

## 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. Kilkenny, Chair	Absent
M. Sonny Garza	
Susan Alleman	
Keiji Asakura	Absent
Fernando Brave	
Kenneth Bohan	
Antoine Bryant	
Lisa Clark	
Brandon Dudley	Absent
Truman C. Edminster III	
James R. Jard	
Paul R. Nelson	
Linda Porras-Pirtle	Absent
Algenita Davis	Arrived at 2:50 p.m. during the Director's report
Martha Stein	
Eileen Subinsky	
Blake Tart III	
Shaukat Zakaria	
Mark Mooney for James Noack	Absent
Richard Stolleis for The Honorable Grady Prestage	
Jackie Freeman for The Honorable Ed Emmett	Absent

### 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 SEMIANNUAL 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: **Tartt**      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.

<b>112</b>	<b>Hardy Yards Sec 1</b>	<b>C3R</b>	<b>Defer</b>
<b>116</b>	<b>Mayberry Corridor</b>	<b>C2R</b>	<b>Defer</b>
<b>118</b>	<b>Villas of Orleans</b>	<b>C2R</b>	<b>Defer</b>

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**

<b>109</b>	<b>Bristol Park Apartments</b>	<b>C2R</b>	<b>Defer</b>
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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**

<b>110</b>	<b>EADO Station</b>	<b>C2</b>	<b>Approve</b>
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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 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.**

<b>10</b>	<b>Fairway Farms Sec 1</b>	<b>C3P</b>	<b>Approve</b>
<b>111</b>	<b>Fairway Farms GP</b>	<b>GP</b>	<b>Approve</b>

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**

<b>113</b>	<b>Kirby Grove Office</b>	<b>C2</b>	<b>Approve</b>
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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.**

<b>114</b>	<b>Lakecrest Village Sec 4</b>	<b>C3P</b>	<b>Approve</b>
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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**

122	26449 Lantern Lane	COC	Approve
123	27420 Royal Coach Lane	COC	Approve
124	0 Redbird Lane	COC	Approve

**J EXTENSIONS OF APPROVAL AND NAME CHANGES**

**125 North Spring Sec 15** **EOA** **Approve**  
Staff recommendation: Approve staff's recommendation for items **122-125**.  
Commission action: Approved staff's recommendation for items **122-125**.  
Motion: **Bohan** Second: **Tartt** 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**

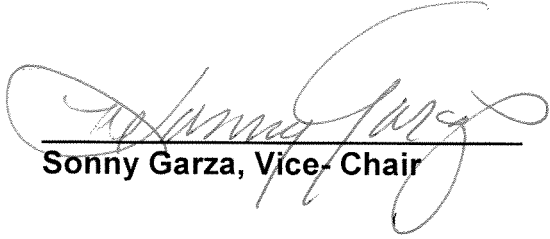
There being no further business brought before the Commission Vice- Chair, Sonny Garza adjourned the meeting at 6:08 p.m.

Motion: **Bryant**

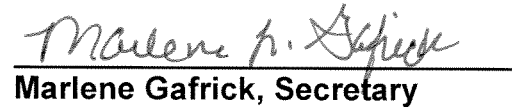
Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**



Sonny Garza, Vice- Chair



Marlene Gafrick, Secretary