

Minutes of the Houston Planning Commission

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

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

Mark A. Kilkenny, Chair

M. Sonny Garza

Susan Alleman

Keiji Asakura

Fernando Brave Absent

Kenneth Bohan

Antoine Bryant

Lisa Clark

Brandon Dudley Absent

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 Stolleis for

The Honorable Grady Prestage

Raymond Anderson 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 JULY 11, 2013 PLANNING COMMISSION MEETING MINUTES

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

Motion: **Bryant** Second: **Tartt** Vote: **Carries** Abstaining: **Asakura and Porras-Pirtle**

I. CONSIDERATION AND APPROVAL OF THE MAJOR THROUGHFARE AND FREEWAY PLAN POLICY

Consideration and approval of the Major Thoroughfare and Freeway Plan Policy was deferred until the August 1, 2013 meeting.

II. PLATTING ACTIVITY (Consent items A and B, 1- 108)

Items removed for separate consideration: **12, 14, 29, 30, 39, 55, 66, 67 and 68.**

Staff recommendation: Approve staff's recommendations for items **1 – 108** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 108** subject to the CPC 101 form conditions.

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

Commissioners Alleman and Edminster abstained and left the room.

Staff recommendation: Approve staff's recommendations for items **12, 14, 29, 30, 39, 55, 66, 67 and 68** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **12, 14, 29, 30, 39, 55, 66, 67 and 68** subject to the CPC 101 form conditions.

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

Commissioners Alleman and Edminster returned.

C PUBLIC HEARINGS

109 Ammar Estates

C3N

Defer

Staff recommendation: Defer the plat for two weeks at Councilman Larry Green's request.

Commission action: Deferred the plat for two weeks at Councilman Larry Green's request.

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

110 Briardale partial replat no 1

C3N

Defer

Staff recommendation: Defer the plat for two weeks at the applicant's request to allow time to meet with Legal.

Commission action: Deferred the plat for two weeks at the applicant's request to allow time to meet with Legal.

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

111 Campbell Place 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: **Clark** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**
Speaker for item 111: Councilmember Helena Brown

Commissioner Alleman abstained and left the room.

112 Chateau 10 Sunset **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: **Tartt** Second: **Subinsky** Vote: **Unanimous** Abstaining: **None**
Speakers for item 112: Carolyn Brewer – opposed; Randall Davis – applicant; Julia Pryzant – no position stated

Commissioner Alleman returned.

113 Dunns Westcott Street Estates **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 subject to the CPC 101 form conditions.
Motion: **Davis** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

Commissioner Edminster abstained and left the room.

114 Fairdale Place Condominiums partial replat no 1 **C3N** **Approve**
Staff recommendation: Grant the requested variances and approved the plats subject to the CPC 101 form conditions.
Commission action: Granted the requested variances and approved the plats subject to the CPC 101 form conditions.
Motion: **Asakura** Second: **Zakaria** Vote: **Unanimous** Abstaining: **None**
Speakers for item 114: Hieu Lu, Jonny Flores and Christopher Browne - supportive

Commissioner Edminster returned.

115 Southwood 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: **Subinsky** Vote: **Unanimous** Abstaining: **None**
Speaker for item 115: Sammye Prince Hughes

Commissioners Alleman and Edminster abstained and left the room.

116 Towne Lake Sec 7 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: **Porras-Pirtle** Second: **Asakura** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

Items 117, 119, 120, 123 and 131 were taken together at this time with staff requesting a two week deferral for all items.

117	Beltway Crossing Northwest	C2	Defer
119	Carnegie Oaks at Westmoreland	C2R	Defer
120	College Addition at South Shepherd	C2R	Defer

Speaker for item 120: Howard Kanelakos - undecided

123	Imperial Green Business Park	C2	Defer
131	Sports Cube Subdivision	C3P	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: **Clark** Second: **Subinsky** Vote: **Unanimous** Abstaining: **None**

118	Bristol Park Apartments	C2R	Defer
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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: **Jard** Second: **Tartt** Vote: **Unanimous** Abstaining: **None**

121	Hardy Yards Sec 1	C3R	Withdraw
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122	HCMUD no 504 Lift Station no 1	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: **Nelson** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

124	Jackson City Views	C2R	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: **Bohan** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

Items 125 and 133 were taken together at this time.

