

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 Porrás-Pirtle
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

Absent

Absent

arrived at 2:56 p.m. during item 106

Absent

Arrived at 2:38 p.m. during 97

Arrived at 2:37 p.m. during item 97

Absent

Absent

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 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 covenant 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 covenant 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.

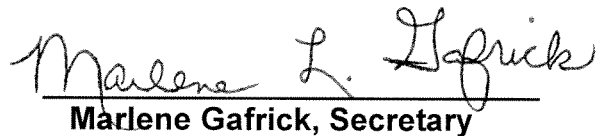
VII. ADJOURNMENT

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

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



Mark Kilkenny, Chair



Marlene Gafrick, Secretary