

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	Absent
Kenneth Bohan	
Antoine Bryant	
Lisa Clark	
Brandon Dudley	Absent
Truman C. Edminster III	
James R. Jard	
Paul R. Nelson	
Linda Porras-Pirtle	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Withdrawn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: **Tartt** 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
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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
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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
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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 btwn Beltway 8 and Lagerfield Lane STD)

121 Terraces at Palm (prev. Palm Villas)

Approve

Staff recommendation: Approve staff's recommendation for items **116-121**.

Commission action: Approved staff's recommendation for items **116-121**.

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.

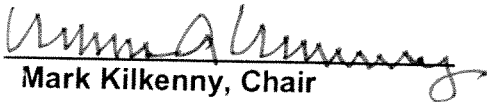
Motion: **Clark** Second: **Zakaria** Vote: **Unanimous** Abstaining: **None**

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