

Minutes of the Houston Planning Commission

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

April 25, 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

Kenneth Bohan

Absent

Antoine Bryant

Arrived at 2:34 p.m. during Director's Report

Lisa Clark

Brandon Dudley

Absent

Truman C. Edminster III

James R. Jard

Paul R. Nelson

Linda Porrás-Pirtle

Absent

Algenita Davis

Eileen Subinsky

Blake Tart III

Shaukat Zakaria

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 APRIL 11, 2013 PLANNING COMMISSION MAJOR THOROUGHFARE AND FREEWAY PLAN AMENDMENT REQUESTS WORKSHOP PART 1 MINUTES

Commission action: Approved the April 11, 2013 Planning Commission meeting minutes.

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

APPROVAL OF THE APRIL 11, 2013 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the April 11, 2013 Planning Commission meeting minutes.

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

I. PLATTING ACTIVITY (Consent items A and B, 1- 83)

Item **79** was changed from Withdrawn to Approve. Items removed for separate consideration: **17, 32, and 44.**

Staff recommendation: Approve staff's recommendations for items **1 – 83** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 83** subject to the CPC 101 form conditions.

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

Commissioners Alleman and Edminster abstained and left the room.

Staff recommendation: Approve staff's recommendations for items **17, 32, and 44** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **17, 32, and 44** subject to the CPC 101 form conditions.

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

Commissioners Alleman and Edminster abstained and left the room.

C PUBLIC HEARINGS

84 Aishel House 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: **Nelson** Vote: **Unanimous** Abstaining: **None**

Speaker for item 84: Patricia Keith – no position stated.

85 Ammar Estates C3N Defer

Staff recommendation: Defer the plat for two weeks per the applicant's request and reestablish the public hearing.

Commission action: Deferred the plat for two weeks per the applicant's request and reestablished the public hearing.

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

86 Ashford Grove Sec 3 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**

- 87 Aston Park** **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: **Alleman** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**
- 88 Ella Estates** **C3N** **Defer**
 Staff recommendation: Defer the plat for two weeks for further study and review.
 Commission action: Deferred the plat for two weeks for further study and review.
 Motion: **Bryant** Second: **Davis** Vote: **Unanimous** Abstaining: **None**
 Speaker for item 88: Cynthia Moore – no position stated.
- 89 Park Ridge Woodhead Gardens** **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**
- 90 Piney Point Estates partial replat no 4** **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: **Alleman** Vote: **Unanimous** Abstaining: **None**
- 91 Richmond Square** **C3N** **Withdraw**
 Staff recommendation: Withdraw the application and establish a Public Hearing date of May 23, 2013.
 Commission action: Withdrew the application and established a Public Hearing date of May 23, 2013.
 Motion: **Jard** Second: **Tartt** Vote: **Unanimous** Abstaining: **None**
- 92 Tricon Potomac Street Enclave** **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**
- 93 Woodshire Village 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: **Jard** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**
- D VARIANCES**
- 94 Best Trash** **C2** **Withdraw**

95 Crawford Park **C2R** **Disapprove**
 Staff recommendation: Deny the requested variance and approve the plat subject to a 10' side building line along Rosedale Street and the CPC 101 form conditions.
 Commission action: Denied the requested variance and approved the plat subject to a 10' side building line along Rosedale Street and the CPC 101 form conditions.
 Motion: **Jard** Second: **Zakaria** Vote: **Unanimous** Abstaining: **None**
 Speakers for item 95: Brady Burnett – supportive, Eric Hymowitz, owner- supportive, and Detzi Tribble, applicant

Commissioner Alleman abstained and left the room.

96 Crossing at Cinco Fulshear **C3P** **Defer**^(changed at podium)
 Staff recommendation: Defer the plat for two weeks at Fort Bend County's request.
 Commission action: Deferred the plat for two weeks at Fort Bend County's request.
 Motion: **Garza** Second: **Asakura** Vote: **Unanimous** Abstaining: **None**

Commissioner Alleman returned.

