Minutes of the Houston Planning Commission

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

May 23, 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 2:39 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-Pirtle
Algenita Davis
Eileen Subinsky
Blake Tart III
Shaukat Zakaria
Mark Mooney
James Noack
Richard W. Stolleis
The Honorable Grady Prestage
Jackie Freeman
The Honorable Ed Emmett

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 MAY 9, 2013 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the May 9, 2013 Planning Commission meeting minutes.
  Motion: Clark  Second: Subinsky  Vote: Carries  Abstaining: Brave and Porras-Pirtle

I. PLATTING ACTIVITY  (Consent items A and B, 1- 109)
Item 44 was Defer to Approve. Items removed for separate consideration: 29, 31, 32, 33, 35, 36, 55, 56, 61 and 73.
Staff recommendation: Approve staff’s recommendations for items 1 – 109 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1 – 109 subject to the CPC 101 form conditions.
  Motion: Garza  Second: Bryant  Vote: Unanimous  Abstaining: None

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

Staff recommendation: Approve staff’s recommendations for items 29, 31, 32, 33, 35, 36, 55, 56, 61 and 73 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 29, 31, 32, 33, 35, 36, 55, 56, 61 and 73 subject to the CPC 101 form conditions.
  Motion: Subinsky  Second: Bohan  Vote: Unanimous  Abstaining: None

Commissioners Alleman, Clark, Edminster and Jard returned.

C  PUBLIC HEARINGS

110  Bradford Mews
C3N  Defer
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Deferred the plat for two weeks to allow time for residents and Legal to discuss additional information.
  Motion: Edminster  Second: Brave  Vote: Unanimous  Abstaining: None
Speakers for item 110: Delia Cuellar and Shane Wilson – opposed; Arva Howard- City of Houston Legal Department

111  Crawford Mews
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: Zakaria  Vote: Unanimous  Abstaining: None
Speaker for item 111: Laura Nagel- undecided; Belinda King - applicant
112  Elmen Place replat no 1  C3N  Approve
Staff recommendation: Deny the requested variances and disapprove the plat.
Commission action: Granted the requested variance with the condition of two larger trees of 3’
caliper, a five feet sidewalk along Elmen and design the sidewalk at a 45 degree angle per PWE
Infrastructure Design Manual and coordinate landscaping with the Planning Director prior to
recording and approve the plat subject to the CPC 101 form conditions.
Motion: Garza  Second: Zakaria  Vote: Unanimous  Abstaining: None
Speakers for item 112: Kevin Kolb, John Luman, M.F. Qaddom, Jay Cawley, Marilyn Fehrenkamp,
Karl Fehrenkamp, Sue Lovell, Earl Lorroll, Lynda Transier, and Jim Leggett- supportive; Mark
Lothen, Deputy Director, Public Works and Engineering Department.

Commissioner Edminster abstained and left the room.

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

Commissioner Edminster returned.

114  Lucile Place partial 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: Porras-Pirtle  Vote: Unanimous  Abstaining: None

Commissioner Alleman abstained and left the room.

115  Maple Heights Replat no 1 and extension  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: Subinsky  Second: Bohan  Vote: Unanimous  Abstaining: None
Speakers for item 115: Scot Davis- supportive; Laura Rowley, Jarrod Sparks, Charlie Harrison,
Roxanne Davis, and Mandi Peavy - opposed; Sue Lovell and Eileen Reed – no position stated; Mark
Lothen, Deputy Director, Public Works and Engineering Department.

Commissioner Alleman returned.

116  Park 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: Clark  Second: Alleman  Vote: Unanimous  Abstaining: None
Speaker for item 116: Kathryn Guerrero - opposed

117  Richmond Square  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: Brave  Vote: Unanimous  Abstaining: None
118 Villa De Isabella  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

119 Waverly Court 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: Asakura  Second: Bryant  Vote: Unanimous  Abstaining: None

D VARIANCES

120 Alden Woods GP  GP  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: Asakura  Vote: Unanimous  Abstaining: None

121 Benavidez Reserve  C2R  Approve
Staff recommendation: Grant the requested three variances 1) to allow a dual building line for the existing warehouse along Tuffly Street and Pearl Street 2) to not make 5’ right-of-way dedication to Tuffly Street, 3) to not provide a 15’ x 15’ visibility triangle at the corner of Pearl Street and Tuffly Street and deny the variance to allow the new structure with 0’ building line along Pearl Street and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested three variances 1) to allow a dual building line for the existing warehouse along Tuffly Street and Pearl Street 2) to not make 5’ right-of-way dedication to Tuffly Street, 3) to not provide a 15’ x 15’ visibility triangle at the corner of Pearl Street and Tuffly Street and denied the variance to allow the new structure with 0’ building line along Pearl Street and approved the plat subject to the CPC 101 form conditions.
Motion: Edminster  Second: Davis  Vote: Unanimous  Abstaining: None

122 Blackburn  C2  Withdrawn

123 Bridgeland Lakeland Heights Sec 9  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: Asakura  Second: Clark  Vote: Unanimous  Abstaining: None

124 Deluxe Theater  C2  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
125 Enclave at Oxford Park
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: Clark Second: Alleman Vote: Unanimous Abstaining: None

126 Logan Park GP
Staff recommendation: Grant the requested variance and approve the general plan subject to the CPC 101 form conditions.
Commission action: Granted the requested variance and approved the general plan subject to the CPC 101 form conditions.
Motion: Porras-Pirtle Second: Tattt Vote: Unanimous Abstaining: None
Speaker for item 126: Mary Lou Henry

127 Mandellina
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: Jard Second: Bryant Vote: Unanimous Abstaining: None

128 Rasmus
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: Davis Second: Bryant Vote: Unanimous Abstaining: None

Agenda items 129, 131, and 135 were taken together and acted upon at the same time with staff requesting a two week deferral for all items.

