Minutes of the Houston Planning Commission

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

April 11, 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 2:33 p.m. with a quorum present.

Mark A. Kilkenny, Chair
M. Sonny Garza
Susan Alleman Absent
Keiji Asakura
Fernando Brave
Kenneth Bohan
Antoine Bryant Absent
Lisa Clark Absent
Brandon Dudley Absent
Truman C. Edminster III
James R. Jard
Paul R. Nelson
Linda Porras-Purtle
Algenita Segars
Eileen Subinsky
Blake Tart III
Shaukat Zakaria Absent
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 Marlene Gafrick, Director, Planning and Development Department.

APPROVAL OF THE MARCH 28, 2013 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the March 28, 2013 Planning Commission meeting minutes.
Motion: Subinsky Second: Garza Vote: Unanimous Abstaining: None

I. PLATTING ACTIVITY (Consent items A and B, 1-78)
Items removed for separate consideration: 36 and 37.
Staff recommendation: Approve staff’s recommendations for items 1 – 78 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1 – 78 subject to the CPC 101 form conditions.
Motion: Garza Second: Bohan Vote: Unanimous Abstaining: None

Commissioners Edminster abstained and left the room.

Staff recommendation: Approve staff’s recommendations for items 36 and 37 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 36 and 37 subject to the CPC 101 form conditions.
Motion: Asakura Second: Davis Vote: Unanimous Abstaining: None

Commissioners Edminster abstained and left the room.

C PUBLIC HEARINGS

79 Allen Trace C3N
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: Davis Vote: Unanimous Abstaining: None

80 Amended Plat of Almeda Place partial replat no 2 C3N
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: Davis Vote: Unanimous Abstaining: None

81 Ammar Estates C3N
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: Jard Second: Brave Vote: Unanimous Abstaining: None

82 Cazares Estates replat no 1 C3N
Withdrawn

83 Commercial Interests on Telephone C3N
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: Subinsky Vote: Unanimous Abstaining: None
84  Crockett Street Landing  C3N  Withdrawn
Staff recommendation: Withdraw the plat and reestablish a public hearing for May 9, 2013.
Commission action: Withdrew the plat and established a public hearing for May 9, 2013.
  Motion: Brave  Second: Bohan  Vote: Unanimous  Abstaining: None

85  D and B Acres replat no 1  C3N  Defer
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: Porras-Purtle  Second: Garza  Vote: Unanimous  Abstaining: None

86  Sweet Terrace at Fayette  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: Bohan  Second: Subinsky  Vote: Unanimous  Abstaining: None

87  Tricons Enclave on Morse  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: Davis  Second: Garza  Vote: Unanimous  Abstaining: None

D  VARIANCES

88  Arbor Trails GP  GP  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: Asakura  Second: Brave  Vote: Unanimous  Abstaining: None

Agenda items 89, 92, 94, 95, 98, and 99 were taken together and acted upon at this time with staff recommending a two week deferral for all items.

89  Best Trash  C2  Defer
92  Kennedy Greens South Commercial  C3P  Defer
94  Project Lucy Sec 1  C3R  Defer
98  Modern Eado  C2R  Defer
99  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: Bohan  Second: Tattt  Vote: Unanimous  Abstaining: None

90  Crawford Terrace  C2R  Approve (change made at podium)
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: Edminster  Vote: Unanimous  Abstaining: None
91  Houston This is It Café Partial Replat No 1  C2R  Approve
Staff recommendation: Grant the requested variance for a patio to be at a 5’ BL with a roof overhang to encroach 30” and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance for a patio to be at a 5’ BL with a roof overhang to encroach 30” and approved the plat subject to the CPC 101 form conditions.
   Motion: Brave  Second: Asakura  Vote: Unanimous  Abstaining: None

93  Mosley Court Place  C2R  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: Asakura  Second: Davis  Vote: Unanimous  Abstaining: None

96  Waterford Springs  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: Bohan  Vote: Unanimous  Abstaining: None

E  SPECIAL EXCEPTIONS

97  Grand Vista Sec 5  C3P  Approve
Staff recommendation: Grant the requested special exception and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested special exception and approved the plat subject to the CPC 101 form conditions.
   Motion: Davis  Second: Brave  Vote: Unanimous  Abstaining: None

F  RECONSIDERATION OF REQUIREMENTS

Items 98 and 99 were taken and acted upon with the other deferred items earlier in the meeting.

