Minutes of the Houston Planning Commission

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

March 14, 2013
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 2:36 p.m. with a quorum present.

Mark A. Kilkenny, Chair Absent
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 Porras-Pirtle
Algenita Segars Absent
Eileen Subinsky
Blake Tart III
Shaukat Zakaria
Mark Mooney for Absent
James Noack
Richard W. Stolleis for The Honorable Grady Prestage
Jackie Freeman for The Honorable Ed Emmett Absent

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 Schaffer, Deputy Director, Planning and Development Department.

APPROVAL OF THE FEBRUARY 28, 2013 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the February 28, 2013 Planning Commission meeting minutes.
   Motion: Clark       Second: Bryant       Vote: Carries       Abstaining: Amandes, Asakura, and Porras-Pirtle

I. PLATTING ACTIVITY   (Consent items A and B, 1-86)
Items removed for separate consideration: 16, 30, 34, 38, 39, 40, 41, 42, 53, 54, 55, 56, 57, 61, 62, and 68.
Staff recommendation: Approve staff’s recommendations for items 1 – 86 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1 – 86 subject to the CPC 101 form conditions.
   Motion: Bryant       Second: Subinsky       Vote: Unanimous       Abstaining: None

Commissioners Alleman, Clark, and Edminster abstained and left the room.

Staff recommendation: Approve staff’s recommendations for items 16, 30, 34, 38, 39, 40, 41, 42, 53, 54, 55, 56, 57, 61, 62, and 68 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 16, 30, 34, 38, 39, 40, 41, 42, 53, 54, 55, 56, 57, 61, 62, and 68 subject to the CPC 101 form conditions.
   Motion: Bohan       Second: Porras-Pirtle       Vote: Unanimous       Abstaining: None

Commissioners Alleman, Clark, and Edminster abstained and left the room.

C PUBLIC HEARINGS

87 Bella Vista 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: Bryant       Vote: Unanimous       Abstaining: None

88 Crockett Street Landing C3N Defer
Staff recommendation: Deferred the plat for two weeks for Chapter 42 planning standards.
Commission action: Deferred the plat for two weeks for Chapter 42 planning standards.
   Motion: Subinsky       Second: Edminster       Vote: Unanimous       Abstaining: None

Commissioner Alleman abstained and left the room.

89 Tucker Estates 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: Zakaria       Second: Clark       Vote: Unanimous       Abstaining: None
Speakers for item 89: Dale Tucker – supportive.

Commissioner Alleman returned.
90 Twenty Two East Shady Lane Estates 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 and for the applicant to provide revised information.
Commission action: Deferred the plat for two weeks to allow time for further study and legal review of the separately filed deed restrictions and for the applicant to provide revised information.
Motion: Bryant Second: Bohan Vote: Unanimous Abstaining: None
Speakers for item 90: Riaz Ahmad and Tom Huitt – opposed; Richard Smith, Managing Engineer, Public Works and Engineering Department.

91 Westgate Street Terrace 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: Bryant Vote: Unanimous Abstaining: None

D VARIANCES

92 Enclave in Sunset Heights C2R Approve
Staff recommendation: Grant the requested variances to allow a shared driveway to take access from a Major Thoroughfare and to allow two reserves to be less than 5000 square feet and to take access from a shared driveway and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variances to allow a shared driveway to take access from a Major Thoroughfare and to allow two reserves to be less than 5000 square feet and to take access from a shared driveway and approve the plat subject to the CPC 101 form conditions.
Motion: Alleman Second: Clark Vote: Unanimous Abstaining: None

Agenda items 93 and 97 were taken together and acted upon at this time with staff recommending a two week deferral for both items.

93 Houston This Is It Café partial replat no 1 C2R Defer
97 Prologis Park 45 North C2 Defer
Staff recommendation: Defer the plats for two weeks.
Commission action: Deferred the plats for two weeks.
Motion: Bryant Second: Nelson Vote: Unanimous Abstaining: None

94 Long Meadow Farms Commercial Reserve C2R Approve
Sec 1 partial replat no 2
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: Stolleis Second: Jard Vote: Unanimous Abstaining: None
Items 95 and 96 are taken together and acted upon at this time.

95  Pine Valley Development GP  GP  Approve
96  Tex Mex One Property      C2  Deny

Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions for item 95 and Deny the requested variance to not dedicate 100’ major thoroughfare ROW for Rosslyn Rd, grant the variance to not extend Hilbert St through the subject site and approve the plat subject to the CPC 101 form conditions for item 96.

Commission action: Granted the requested variance and approve the plat subject to the CPC 101 form conditions for item 95 and Denied the requested variance to not dedicate 100’ major thoroughfare ROW for Rosslyn Rd, granted the variance to not extend Hilbert St through the subject site and approve the plat subject to the CPC 101 form conditions for item 96.

