Minutes of the Houston Planning Commission

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

July 11, 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 2:41 p.m. with a quorum present.

Mark A. Kilkenney, 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 Perras-Pirtle
Algenita Davis
Martha Stein
Eileen Subinsky
Blake Tart III
Shaukat Zakaria
Mark Mooney for
James Noack
Richard Stolleis for
The Honorable Grady Prestage
Jackie Freeman for
The Honorable Ed Emmett

EXOFFICIO MEMBERS

Carol A. Lewis
Daniel W. Krueger, P.E.
DIRECTOR’S REPORT
The Director’s Report was given by Marlene Gafrick, Director, Planning and Development Department.

APPROVAL OF THE JUNE 20, 2013 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the June 20, 2013 Planning Commission meeting minutes.
    Motion: Bryant      Second: Alleman    Vote: Unanimous    Abstaining: None

I. CONSIDERATION AND APPROVAL OF THE JULY 2013 SEMI-ANNUAL REPORT OF THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE ON IMPACT FEES
The report was presented by Rudy Moreno, Deputy Assistant Director, Public Works and Engineering Department.
Commission action: Approved the July 2013 Semi Annual Report of the Capital Improvements Advisory Committee on Impact Fees and forwarded the report to City Council for approval.
    Motion: Zakaria      Second: Nelson    Vote: Unanimous    Abstaining: None

II. PRESENTATION REGARDING THE WORK OF THE MOBILITY COMMITTEE
The presentation was presented by Michael Kramer, Assistant Director, Planning and Development Department.

III. PLATTING ACTIVITY (Consent items A and B, 1-101)
Item 10 was take out of order and will be taken with item 111 later in the agenda. Items removed for separate consideration: 5, 7, 10, 11, 21, 26, 29, 30, 31, 48, 49, 51, 56, and 57.
Staff recommendation: Approve staff’s recommendations for items 1 – 101 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1 – 101 subject to the CPC 101 form conditions.
    Motion: Bryant      Second: Subinsky    Vote: Unanimous    Abstaining: None

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

Staff recommendation: Approve staff’s recommendations for items 5, 7, 10, 11, 21, 26, 29, 30, 31, 48, 49, 51, 56, and 57 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 5, 7, 10, 11, 21, 26, 29, 30, 31, 48, 49, 51, 56, and 57 subject to the CPC 101 form conditions.
    Motion: Tattt      Second: Bohan    Vote: Unanimous    Abstaining: None

Commissioners Alleman, Clark and Edminster returned.

C PUBLIC HEARINGS

102 Dunns Westcott Street Estates      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: Alleman      Second: Zakaria    Vote: Unanimous    Abstaining: None
Commissioner Edminster abstained and left the room.

103 Fairdale Place Condominiums partial replat no 1 C3N Defer
Staff recommendation: Defer the plat for two weeks to allow time for additional information.
Commission action: Deferred the plat for two weeks to allow time for additional information.
Motion: Bohan Second: Subinsky Vote: Unanimous Abstaining: None

Commissioner Edminster returned.

104 Raintree Place Sec 3 partial replat no 1 C3N Withdrawn
Staff recommendation: Withdraw the application and re-establish a public hearing date of August 8, 2013.
Commission action: Withdrew the application and re-established a public hearing date of August 8, 2013.
Motion: Edminster Second: Tartt Vote: Unanimous Abstaining: None

105 Stude Rodger Heights 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
Speaker for items: Daniel Galvan, Ellie Crocker and Sheila Hardyman – opposed.

106 Suburbia Addition 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: Bryant Second: Alleman Vote: Unanimous Abstaining: None

107 Twin Falls Sec 1 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: Bohan Second: Subinsky Vote: Unanimous Abstaining: None

D VARIANCES

108 Asbury off Memorial C2R Approve
Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Deny the variance for the 5’ setback, allow the variance for the visibility triangle and deny the variance for the 0’ setback and disapprove the overhead crosswalk.
Motion: Edminster Second: Brave Vote: Carries Abstaining: Tartt
Opposed: Bohan, Jard and Subinsky
Speakers for item 108: Mary Lou Henry – applicant; Mark Lenso – supportive; Brigid Berger, Martin Stupel, Alicia Gott, Mary Lou Shniderson – opposed; Richard Smith, Managing Engineer, Public Works and Engineering Department
Items 112, 116, and 118 were taken together at this time with staff requesting a two week deferral for all items.

112  Hardy Yards Sec 1  C3R  Defer
116  Mayberry Corridor C2R  Defer
118  Villas of Orleans  C2R  Defer

Staff recommendation: Defer the plats for two weeks to allow time for applicant to provide additional information and Chapter 42 planning standards.
Commission action: Deferred the plats for two weeks to allow time for applicant to provide additional information and for Chapter 42 planning standards.
  Motion: Tartt  Second: Clark  Vote: Carries  Abstaining: Jard on item 112

109  Bristol Park Apartments  C2R  Defer

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: Subinsky  Second: Bryant  Vote: Unanimous  Abstaining: None

110  EADO Station  C2  Approve

Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested and approved the plat subject to the CPC 101 form conditions.
  Motion: Bohan  Second: Edminster  Vote: Unanimous  Abstaining: None

Agenda item 10 and 111 are taken together at this time.

