Minutes of the Houston Planning Commission

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

May 9, 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
Keiji Asakura
Fernando Brave
Kenneth Bohan
Antoine Bryant
Lisa Clark
Brandon Dudley
Truman C. Edminster III
James R. Jard
Paul R. Nelson
Linda Porras-Pittle
Absent
Algenita Davis
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

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 APRIL 25, 2013 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the April 11, 2013 Planning Commission meeting minutes.
   Motion: Garza       Second: Davis       Vote: Unanimous       Abstaining: None

I. PLATTING ACTIVITY   (Consent items A and B, 1-95)
Item 45 was changed from Approve to Defer per applicant’s request. Items removed for separate consideration: 12, 17, 18, 19, 24, 25, 29, 48, 49, 50, 53 and 73.
Staff recommendation: Approve staff’s recommendations for items 1 – 95 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1 – 95 subject to the CPC 101 form conditions.
   Motion: Clark       Second: Subinsky       Vote: Unanimous       Abstaining: None

Commissioners Alleman, Clark and Edminster abstained and left the room.

Staff recommendation: Approve staff’s recommendations for items 12, 17, 18, 19, 24, 25, 29, 48, 49, 50, 53 and 73 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 12, 17, 18, 19, 24, 25, 29, 48, 49, 50, 53 and 73 subject to the CPC 101 form conditions.
   Motion: Bohan       Second: Bryant       Vote: Unanimous       Abstaining: None

Commissioners Alleman, Clark and Edminster returned.

C   PUBLIC HEARINGS

96  Ammar Estates       C3N       Withdrawn
Speakers for item 96: Joseph Ray Cepeda, Rosa Castiel, Jack Krifuer, and Marcia Shaw – opposed; Dr. Aijaz Khowaja, owner – supportive, Joyce Owens – representing owner

97  Crockett Street Landing       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: Jard       Second: Tatt       Vote: Unanimous       Abstaining: None

98  Ella 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: Bryant       Second: Subinsky       Vote: Unanimous       Abstaining: None
Speaker for item 98: Paul Akscyn

99  Elmen Place replat no 1       C3N       Defer
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: Garza       Second: Zakaria       Vote: Unanimous       Abstaining: None
Commissioner Edminster abstained and left the room.

100  Fairdale Place Condominiums partial replat no 1  C3N  Defer
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: Zakaria  Second: Bohan  Vote: Unanimous  Abstaining: None

Commissioner Edminster returned.

101  Herkimer Place  C3N  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: Bryant  Second: Clark  Vote: Unanimous  Abstaining: None

Commissioner Alleman abstained and left the room.

102  Johnson Street Estates 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: Garza  Second: Clark  Vote: Unanimous  Abstaining: None

Commissioner Alleman returned.

103  Montione Villas on Elgin 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: Clark  Second: Bryant  Vote: Unanimous  Abstaining: None

Commissioner Edminster abstained and left the room.

104  Seven Oaks South 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: Clark  Second: Alleman  Vote: Unanimous  Abstaining: None

Commissioner Edminster returned.

105  Shadow Lawn Addition partial replat no 1  C3N  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: Bryant  Second: Subinsky  Vote: Unanimous  Abstaining: None
D  VARIANCES

Agenda items 106, 107, 111, and 113 were taken together and acted upon at the same time with staff requesting a two week deferral for all items.

106  Alden Woods GP  GP  Defer
107  Benavidez Reserve  C2R  Defer
111  Rasmus  C2R  Defer
113  Eldridge Forty Six  C3P  Defer

Staff recommendation: Defer the plats for two weeks.
Commission action: Deferred the plats for two weeks.
    Motion: Davis  Second: Edminster  Vote: Unanimous  Abstaining: None

Commissioner Alleman abstained and left the room.

108  Crossing at Cinco Fulshear  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: Stolleis  Second: Nelson  Vote: Unanimous  Abstaining: None

Commissioner Alleman returned.

