

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 Porrás-Pirtle

Absent

Algenita Segars

Arrived at 2:59 p.m. during item 62

Eileen Subinsky

Blake Tart III

Shaukat Zakaria

Mark Mooney for

Left at 4:00 p.m. during item 84

The Honorable Ed Chance

Richard W. Stolleis for

Left at 4:07 p.m. during item 84

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 FEBRUARY 14, 2013 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the January 31, 2013 Planning Commission meeting minutes.

Motion: **Tartt** 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Commission Chair Mark Kilkenny addressed agenda item 67 at this time stating that it was withdrawn by applicant and with a request to establish a Public Hearing date of March 28, 2013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 C3N Approve
Extension

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

70 Enclave in Sunset Heights C2R Defer
73 Houston This Is It Café partial replat no 1 C2R Defer
75 Pine Valley Development GP GP Defer
79 Tulane Courtyards C2R Defer
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

102	Grand Oaks Sec 12	EOA	Approve
103	Northwest Cullen Plaza no 2	EOA	Approve
104	Retreat at Vintage Park Subdivision (prev. Discovery at Vintage Park Subdivision)	NC	Approve

Staff recommendation: Approve staff's recommendation for items **93-104**.

Commission action: Approved staff's recommendation for items **93-104**.

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

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

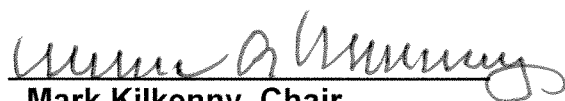
Commissioner Subinsky present; no Commission action required.

**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