

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	Absent
Truman C. Edminster III	
James R. Jard	
Paul R. Nelson	
Linda Porras-Pirtle	
Algenita Davis	
Eileen Subinsky	
Blake Tart III	
Shaukat Zakaria	
Mark Mooney for James Noack	Absent
Richard W. Stolleis for The Honorable Grady Prestage	
Jackie Freeman for The Honorable Ed Emmett	Absent

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 recordation 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 Loethen, Deputy Director, Public Works and Engineering Department.

Commissioner Edminster abstained and left the room.

113 Fairdale Place Condominiums partial replat no 1 **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: **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 Loethen, 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 **C3R** **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: **Clark** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

126 Logan Park GP **GP** **Approve**
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: **Tartt** Vote: **Unanimous** Abstaining: **None**
Speaker for item 126: Mary Lou Henry

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

128 Rasmus **C2R** **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: **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 **C3P** **Defer**
131 Westwind Business Park **C2R** **Defer**
135 Eldridge Forty Six **C3P** **Defer**

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 **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: **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
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137	Kukendahl Storage	C2	Approve
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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
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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
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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
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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
Sec 3 STD EOA Approve

145 Vermont Place partial replat no 2
(prev. Vermont Place Addition partial replat no 1) NC Approve

146 Woodlands Metro Center Hughes Landing
Boulevard STD (prev. Metro Center Hughes Landing Boulevard STD) NC Approve

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

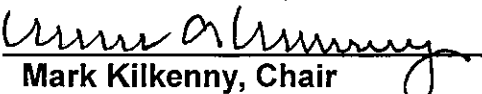
IV. PUBLIC COMMENT

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 Kilkeny adjourned the meeting at 5:24 p.m.

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


Mark Kilkeny, Chair


Marlene Gafrick, Secretary