129 Spring Valley Cove
Staff recommendation: Defer the plats for two weeks.
Commission action: Deferred the plats for two weeks.
Motion: Bohan Second: Alleman Vote: Unanimous Abstaining: None

130 Summer Heights
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: Clark Vote: Unanimous Abstaining: None
E  SPECIAL EXCEPTIONS
NONE

Items 132, 133, and 134 were taken together at this time.

132  Summer Lake Ranch Sec 3  C3P  Approve
133  Summer Lake Ranch Sec 4  C3P  Approve
134  Summer Lake Ranch Sec 5  C3P  Approve
Staff recommendation: Grant the requested special exception variances and approve the plats subject to the CPC 101 form conditions.
Commission action: Granted the requested special exception variances and approved the plats subject to the CPC 101 form conditions.
  Motion: Edminster  Second: Clark  Vote: Unanimous  Abstaining: None

F  RECONSIDERATION OF REQUIREMENTS

136  Ferrer GP  GP  Withdrawn

137  Kukendahl Storage  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: Bryant  Vote: Unanimous  Abstaining: None

G  ADMINISTRATIVE
NONE

H  DEVELOPMENT PLAT VARIANCE

138  10220 E Hardy Street  DVP  Approve
Staff recommendation: Grant the requested variance.
Commission action: Granted the requested variance.
  Motion: Davis  Second: Nelson  Vote: Unanimous  Abstaining: None

139  0 Kane Street  DVP  Approve
Staff recommendation: Grant the requested variance.
Commission action: Granted the requested variance.
  Motion: Davis  Second: Bryant  Vote: Unanimous  Abstaining: None
Speaker for item 139: Ponfiniu F. Diaz - opposed.

140  1920 Kipling Street  DVP  Approve
Staff recommendation: Grant the requested variance for a 25' building line for the proposed porch addition and approve the development plat.
Commission action: Granted the requested variance for a 25' building line for the proposed porch addition and approve the development plat.
  Motion: Brave  Second: Bohan  Vote: Unanimous  Abstaining: None
Items I and J were taken and acted upon together.

I. CERTIFICATES OF COMPLIANCE

141 0 Birnham Woods Drive COC Approve

J. EXTENSIONS OF APPROVAL AND NAME CHANGES

142 Boardwalk at Towne Lake Subdivision EOA Approve
143 Honeycomb Ridge Subdivision EOA Approve
144 Woodland Hills Drive north of Sunset Ridge EOA Approve
   Sec 3 STD
145 Vermont Place partial replat no 2 NC Approve
   (prev. Vermont Place Addition partial replat no 1)
146 Woodlands Metro Center Hughes Landing NC Approve
   Boulevard STD (prev. Metro Center Hughes Landing Boulevard STD)

Staff recommendation: Approve staff’s recommendation for items 142-146.
Commission action: Approved staff’s recommendation for items 142-146.
Motion: Bryant Second: Davis Vote: Unanimous Abstaining: None

II. ESTABLISH A PUBLIC HEARING DATE OF JUNE 20, 2013
   a. Cobbley Estate
   b. Deerbrook Park Reserve
   c. Dolce Living at Midtown
   d. Gosling Development partial replat no 2
   e. Marilyn Estates Sec 6 partial replat no 1
   f. Meadowview Farms Sec 8
   g. Raintree Place Sec 3 partial replat no 1
   h. West Twenty Sixth Place

Staff recommendation: Establish a public hearing date of June 20, 2013 for item II a-h.
Commission action: Established a public hearing date of June 20, 2013 for item II a-h.
Motion: Bryant Second: Subinsky Vote: Unanimous Abstaining: None

III. CONSIDERATION OF A VARIANCE TO THE LANDSCAPE REQUIREMENTS OF THE TREE
     & SHRUB ORDINANCE FOR PROPERTY LOCATED AT 174 YALE STREET

Staff recommendation: Defer the plat for two weeks to allow time for further study and review.
Commission action: Deferred the plat for two weeks to allow time for further study and review.
Motion: Bryant Second: Bohan Vote: Unanimous Abstaining: None

IV. PUBLIC COMMENT

Commissioner Davis made a comment regarding concerns about ruminant parcels and
establishing additional rules or guidelines for TXDOT.

V. ADJOURNMENT

There being no further business brought before the Commission Chair, Mark Kilkenny adjourned the
meeting at 5:24 p.m.
Motion: Garza Second: Alleman Vote: Unanimous Abstaining: None

Mark Kilkenny, Chair

Marlene Gafrick, Secretary