Minutes of the Houston Planning Commission

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

June 6, 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
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
Martha Stein
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

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 23, 2013 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the May 23, 2013 Planning Commission meeting minutes.
  Motion: Clark   Second: Tartt   Vote: Unanimous   Abstaining: None

I. PLATTING ACTIVITY    (Consent items A and B, 1-94)
Item 44 was Defer to Approve. Items removed for separate consideration: 8, 10, 24, 43, 44, 45, and 46.
Staff recommendation: Approve staff’s recommendations for items 1 – 94 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1 – 94 subject to the CPC 101 form conditions.
  Motion: Bryant   Second: Alleman   Vote: Unanimous   Abstaining: None

Commissioners Alleman and Edminster abstained and left the room.

Staff recommendation: Approve staff’s recommendations for items 8, 10, 24, 43, 44, 45, and 46 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 8, 10, 24, 43, 44, 45, and 46 subject to the CPC 101 form conditions.
  Motion: Zakaria   Second: Subinsky   Vote: Unanimous   Abstaining: None

Commissioners Alleman and Edminster returned.

C         PUBLIC HEARINGS

95  Allston Houston Heights 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: Bohan   Vote: Unanimous   Abstaining: None

96  Bercons 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: Bryant   Second: Clark   Vote: Unanimous   Abstaining: None
Speaker for item 96: Bruce Harrover

97  Bosque Place 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: Alleman   Vote: Unanimous   Abstaining: None
98  Bradford 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: Zakaria  Second: Clark  Vote: Unanimous  Abstaining: None
Speakers for item 98: Susan Ellis, Dairus DeNei (sp), and Cynthia Greenwood – opposed; Cynthia Dorghezi (builder) Mike Spear (Realtor) – supportive; Belinda King, applicant—approve

Commissioner Edminster abstained and left the room.

99  Fairdale Place Condominiums partial replat no 1  C3N  Withdrawn
Commission action: Withdrew the application and reestablished a public hearing date of July 11, 2013 at the applicant’s request.
Motion: Zakaria  Second: Asakura  Vote: Carries  Abstaining: Bohan and Jard
Speaker for item 99: Chris Browne – applicant

Commissioner Edminster returned.

100  Newcastle Courts 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: Bryant  Second: Alleman  Vote: Unanimous  Abstaining: None

101  North Lake at Gleannloch Farms Sec 2  C3N  Defer
Staff recommendation: Defer the plat for two weeks for Chapter 42 planning standards to address 1400’ intersection spacing internally.
Commission action: Deferred the plat for two weeks for Chapter 42 planning standards to address 1400’ intersection spacing internally.
Motion: Bohan  Second: Subinsky  Vote: Unanimous  Abstaining: None

102  Oakcrest North Sec 5 partial 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: Porras-Pirtle  Second: Edminster  Vote: Unanimous  Abstaining: None

Commissioners Alleman and Edminster abstained and left the room.

103  Towne Lake Sec 24 partial replat no 1  C3N  Defer
Staff recommendation: Defer the plat for two weeks to allow time for additional information and further study and review.
Commission action: Deferred the plat for two weeks to allow time for additional information and further study and review.
Motion: Bryant  Second: Clark  Vote: Unanimous  Abstaining: None

Commissioner Alleman and Edminster returned.
104 West Oaks Place Replat and extension 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: Nelson Second: Davis Vote: Unanimous Abstaining: None

Speakers for item 104: David Introligaton – opposed; Weldon Rigby – no position stated

D VARIANCES

105 Kennedy Greens South GP

GP Withdraw

Items 106, 107, 110, 111, and 112 were taken together at this time with staff requesting a two week deferral for all items.

106 Madek Price

C2 Defer

107 Memorial Multifamily replat no 1

C2R Defer

110 Tavanh

C2 Defer

111 Westheimer at Sage partial replat no 1

C2R Defer

112 Westwind Business Park

C2R Defer

Staff recommendation: Defer the plats for two weeks for further study and review and Chapter 42 planning standards.
Commission action: Deferred the plats for two weeks to allow time for further study and review and for Chapter 42 planning standards.

Motion: Bryant Second: Bohan Vote: Unanimous Abstaining: None

108 Spring Valley Cove

C3P Approve

Staff recommendation: Grant the requested variance and approve the plat subject to the conditions that applicant will provide 5’ sidewalks and 3” caliper trees and subject to the CPC 101 form conditions.
Commission action: Granted the requested variance and approved the plat subject to the conditions that the applicant will provide 5’ sidewalks and 3” caliper trees and subject to the CPC 101 form conditions.

