St. if needed to accommodate the traffic generated by the Station and to minimize impact to the adjacent neighborhood. The ROW will be provided in accordance with an anticipated agreement for the exchange of properties not in the ROW.

2. METRO shall prepare and submit a sidewalk plan to accommodate the pedestrian traffic generated by the Burnett Plaza Station. That plan shall address pedestrian access needs to the clinics and businesses on Main Street. METRO shall provide all sidewalks that are needed where there are none to access the stations.
3. Any easement needed for the sidewalk routes on METRO’s station property, and that creates connectivity across the station’s site, shall be provided by METRO at no cost to the City. and subject to the CPC 101 form conditions.
   Motion: Davis   Second: Clark   Vote: Unanimous   Abstaining: None

Commissioners Alleman and Bryant returned.

G ADMINISTRATIVE
   NONE

H DEVELOPMENT PLAT VARIANCE

84 1816 Lubbock Street       DPV       Approve
   Staff recommendation: Grant the requested variance subject to the following condition, which is required by the HAHC 1. The width of the proposed two-story porch shall be at least 12’, spanning 50% of the front elevation of the residential structure and subject to the CPC 101 form conditions.
   Commission action: Grant the requested variance subject to the following condition, which is required by the HAHC 1. The width of the proposed two-story porch shall be at least 12’, spanning 50% of the front elevation of the residential structure and subject to the CPC 101 form conditions.
   Motion: Garza   Second: Nelson   Vote: Unanimous   Abstaining: None
   Speaker for item 84: Beatriz Wright and James Schriver – opposed

85 412 Quitman Street       DPV       Approve
   Staff recommendation: Grant the requested variance subject to the CPC 101 form conditions.
   Commission action: Grant the requested variance subject to the CPC 101 form conditions.
   Motion: Davis   Second: Edminster   Vote: Unanimous   Abstaining: None

I CERTIFICATES OF COMPLIANCE

86 18648 Kita Ct       COC       Approve
87 24241 Glory Ave     COC       Approve
88 24245 Glory Ave     COC       Approve
89 24249 Glory Ave     COC       Approve
90 21105 Briar Timber Dr COC       Approve
91 23794 Briar Thistle Ln COC       Approve
92 23778 Briar Thistle Ln COC       Approve
   Staff recommendation: Approve staff’s recommendation for item 86-92.
   Commission action: Approved staff’s recommendation for item 86-92.
   Motion: Davis   Second: Garza   Vote: Unanimous   Abstaining: None

J EXTENSIONS OF APPROVAL AND NAME CHANGES

93 Eagle Springs Water Well Site no 3       EOA       Approve
94 Grand Oaks Sec 2       EOA       Approve
95 Grand Oaks Sec 5       EOA       Approve
96 Grand Oaks Sec 6       EOA       Approve
97 Grand Oaks Sec 7       EOA       Approve
98 Grand Oaks Sec 8       EOA       Approve
99 Grand Oaks Sec 9       EOA       Approve
100 Grand Oaks Sec 10     EOA       Approve
101 Grand Oaks Sec 11     EOA       Approve
II. ESTABLISH A PUBLIC HEARING DATE OF MARCH 28, 2013
   a. D and B Acres replat no 1
   b. Melody Oaks partial replat no 3
   c. Villages of Northpointe West Sec 1 partial replat no 1
   d. Spring Street Square replat no 1
Staff recommendation: Establish a public hearing date of March 28, 2013 for item II a-d.
Commission action: Established a public hearing date of March 28, 2013 for item II a-d.
   Motion: Garza         Second: Clark       Vote: Unanimous      Abstaining: None

III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR 7879 KATY FREEWAY
Staff recommendation: Grant the requested variance to provide 17, instead of 22, off-street parking spaces on the site.
Commission action: Granted the requested variance to provide 17, instead of 22, off-street parking spaces on the site.
   Motion: Zakaria       Second: Edminster   Vote: Unanimous      Abstaining: None

IV. PLEASE EXCUSE THE ABSENCES OF COMMISSIONER EILEEN SUBINSKY
Commissioner Subinsky present; no Commission action required.

V. PUBLIC COMMENT
NONE

VI. ADJOURNMENT
There being no further business brought before the Commission Chair, Mark Kilkenny adjourned the meeting at 4:19 p.m.
   Motion: Bryant       Second: Subinsky    Vote: Unanimous      Abstaining: None

Mark Kilkenny, Chair

Marlene Gafrick, Secretary