10  Fairway Farms Sec 1  C3P  Approve
111  Fairway Farms GP  GP  Approve

Staff recommendation: Grant the requested variance and the special exception and approve the general plan and the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance and the special exception and approved the general plan and the plat subject to the CPC 101 form conditions.
  Motion: Jard  Second: Clark  Vote: Unanimous  Abstaining: None

113  Kirby Grove Office  C2  Approve

Staff recommendation: Grant the requested 4’BL along Richmond Avenue and a 4.5’ BL along Wakeforest Drive and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested 4’BL along Richmond Avenue and a 4.5’ BL along Wakeforest Drive and approve the plat subject to the CPC 101 form conditions.
  Motion: Bryant  Second: Jard  Vote: Unanimous  Abstaining: None

Commissioner Edminster abstained and left the room.

114  Lakecrest Village Sec 4  C3P  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: Jard  Second: Brave  Vote: Unanimous  Abstaining: None
Commissioner Edminster returned.

115  Larson Intermodal  C2R  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: Zakaria  Second: Bryant  Vote: Unanimous  Abstaining: None

Commissioner Tartt abstained and left the room.

117  Second Baptist Church no 3  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: Stolleis  Second: Jard  Vote: Unanimous  Abstaining: None

Commissioner Tartt returned.

E  SPECIAL EXCEPTIONS
NONE

F  RECONSIDERATION OF REQUIREMENTS

Item 118 was taken with the other deferred items earlier in the meeting.

118  Villas of Orleans  C2R  Defer

G  ADMINISTRATIVE
NONE

H  DEVELOPMENT PLAT VARIANCE

119  7600 Airport Blvd  DVP  Withdrawn

120  5474 Indigo  DVP  Approve
   Staff recommendation: Granted the requested development plat variance subject to the CPC 101 form conditions.
   Commission action: Approved the requested development plat variance subject to the CPC 101 form conditions.
      Motion: Jard  Second: Brave  Vote: Unanimous  Abstaining: None
   Speaker for item 120: Robert Baumgartner - supportive

121  1425 Knox Street  DVP  Approve
   Staff recommendation: Grant the requested development plat variance.
   Commission action: Approved the requested development plat variance.
      Motion: Jard  Second: Edminster  Vote: Unanimous  Abstaining: None
   Speaker for item 121: David Pitcher - undecided
I Certificates of Compliance and J Extensions of Approval and Name Changes were taken together at this time.

I  CERTIFICATES OF COMPLIANCE

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J  EXTENSIONS OF APPROVAL AND NAME CHANGES

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<td>North Spring Sec 15</td>
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Staff recommendation: Approve staff's recommendation for items 122-125.
Commission action: Approved staff's recommendation for items 122-125.

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

IV. ESTABLISH A PUBLIC HEARING DATE OF AUGUST 8, 2013

a. Atascocita Forest Sec 23 partial replat no 1
b. Cornish Street Courtyard replat no 1
c. Marshall Oaks Sec 2
d. Park at Northgate Crossing Sec 3 partial replat no 1 and extension
e. Southgate Addition partial replat no 2

Staff recommendation: Establish a public hearing date of August 8, 2013 for item II a-e
Commission action: Established a public hearing date of August 8, 2013 for item II a-e.

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

V. CONSIDERATION OF AN APPEAL OF THE DECISION OF THE HOUSTON ARCHAEOLOGICAL AND HISTORICAL COMMISSION ON JUNE 13, 2013 FOR THE DENIAL OF A CERTIFICATE OF APPROPRIATENESS FOR:

a. 1811 Harvard Street- Houston Heights Historic District East

Staff recommendation: No recommendation given.
Commission action: Overturned the Houston Archaeological and Historical Commission’s decision to deny a Certificate of Appropriateness for 1811 Harvard Street-Houston Heights Historic District East.

Motion: Zakaria  Second: Edminster  Vote: Unanimous  Abstaining: None
Speakers for item Va: Brie Kelman, Jason Starr, Bobbie Knox Echard, Casey Zuber, Sam Gianukos, Sue Lovell, Melody Gillett, Sam Woods, Rob Hellyer, Kathleen Powell, Tera Starr and Edward Gillett-supportive; Joy Tober and Jonathan Smulian - opposed.

b. 702 Woodland Street- Woodland Heights Historic District

Staff recommendation: No recommendation given.
Commission action: Overturned the Houston Archaeological and Historical Commission’s decision to deny a Certificate of Appropriateness for 702 Woodland Street-Woodland Heights Historic District.

Motion: Jard  Second: Edminster  Vote: Carries  Opposed: Bohan and Brave
Speakers for item Vb. - John R. Sullivan, Sam Gianukos, Donny Shellenbarger, and Brent Reed – supportive.

VI. PUBLIC COMMENT

NONE
VII. ADJOURNMENT
There being no further business brought before the Commission Vice-Chair, Sonny Garza adjourned the meeting at 6:08 p.m.

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

Sonny Garza, Vice-Chair

Marlene Gafrick, Secretary