

Minutes of the Houston Planning Commission

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

April 11, 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

Absent

Keiji Asakura

Fernando Brave

Kenneth Bohan

Antoine Bryant

Absent

Lisa Clark

Absent

Brandon Dudley

Absent

Truman C. Edminster III

James R. Jard

Paul R. Nelson

Linda Porrás-Pirtle

Algenita Segars

Eileen Subinsky

Blake Tart III

Shaukat Zakaria

Absent

Mark Mooney for

Absent

James Noack

Richard W. Stolleis for

The Honorable Grady Prestage

Jackie Freeman for

Absent

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 MARCH 28, 2013 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the March 28, 2013 Planning Commission meeting minutes.

Motion: **Subinsky** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

I. PLATTING ACTIVITY (Consent items A and B, 1- 78)

Items removed for separate consideration: **36 and 37**.

Staff recommendation: Approve staff's recommendations for items **1 – 78** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 78** subject to the CPC 101 form conditions.

Motion: **Garza** Second: **Bohan** Vote: **Unanimous** Abstaining: **None**

Commissioners Edminster abstained and left the room.

Staff recommendation: Approve staff's recommendations for items **36 and 37** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **36 and 37** subject to the CPC 101 form conditions.

Motion: **Asakura** Second: **Davis** Vote: **Unanimous** Abstaining: **None**

Commissioners Edminster abstained and left the room.

C PUBLIC HEARINGS

79 Allen Trace 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: **Edminster** Second: **Davis** Vote: **Unanimous** Abstaining: **None**

80 Amended Plat of Almeda 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: **Edminster** Second: **Davis** Vote: **Unanimous** Abstaining: **None**

81 Ammar Estates C3N Defer

Staff recommendation: Defer the plat for two weeks per the applicant's request.

Commission action: Deferred the plat for two weeks per the applicant's request.

Motion: **Jard** Second: **Brave** Vote: **Unanimous** Abstaining: **None**

82 Cazares Estates replat no 1 C3N Withdrawn

83 Commercial Interests on Telephone 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: **Subinsky** Vote: **Unanimous** Abstaining: **None**

84 Crockett Street Landing C3N Withdrawn
Staff recommendation: Withdraw the plat and reestablish a public hearing for May 9, 2013.
Commission action: Withdrew the plat and established a public hearing for May 9, 2013.
Motion: **Brave** Second: **Bohan** Vote: **Unanimous** Abstaining: **None**

85 D and B Acres replat no 1 C3N Defer
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: **Porras-Pirtle** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

86 Sweet Terrace at Fayette 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**

87 Tricons 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: **Davis** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

88 Arbor Trails GP GP 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**

Agenda items 89, 92, 94, 95, 98, and 99 were taken together and acted upon at this time with staff recommending a two week deferral for all items.

89 Best Trash C2 Defer
92 Kennedy Greens South Commercial C3P Defer
94 Project Lucy Sec 1 C3R Defer
98 Modern Eado C2R Defer
99 Villages of Cypress Lakes Sec 29 C3P Defer

Staff recommendation: Defer the plats for two weeks.
Commission action: Deferred the plats for two weeks.
Motion: **Bohan** Second: **Tartt** Vote: **Unanimous** Abstaining: **None**

90 Crawford Terrace C2R Approve (change made at podium)
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: **Edminster** Vote: **Unanimous** Abstaining: **None**

91 Houston This is It Café Partial Replat No 1 C2R Approve
Staff recommendation: Grant the requested variance for a patio to be at a 5' BL with a roof overhang to encroach 30" and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance for a patio to be at a 5' BL with a roof overhang to encroach 30" and approved the plat subject to the CPC 101 form conditions.
Motion: **Brave** Second: **Asakura** Vote: **Unanimous** Abstaining: **None**

93 Mosley Court Place C2R 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: **Asakura** Second: **Davis** Vote: **Unanimous** Abstaining: **None**

96 Waterford Springs 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: **Bohan** Vote: **Unanimous** Abstaining: **None**

E SPECIAL EXCEPTIONS

97 Grand Vista Sec 5 C3P Approve
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: **Davis** Second: **Brave** Vote: **Unanimous** Abstaining: **None**

F RECONSIDERATION OF REQUIREMENTS

Items 98 and 99 were taken and acted upon with the other deferred items earlier in the meeting.