Motion: Tattt  Second: Edminster  Vote: Unanimous  Abstaining: None
Speakers for items 95 and 96: Tom Huitl and Mark Graham – opposed.

98  Solis Complex          C2R  Approve

Staff recommendation: Grant the requested variance dual building line variance for the existing structure that encroaches into the 10’ building line along Cesar Chavez Street and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the requested variance dual building line variance for the existing structure that encroaches into the 10’ building line along Cesar Chavez Street and approved the plat subject to the CPC 101 form conditions.

Motion: Asakura  Second: Amandes  Vote: Unanimous  Abstaining: None

99  Town in City Brewing     C2  Approve

Staff recommendation: Grant the requested 15’ building line variance and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the requested 15’ building line variance and approved the plat subject to the CPC 101 form conditions.

Motion: Jard  Second: Asakura  Vote: Unanimous  Abstaining: None

100  Tulane Courtyards       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: Asakura  Second: Bryant  Vote: Unanimous  Abstaining: None

101  Yoakum Enclave         C2R  Approve

Staff recommendation: Grant the requested variance for a 5’ building line along the plat’s southern boundary and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the requested variance for a 5’ building line along the plat’s southern boundary and approved the plat subject to the CPC 101 form conditions.

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

E  SPECIAL EXCEPTIONS
   NONE

F  RECONSIDERATION OF REQUIREMENTS

102  Lindsey Lakes          C3P  Withdrawn
G  ADMINISTRATIVE
   NONE

H  DEVELOPMENT PLAT VARIANCE

103  3417 Elgin Street  DPV  Approve
   Staff recommendation: Grant the requested variances subject to the CPC 101 form conditions.
   Commission action: Granted the requested variances subject to the CPC 101 form conditions.
   Motion: Asakura  Second: Clark  Vote: Unanimous  Abstaining: None

104  11231 Southwest Freeway  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: Bohan  Second: Subinsky  Vote: Unanimous  Abstaining: None

I  CERTIFICATES OF COMPLIANCE

105  18888 Iris Lane  COC  Approve
106  27420 Saddle Rock Lane  COC  Approve
107  27043 Coach Light Lane  COC  Approve
108  460 Wildwood Forest Drive  COC  Approve
   Staff recommendation: Approve staff's recommendation for item 105-108.
   Commission action: Approved staff's recommendation for item 105-108.
   Motion: Bryant  Second: Clark  Vote: Unanimous  Abstaining: None

J  EXTENSIONS OF APPROVAL AND NAME CHANGES

109  Bradbury Forest Sec 6  EOA  Approve
110  Nanaksar Colony Subdivision  EOA  Approve
111  West Heights Commons (prev. West Twenty Fifth Landing Subdivision)  EOA  Approve
   Staff recommendation: Approve staff's recommendation for items 109-111.
   Commission action: Approved staff's recommendation for items 109-111.
   Motion: Amandes  Second: Alleman  Vote: Unanimous  Abstaining: None

II.  ESTABLISH A PUBLIC HEARING DATE OF APRIL 11, 2013
   a.  Allen Trace
   b.  Amended Plat of Almeda Place partial replat no 2
   c.  Ammar Estates
   d.  Casarez Estates replat no 1
   e.  Commercial Interests on Telephone
   f.  Sweet Terrace at Fayette
   g.  Tricons Enclave on Morse
   Staff recommendation: Establish a public hearing date of April 11, 2013 for item II a-g.
   Commission action: Established a public hearing date of April 11, 2013 for item II a-g.
   Motion: Clark  Second: Subinsky  Vote: Unanimous  Abstaining: None
III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR 3320 WHITE OAK BOULEVARD
Staff recommendation: Defer the plat for two weeks to allow time for additional study and review.
Commission action: Deferred the plat for two weeks to allow time for additional study and review.
Motion: Tatt Second: Clark Vote: Unanimous Abstaining: None
Speaker for item III: Carmen Flores and David Baird – opposed.

IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FRO 315 W. CLAY STREET
The application was withdrawn by the applicant.

V. PLEASE EXCUSE THE ABSENCE OF COMMISSIONER EILEEN SUBINSKY
Commissioners Amandes and Bohan are present; no Commission action required.

VI. PUBLIC COMMENT
NONE

VII. ADJOURNMENT
There being no further business brought before the Commission Chair, Mark Kilkenney adjourned the meeting at 3:37 p.m.
Motion: Bryant Second: Subinsky Vote: Unanimous Abstaining: None

Sonny Garza, Vice-Chair

Michael Schaffer, Secretary