Minutes of the Houston Planning Commission

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

March 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 2:35 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-Pirling
Algenita Segars
Eileen Subinsky
Blake Tart III
Shaukat Zakaria
Mark Mooney for
James Noack
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 MARCH 14, 2013 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the March 14, 2013 Planning Commission meeting minutes with change from Commissioner Kilkenny adjourning the meeting to Commissioner Garza.

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

I. PLATTING ACTIVITY (Consent items A and B, 1-96)
Items removed for separate consideration: 18, 35, 36, 53, 54, 55, and 87.
Staff recommendation: Approve staff’s recommendations for items 1 – 96 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1 – 96 subject to the CPC 101 form conditions.

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

Commissioners Alleman and Edminster abstained and left the room.

Staff recommendation: Approve staff’s recommendations for items 18, 35, 36, 53, 54, 55, and 87 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 18, 35, 36, 53, 54, 55, and 87 subject to the CPC 101 form conditions.

Motion: Davis Second: Zakaria Vote: Unanimous Abstaining: None

Commissioners Alleman and Edminster abstained and left the room.

C PUBLIC HEARINGS

97 Crockett Street Landing C3N Defer
Staff recommendation: Defer the plat for two weeks for Chapter 42 planning standards.
Commission action: Deferred the plat for two weeks for Chapter 42 planning standards.

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

98 D and B Acres replat no 1 C3N Defer
Staff recommendation: Defer the plat for two weeks per the applicant’s request.
Commission action: Deferred the plat for two weeks per the applicant’s request.

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

99 Melody Oaks partial replat no 3 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: Garza Vote: Unanimous Abstaining: None

100 Spring Street Square 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: Edminster Second: Clark Vote: Unanimous Abstaining: None
101 Twenty Two East Shady Lane 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: Garza Second: Davis Vote: Unanimous Abstaining: None
Speakers for item 101: John C. McMahon

102 Villages of Northpointe West Sec C3N Approve
1 partial replat no 1
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: Alleman Vote: Unanimous Abstaining: None

D VARIANCES

103 Arbor Trails GP GP Defer (change made at podium)
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: Jard Second: Davis Vote: Unanimous Abstaining: None

Agenda items 104, 105, 112, and 113 were taken together and acted upon at this time with staff recommending a two week deferral for all items.

104 Best Trash C2 Defer
105 Crawford Terrace C2R Defer
112 Grand Vista Sec 5 C3P Defer
113 Villages of Cypress Lakes Sec 29 C3P Defer
Staff recommendation: Defer the plats for two weeks.
Commission action: Deferred the plats for two weeks.
Motion: Jard Second: Alleman Vote: Unanimous Abstaining: None

106 Grand Parkway Industrial Park 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: Edminster Vote: Unanimous Abstaining: None

107 Houston This Is It Cafe partial replat no 1 C2R Withdrawn

108 McDonalds Elgin and Cullen 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: Davis Second: Clark Vote: Unanimous Abstaining: None
109  Prologis Park 45 North                      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: Tartt    Second: Porras-Pirtle    Vote: Unanimous    Abstaining: None

110  Shearn Street Terrace                      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: Edminster    Second: Davis    Vote: Unanimous    Abstaining: None
Commissioner Jard abstained and left the room.

111  Top Golf Spring                           C3R                      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: Davis    Second: Tartt    Vote: Carries    Abstaining: Garza
Commissioner Jard returned.

E    SPECIAL EXCEPTIONS
Item 112 was taken and acted upon with other deferred items earlier in the meeting.

F    RECONSIDERATION OF REQUIREMENTS
Item 113 was taken and acted upon with the other deferred items earlier in the meeting.

G    ADMINISTRATIVE
NONE
H DEVELOPMENT PLAT VARIANCE

114 2120 White Oak Drive DPV Approve
Staff recommendation: Grant the requested variance with 5 Off-Street parking spaces and 32 bike parking spaces.
Commission action: Granted the requested variance with staff’s recommended conditions as listed below but without the five parking spaces. In addition to staff’s recommendation, Commission requires the filing of a restrictive covenant to be recorded at the County by the property owner to restrict the garden to green space/landscaping for as long as the facility is operated as a restaurant. The City of Houston is the beneficiary of the restrictive covenant and will have the right to enforce it. If the restrictive covenant is not approved and filed, the variance is granted with the staff’s recommended conditions including the 5 on-site parking spaces.
Motion: Subinsky Second: Clark Vote: Unanimous Abstaining: None
Speakers for item 114: Al Stearns and Gene Rollins – opposed

I CERTIFICATES OF COMPLIANCE

115 26709 Spanish Oaks Drive COC Approve
Staff recommendation: Approve staff’s recommendation for item 115.
Commission action: Approved staff’s recommendation for item 115.
Motion: Garza Second: Alleman Vote: Unanimous Abstaining: None

J EXTENSIONS OF APPROVAL AND NAME CHANGES

116 Bridgeland Hidden Creek Sec 7 EOA Approve
117 Bridgeland Hidden Creek Sec 8 EOA Approve
118 Bridgeland Hidden Creek Sec 9 EOA Approve
119 Commons Waterway Sec 5 EOA Approve
120 Domatex EOA Approve
121 Foxwood Sec 13 EOA Approve
122 Marshall Oaks GP (prev. Greenbusch Tract GP) NC Approve
Staff recommendation: Approve staff’s recommendation for items 116-122.
Commission action: Approved staff’s recommendation for items 116-122.
Motion: Garza Second: Davis Vote: Unanimous Abstaining: None

II. ESTABLISH A PUBLIC HEARING DATE OF APRIL 25, 2013
a. Aishel House Reserve
b. Ashford Grove Sec 3 partial replat no 1
c. Aston Park
d. Ella Estates
e. Park Ridge Woodhead Gardens
f. Piney Point Estates partial replat no 4
g. Richmond Square
h. Tricon Potomac Street Enclave
i. Woodshire Villages Estate
Staff recommendation: Establish a public hearing date of April 25, 2013 for item II a-i.
Commission action: Established a public hearing date of April 25, 2013 for item II a-i.
Motion: Clark Second: Subinsky Vote: Unanimous Abstaining: None
III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR 3320 WHITE OAK BOULEVARD
Staff recommendation: Grant the requested variance with all conditions but without the five parking spaces and with the filing of a restrictive covenant to be recorded at the County by the owner to restrict the garden to green space/landscaping. If the restrictive convenient is not approved, the applicant will provide the 5 spaces and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance with all conditions but without the five parking spaces and with the filing of a restrictive covenant to be recorded at the County by the owner to restrict the garden to green space/landscaping. If the restrictive convenient is not approved, the applicant will provide the 5 spaces and approve the plat subject to the CPC 101 form conditions.

Motion: Davis  Second: Brave  Vote: Unanimous  Abstaining: None
Speakers for item III: Scott Kelman, ezra North, Jen Wulf, Emily Bolon, Ryan Pera, Morgan Weber, and Mary Lou Henry – supportive.

IV. PLEASE EXCUSE THE ABSENCES OF COMMISSIONER BRANDON DUDLEY
Commission action: Excused Commissioner Dudley’s absences.

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

V. PUBLIC COMMENT
Commissioner Amandes announced to the Commission that he is resigning from the Commission and has submitted his resignation letter to Mayor Parker.

VII. ADJOURNMENT
There being no further business brought before the Commission Chair, Mark Kilkenny adjoined the meeting at 3:51 p.m.

Motion: Bryant  Second: Subinsky  Vote: Unanimous  Abstaining: None

Mark Kilkenny, Chair

Marlene Gafrick, Secretary