G  ADMINISTRATIVE
NONE

H  DEVELOPMENT PLAT VARIANCE

100  12602 Pinerock Lane  DPV  Approve
Staff recommendation: Grant the requested variance.
Commission action: Granted the requested variance.
   Motion: Davis  Second: Subinsky  Vote: Unanimous  Abstaining: None

101  2405 W Mount Houston Road  DPV  Approve
Staff recommendation: Grant the requested variance.
Commission action: Granted the requested variance.
   Motion: Garza  Second: Edminster  Vote: Unanimous  Abstaining: None
Speaker for item 101: Francisco Carrillo – opposed.
I. CERTIFICATES OF COMPLIANCE

102  9819 Wallisville Road  COC  Approve
103  23690 US Highway 59  COC  Approve
104  18541 Indigo Way  COC  Approve
105  2405 W Mount Houston Road  COC  Approve

Staff recommendation: Approve staff’s recommendation for items 102-105.
Commission action: Approved staff’s recommendation for item 102-105

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<th>Motion: Davis  Second: Tattt  Vote: Unanimous  Abstaining: None</th>
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J. EXTENSIONS OF APPROVAL AND NAME CHANGES

106  Chasewood Park Sec 2 partial replat no 1  EOA  Approve
107  Metro Traction Power Substation Harrisburg Boulevard Subdivision  EOA  Approve
108  Oakcrest North Sec 5 partial replat no 1  EOA  Approve
109  TRG Memorial LP (prev. Aura Memorial)  NC  Approve
110  Villas at Canyon Lakes West Sec 2 (prev. Villas at Canyon Lake West Sec 2)  NC  Approve

Staff recommendation: Approve staff’s recommendation for items 106-110.
Commission action: Approved staff’s recommendation for items 106-110.

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<th>Motion: Davis  Second: Asakura  Vote: Unanimous  Abstaining: None</th>
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II. ESTABLISH A PUBLIC HEARING DATE OF MAY 9, 2013

a. Bosque Place
b. Elmen Place replat no 1
c. Fairdale Place Condominiums partial replat no 1
d. Herkimer Place
e. Johnson Street Estates replat no 1
f. Montione Villas on Elgin partial replat no 1
g. Seven Oaks South partial replat no 1
h. Shadow Lawn Addition partial replat no 1

Staff recommendation: Establish a public hearing date of May 9, 2013 for item II a-h.
Commission action: Established a public hearing date of May 9, 2013 for item II a-h.

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<th>Motion: Davis  Second: Bohan  Vote: Unanimous  Abstaining: None</th>
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III. CONSIDERATION OF AN APPEAL OF THE DECISION OF THE HOUSTON ARCHAEOLOGICAL AND HISTORICAL COMMISSION ON MARCH 21, 2013 FOR THE DENIAL OF A CERTIFICATE OF APPROPRIATENESS FOR 1638 HARVARD STREET-HOUSTON HEIGHTS HISTORIC DISTRICT EAST

Staff recommendation: No recommendation given.
Commission action: Deferred the consideration of the appeal of the decision of the Houston Archaeological and Historical Commission on March 21, 2013 to deny a Certificate of Appropriateness for 1638 Harvard Street-Houston Heights Historic District East for two weeks to allow time for the applicant to submit detailed information on replacement windows and to provide information on why current windows are damaged beyond repair.

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<th>Motion: Jard  Second: Tattt  Vote: Carries  Opposed: Garza</th>
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Speakers for item III: Sharon Greiff – no position noted; Bill Pellerin, Kent Marsh, and Willie Childers – opposed; Sue Lovell, applicant - supportive; Peggy Gilbert – applicant.
IV. PLEASE EXCUSE THE ABSENCES OF COMMISSIONERS ASAKURA, BOHAN, AND DUDLEY
Commissioners Asakura and Bohan were present, no action needed.
Commission action: Excused Commissioner Dudley's absences.
  Motion: Davis  Second: Edminster  Vote: Unanimous  Abstaining: None

V. PUBLIC COMMENT
Marlene Gafrick, Director, Planning and Development Department announced that there will be a Historic Preservation Fair on Saturday May 18, 2013.

VI. ADJOURNMENT
There being no further business brought before the Commission Chair, Mark Kilkenny adjourned the meeting at 4:02 p.m.
  Motion: Garza  Second: Brave  Vote: Unanimous  Abstaining: None

Mark Kilkenny, Chair

Marlene Gafrick, Secretary