125	Kennedy Greens South GP	GP	Defer
133	Kennedy Greens South Commercial Subdivision	C3P	Defer

Staff recommendation: Grant the requested variances and the general plan and approve the plat subject to the CPC 101 form conditions.

Commission action: Deferred the plat for two weeks to allow time for further study and review.

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

Speaker for items 125 and 133- Fred Mathis

126 Marina Park **C2** **Approve**
Staff recommendation: Grant the requested variance for a 5' building line along I-10 and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance for a 5' building line and approved the plat subject to the CPC 101 form conditions.
Motion: **Zakaria** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**
Speaker for item 126: Connie Blanton – opposed; Mary Villareal - applicant

127 Mayberry Corridor **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: **Davis** Second: **Asakura** Vote: **Unanimous** Abstaining: **None**
Speaker for item 127: Joyce Owens – applicant; Joselyn Thomas – opposed; Theola Petteway - supportive

Commissioner Alleman abstained and left the room.

128 New Caney ISD Woodridge Forest Middle School **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: **Bryant** Second: **Subinsky** Vote: **Unanimous** Abstaining: **None**

Commissioner Alleman returned.

129 Saint Elizabeth Park **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: **Edminster** Vote: **Unanimous** Abstaining: **None**

130 Sawmill Ranch Sec 5 **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: **Porras- Pirtle** Second: **Davis** Vote: **Unanimous** Abstaining: **None**

E SPECIAL EXCEPTIONS
NONE

F RECONSIDERATION OF REQUIREMENTS

132 Fallbrook RV Resort 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: **Bryant** Second: **Clark** Vote: **Carries** Opposed: **Edminster**

134 Northwest Crossroads Industrial Park C3P Approve
North
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: **Zakaria** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**

135 Villas of Orleans C2R Withdrawn

**G ADMINISTRATIVE
NONE**

H DEVELOPMENT PLAT VARIANCE

136 1102 Worthshire Street DVP Approve
Staff recommendation: Granted the requested 10' building line variance.
Commission action: Approved the requested 10' building line variance.
Motion: **Davis** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

137 407 A West 26th Street DVP Approve
Staff recommendation: Grant the requested development plat variance.
Commission action: Approved the requested development plat variance.
Motion: **Jard** Second: **Bohan** Vote: **Unanimous** Abstaining: **None**

I Certificates of Compliance and J Extensions of Approval and Name Changes were taken together at this time.

I CERTIFICATES OF COMPLIANCE

138 22811 Maple Street COC Approve
139 26910 Coach Light Street COC Approve
140 18586 Summer Hills Boulevard COC Approve
141 22316 E Martin Drive COC Approve
142 19826 Hickory Lane COC Approve
143 19848 Gas Light Lane COC Approve
144 20011 Forest Drive West COC Approve
145 25333 Sandy Lane COC Approve

J EXTENSIONS OF APPROVAL AND NAME CHANGES

146	Lee Road Commercial Subdivision	EOA	Approve
147	Priestly Fraternity of St Peter Subdivision	EOA	Approve
148	Oakton Foundation (prev. Opus Dei Mens Program)	EOA	Approve

Staff recommendation: Approve staff's recommendation for items **138-148**.

Commission action: Approved staff's recommendation for items **138-148**.

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

III. ESTABLISH A PUBLIC HEARING DATE OF AUGUST 22, 2013

- a. Crescent Island replat no 1 partial replat no 1
- b. Shady Acres Extension no 3 partial replat no 1
- c. Westheimer Estates partial replat no 1
- d. Whispering Pines Estates partial replat no 1
- e. Wood Leaf partial replat no 1
- f. Towne Lake Sec 20 partial replat no 1

Staff recommendation: Establish a public hearing date of August 22, 2013 for item **II a-f**

Commission action: Established a public hearing date of August 22, 2013 for item **II a-f**.

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

IV. PUBLIC COMMENT
NONE

V. EXCUSE THE ABSENCES OF COMMISSIONER DUDLEY

Commissioner Dudley's absences were excused.

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

VI. ADJOURNMENT

There being no further business brought before the Commission Chair, Mark Kilkenny adjourned the meeting at 4:32 p.m.

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


Mark Kilkenny, Chair


Marlene Garlick, Secretary