Motion: Subinsky Second: Asakura Vote: Unanimous Abstaining: None

Speakers for item 108: Cynthia Fronterhouse and Rachel Tenenbown – supportive.

109 Stewart Tubular

C3R 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: Bohan Second: Edminster Vote: Unanimous Abstaining: None

Speakers for item 109: Timothy Burch – undecided; Steve Samuel and Joshua Kester, applicants – supportive; Larry Justice

113 Woodlands Metro Center Sec 77

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: Mooney Second: Jard Vote: Carries Abstaining: Alleman
E  SPECIAL EXCEPTIONS

114  Twin Falls General Plan  GP  Approve
Staff recommendation: Grant the requested special exception variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested special exception variance and approved the plat subject to the CPC 101 form conditions.
Motion: Tatt  Second: Clark  Vote: Unanimous  Abstaining: None

F  RECONSIDERATION OF REQUIREMENTS

115  Eldridge Forty Six  C3P  Withdraw
116  Kennedy Greens South Commercial  C3P  Withdraw

G  ADMINISTRATIVE
NONE

H  DEVELOPMENT PLAT VARIANCE

117  5713 Gulf Freeway  DVP  Approve
Staff recommendation: Grant the requested variance subject to the minimum 5’ wide sidewalk along Sunnyland Street and Gulf Freeway and provide 3” caliper trees instead of the required 1.5” per Chapter 33.
Commission action: Granted the requested variance subject to the minimum 5’ wide sidewalk along Sunnyland Street and Gulf Freeway and provide 3” caliper trees instead of the required 1.5” per Chapter 33.
Motion: Davis  Second: Bryant  Vote: Unanimous  Abstaining: None

118  Pineridge Street  DVP  Approve
Staff recommendation: Grant the requested variance to encroach into the 10’ BL along Pecore subject to a minimum 5’ wide sidewalk along Pecore and Pineridge Streets and provide 3” caliper street trees instead of the required 1.5” per Chapter 33.
Commission action: Granted the requested variance to encroach into the 10’ BL along Pecore subject to a minimum 5’ wide sidewalk along Pecore and Pineridge Streets and provide 3” caliper street trees instead of the required 1.5” per Chapter 33.
Motion: Davis  Second: Bryant  Vote: Unanimous  Abstaining: None

I  CERTIFICATES OF COMPLIANCE

119  20355 Redbud Rd.  COC  Approve
120  20002 W. Forest Dr.  COC  Approve
121  26932 Saddle Rock Lane  COC  Approve
122  19790 Holly Glen  COC  Approve
123  20355 Redbud Rd.  COC  Approve
Staff recommendation: Approve staff’s recommendation for items 119-123.
Commission action: Approved staff’s recommendation for items 119-123.
Motion: Davis  Second: Clark  Vote: Unanimous  Abstaining: None
EXTENSIONS OF APPROVAL AND NAME CHANGES

124 Braddock Venture One EOA Approve
125 Quality Tubing EOA Approve
126 Steadfast Development EOA Approve
(prev. Steadsast Subdivision)

Staff recommendation: Approve staff’s recommendation for items 124-126.
Commission action: Approved staff’s recommendation for items 124-126.

Motion: Brave Second: Alleman Vote: Unanimous Abstaining: None

II. ESTABLISH A PUBLIC HEARING DATE OF JULY 11, 2013

a. Dunns Westcott Street Estates replat no 1
b. Stude Rodger Heights replat no 1
c. Suburbia Addition partial replat no 1
d. Twin Falls Sec 1 partial replat no 1

Staff recommendation: Establish a public hearing date of June 20, 2013 for item II a-d.
Commission action: Established a public hearing date of June 20, 2013 for item II a-d.

Motion: Clark Second: Edminster 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

This application has been withdrawn by applicant.

IV. PUBLIC COMMENT
Commissioner Zakaria made a comment regarding future developments in the inner loop.

V. ADJOURNMENT
There being no further business brought before the Commission Vice Chair, Sonny Garza adjourned the meeting at 3:53 p.m.

Motion: Alleman Second: Subinsky Vote: Unanimous Abstaining: None

Sonny Garza, Vice-Chair

Marlene Gafrick, Secretary