97 Kennedy Greens South Commercial **C3P** **Defer**
 Staff recommendation: Defer the plat for two weeks for further study and review, as well as further coordination with Harris County.
 Commission action: Deferred the plat for two weeks for further study and review, as well as further coordination with Harris County.
 Motion: **Bryant** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

98 Project Lucy Sec 1 **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: **Bryant** Second: **Brave** Vote: **Unanimous** Abstaining: **None**

99 Ruland Place partial replat no 2 **C2R** **Withdraw**

100 Spring Volunteer Fire Department Station **C2** **Withdraw**

E SPECIAL EXCEPTIONS
NONE

F RECONSIDERATION OF REQUIREMENTS

101 Fallbrook Industrial Park **C3F** **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: **Carries** Abstaining: **Edminster**

102 Inway Oaks Estates **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: **Nelson** Second: **Davis** Vote: **Unanimous** Abstaining: **None**

103 Modern Eado **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: **Garza** Second: **Asakura** Vote: **Unanimous** Abstaining: **None**

104 Villages of Cypress Lakes Sec 29 **C3P** **Withdraw**

G ADMINISTRATIVE
NONE

H DEVELOPMENT PLAT VARIANCE
NONE

I CERTIFICATES OF COMPLIANCE

105	26660 Lantern Lane	COC	Approve
106	25463 Ravencrest Drive	COC	Approve
107	30619 Woodhue Court	COC	Approve

Staff recommendation: Approve staff's recommendation for items **105-107**.

Commission action: Approved staff's recommendation for item **105-107**

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

J EXTENSIONS OF APPROVAL AND NAME CHANGES

108	Lakes at Avalon Village Sec 2 partial replat no 1	EOA	Approve
109	Lakes at Avalon Village Sec 2 partial replat no 2	EOA	Approve
110	Spingwoods Village Mossy Oaks between Energy Drive and IH 45 STD	EOA	Approve
111	Palm Terrace (prev. Palm Villas)	NC	Approve
112	Strativentures on West 25th Street (prev. Pinnacle on West 25th Street)	NC	Approve

Staff recommendation: Approve staff's recommendation for items **108-112**.

Commission action: Approved staff's recommendation for items **108-112**.

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

II. ESTABLISH A PUBLIC HEARING DATE OF MAY 23, 2013

- a. **Bradford Mews**
- b. **Crawford Mews**
- c. **Lucile Place partial replat no 2**
- d. **Maple Heights replat no 1 and extension**
- e. **Park Street Landing**
- f. **Villa De Isabella**
- g. **Waverly Court partial replat no 2**

Staff recommendation: Establish a public hearing date of May 23, 2013 for item **II a-g**.

Commission action: Established a public hearing date of May 23, 2013 for item **II a-g**.

Motion: **Clark** Second: **Edminster** 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: Overturned the Houston Archaeological and Historical Commission's decision to deny a Certificate of Appropriateness for 1638 Harvard Street-Houston Heights Historic District East.

Motion: **Davis** Second: **Edminster** Vote: **Carries** Opposed: **Brave,**

Garza, Alleman, Nelson, and Asakura

Speakers for item III: Sue Lovell, applicant - supportive; Peggy Gilbert – applicant; Fred Kitziger, Diane Easley, Sam Gianukos, Dave Vandiver, and Teresa Vandiver – supportive; Joy Tober-opposed and Bob Birner – opposed to denial; Dave Seeburger – no position stated

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

Commissioners Alleman, Clark and Zakaria were present, no action needed.

Commission action: Excused the absences of Commissioners Dudley and Mooney.

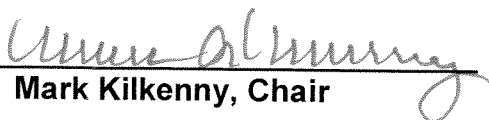
Motion: **Garza** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

**V. PUBLIC COMMENT
NONE**

VI. ADJOURNMENT

There being no further business brought before the Commission Chair, Mark Kilkenny adjourned the meeting at 4:01 p.m.

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


Mark Kilkenny, Chair


Marlene Gafrick, Secretary