

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 James Noack	Absent
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: 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: **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.

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: **Tartt** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**

Speakers for items 95 and 96: Tom Huitt 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 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 EOA Approve
Landing Subdivision)

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 Alameda 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: **Tartt** 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 ABSENCES 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 Kilkenny adjourned the meeting at 3:37 p.m.

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



Sonny Garza, Vice-Chair



Michael Schaffer, Secretary