G ADMINISTRATIVE NONE

H DEVELOPMENT PLAT VARIANCE

100 12602 Pinerock Lane DPV Approve
Staff recommendation: Grant the requested variance.
Commission action: Granted the requested variance.
Motion: **Davis** Second: **Subinsky** Vote: **Unanimous** Abstaining: **None**

101 2405 W Mount Houston Road DPV Approve
Staff recommendation: Grant the requested variance.
Commission action: Granted the requested variance.
Motion: **Garza** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**
Speaker for item 101: Francisco Carrillo – opposed.

I CERTIFICATES OF COMPLIANCE

102	9819 Wallisville Road	COC	Approve
103	23690 US Highway 59	COC	Approve
104	18541 Indigo Way	COC	Approve
105	2405 W Mount Houston Road	COC	Approve

Staff recommendation: Approve staff's recommendation for items **102-105**.

Commission action: Approved staff's recommendation for item **102-105**

Motion: **Davis** Second: **Tartt** Vote: **Unanimous** Abstaining: **None**

J EXTENSIONS OF APPROVAL AND NAME CHANGES

106	Chasewood Park Sec 2 partial replat no 1	EOA	Approve
107	Metro Traction Power Substation Harrisburg Boulevard Subdivision	EOA	Approve
108	Oakcrest North Sec 5 partial replat no 1	EOA	Approve
109	TRG Memorial LP (prev. Aura Memorial)	NC	Approve
110	Villas at Canyon Lakes West Sec 2 (prev. Villas at Canyon Lake West Sec 2)	NC	Approve

Staff recommendation: Approve staff's recommendation for items **106-110**.

Commission action: Approved staff's recommendation for items **106-110**.

Motion: **Davis** Second: **Asakura** Vote: **Unanimous** Abstaining: **None**

II. ESTABLISH A PUBLIC HEARING DATE OF MAY 9, 2013

- a. Bosque Place
- b. Elmen Place replat no 1
- c. Fairdale Place Condominiums partial replat no 1
- d. Herkimer Place
- e. Johnson Street Estates replat no 1
- f. Montione Villas on Elgin partial replat no 1
- g. Seven Oaks South partial replat no 1
- h. Shadow Lawn Addition partial replat no 1

Staff recommendation: Establish a public hearing date of May 9, 2013 for item **II a-h**.

Commission action: Established a public hearing date of May 9, 2013 for item **II a-h**.

Motion: **Davis** Second: **Bohan** Vote: **Unanimous** Abstaining: **None**

III. CONSIDERATION OF AN APPEAL OF THE DECISION OF THE HOUSTON ARCHAEOLOGICAL AND HISTORICAL COMMISSION ON MARCH 21, 2013 FOR THE DENIAL OF A CERTIFICATE OF APPROPRIATENESS FOR 1638 HARVARD STREET- HOUSTON HEIGHTS HISTORIC DISTRICT EAST

Staff recommendation: No recommendation given.

Commission action: Deferred the consideration of the appeal of the decision of the Houston Archaeological and Historical Commission on March 21, 2013 to deny a Certificate of Appropriateness for 1638 Harvard Street-Houston Heights Historic District East for two weeks to allow time for the applicant to submit detailed information on replacement windows and to provide information on why current windows are damaged beyond repair.

Motion: **Jard** Second: **Tartt** Vote: **Carries** Opposed: **Garza**

Speakers for item III: Sharon Greiff – no position noted; Bill Pellerin, Kent Marsh, and Willie Childers – opposed; Sue Lovell, applicant - supportive; Peggy Gilbert – applicant.

IV. PLEASE EXCUSE THE ABSENCES OF COMMISSIONERS ASAKURA, BOHAN, AND DUDLEY

Commissioners Asakura and Bohan were present, no action needed.

Commission action: Excused Commissioner Dudley's absences.

Motion: **Davis** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**

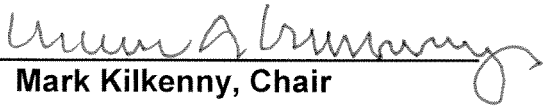
V. PUBLIC COMMENT

Marlene Gafrick, Director, Planning and Development Department announced that there will be a Historic Preservation Fair on Saturday May 18, 2013.

VI. ADJOURNMENT

There being no further business brought before the Commission Chair, Mark Kilkeny adjourned the meeting at 4:02 p.m.

Motion: **Garza** Second: **Brave** Vote: **Unanimous** Abstaining: **None**



Mark Kilkeny, Chair



Marlene Gafrick, Secretary