109  Kennedy Greens South Commercial  C3P  Approve

Staff recommendation: Deny the requested variance and approve the plat subject to the cul-de-sac termination of Cypress Knee Lane and the extension of Balmorhea Avenue and subject to the CPC 101 form conditions.
Commission action: Deny the requested variance and approve the plat subject to the cul-de-sac termination of Cypress Knee Lane and the extension of Balmorhea Avenue and subject to the CPC 101 form conditions.
    Motion: Garza  Second: Alleman  Vote: Unanimous  Abstaining: None

110  Plaza Verde Buildings  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: Clark  Second: Bryant  Vote: Unanimous  Abstaining: None

E  SPECIAL EXCEPTIONS
NONE
F  RECONSIDERATION OF REQUIREMENTS

112  Brindley Estate  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: Edminster  Second: Alleman  Vote: Carries  Abstaining: Edminster

G  ADMINISTRATIVE
NONE

H  DEVELOPMENT PLAT VARIANCE

114  1920 Kipling Street  DVP  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: Bohan  Vote: Unanimous  Abstaining: None

115  1814 State Street  DVP  Approve
Staff recommendation: Grant the requested variance for a 15' building line for the proposed single family structure and approve the development plat with the condition that applicant must provide two 3" caliper street trees and subject to the CPC 101 form conditions.
Commission action: Grant the requested variance for a 15' building line for the proposed single family structure and approve the development plat with the condition that applicant must provide two 3" caliper street trees and subject to the CPC 101 form conditions.
   Motion: Asakura  Second: Clark  Vote: Unanimous  Abstaining: None

Items I and J were taken and acted upon together.

I  CERTIFICATES OF COMPLIANCE

116  23889 Briar Bark Lane  COC  Approve
117  27001 Spanish Oak Drive  COC  Approve
118  20003 West Forest Drive  COC  Approve

J  EXTENSIONS OF APPROVAL AND NAME CHANGES

119  Beckenridge Forest Sec 10  EOA  Approve
120  Tidwell Lakes Drive Street Dedication Sec 1 NC  Approve
   (prev. Tidwell Lakes Drive btw Beltway 8 and Lagerfield Lane STD)
121  Terraces at Palm (prev. Palm Villas)  Approve
   Motion: Garza  Second: Davis  Vote: Unanimous  Abstaining: None
II. ESTABLISH A PUBLIC HEARING DATE OF JUNE 6, 2013
   a. Allston Houston Heights partial replat no 2
   b. Bercons Enclave on Morse Street
   c. Bosque Place
   d. Newcastle Courts partial replat no 2
   e. North Lake at Gleannloch Farms Sec 2
   f. Oakcrest North Sec 5 partial replat no 1
   g. Towne Lake Sec 24 partial replat no 1
   h. West Oaks Place replat and extension replat no 1
Staff recommendation: Establish a public hearing date of June 6, 2013 for item II a-h.
Commission action: Established a public hearing date of June 6, 2013 for item II a-h.
Motion: Garza  Second: Davis  Vote: Unanimous  Abstaining: None

III. EXCUSE THE ABSENCES OF COMMISSIONERS KENNETH J. BOHAN, BRANDON DUDLEY, MARK J. MOONEY, P.E. AND LINDA PORRAS-PIRTLE
Commissioners Bohan and Mooney were present, no action needed.
Commission action: Excused the absences of Commissioners Dudley and Porras-Pirtle.
Motion: Clark  Second: Zakaria  Vote: Unanimous  Abstaining: None

V. PUBLIC COMMENT
   NONE

VI. ADJOURNMENT
There being no further business brought before the Commission Chair, Mark Kilkenny adjourned the meeting at 3:32 p.m.
Motion: Davis  Second: Subinsky  Vote: Unanimous  Abstaining: None

Mark Kilkenny, Chair

Marlene Gafrick, Secretary