

Minutes of the Houston Planning Commission

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

August 22, 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 2:34 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 Porrás-Pirtle
Algenita Davis
Martha Stein
Eileen Subinsky
Blake Tart III Absent
Shaukat Zakaria Absent
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

NONE

APPROVAL OF THE AUGUST 1 AND AUGUST 8, 2013 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the August 1 and August 8, 2013 Planning Commission meeting minutes.

Motion: **Bryant** Second: **Clark** Vote: **Carries** Abstaining: **Garza, Stein, Porrás-Pirtle and Subinsky**

I. PLATTING ACTIVITY (Consent items A and B, 1- 114)

Items removed for separate consideration: **37, 55, 56, 57, 58, 72 and 73.**

Staff recommendation: Approve staff's recommendations for items **1 – 114** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 114** subject to the CPC 101 form conditions.

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

Commissioners Alleman, Clark and Edminster abstained and left the room.

Staff recommendation: Approve staff's recommendations for items **37, 55, 56, 57, 58, 72 and 73** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **37, 55, 56, 57, 58, 72 and 73** subject to the CPC 101 form conditions.

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

Commissioners Alleman, Clark and Edminster returned.

C PUBLIC HEARINGS

115 Briardale 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: **Edminster** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

116 Campbell Place 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: **Garza** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

Speakers for item 116: Councilmember Helena Brown; John C. Stephen, Angela McGinnis and John Rahmatian – opposed; Christine Powell – conditional; Richard Smith- Public Works and Engineering

117 Crescent Island replat no 1 partial replat no 1 C3N 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: **Edminster** Second: **Asakura** Vote: **Unanimous** Abstaining: **None**

118 Raintree Place Sec 3 replat no 1 C3N Defer
Staff recommendation: Defer the plat for two weeks for further study and review and continue the public hearing at that time.
Commission action: Deferred the plat for two weeks for further study and review and continue the public hearing at that time.
Motion: **Subinsky** Second: **Asakura** Vote: **Unanimous** Abstaining: **None**
Speakers for item 118: Mary Lou Henry – applicant; Ron Logan and Anita Weiner – opposed

119 Shady Acres extension no 3 partial replat no 1 C3N Defer
Staff recommendation: Defer the plat for two weeks for further study and review and continue the public hearing at that time.
Commission action: Deferred the plat for two weeks for further study and review and continue the public hearing at that time.
Motion: **Bryant** Second: **Subinsky** Vote: **Unanimous** Abstaining: **None**
Speaker for item 119: Judy Delke - opposed

120 Southgate Addition 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: **Asakura** Second: **Brave** Vote: **Unanimous** Abstaining: **None**

Commissioners Alleman and Edminster abstained and left the room.

121 Towne Lake Sec 20 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: **Bryant** Vote: **Unanimous** Abstaining: **None**

Commissioners Alleman and Edminster returned.

122 Westheimer Estates 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: **Bohan** Vote: **Unanimous** Abstaining: **None**

123 Whispering Pines Estates 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: **Garza** Vote: **Unanimous** Abstaining: **None**

124 Wood Leaf 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: **Alleman** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

125 Braun

C2R

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: **Alleman** Second: **Subinsky** Vote: **Unanimous** Abstaining: **None**

Speaker for item 125: Robert Liner - opposed

126 Energy Park West

C2

Defer

Staff recommendation: Defer the plat for two weeks to allow the applicant time to submit a general plan.

Commission action: Deferred the plat for two weeks to allow the applicant time to submit a general plan.

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

127 Geospace Sec 2

C3P

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: **Subinsky** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

128 King Crossing 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: **Nelson** Vote: **Unanimous** Abstaining: **None**

129 M and D Development

C2R

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

130 Robita Commons

C2

Defer

Staff recommendation: Defer the plat for two weeks at the applicant's request to allow time for the applicant to submit a revised plat and a revised variance request form.

Commission action: Deferred the plat for two weeks at the applicant's request to allow time for the applicant to submit a revised plat and a revised variance request form.

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

131 South Belt Business Park

C2R

Defer

Staff recommendation: Defer the plat for two weeks at the applicant's request to allow time for the applicant to submit a revised plat.

Commission action: Deferred the plat for two weeks at the applicant's request to allow time for the applicant to submit a revised plat.

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

132 Sports Cube Subdivision

C3P

Defer

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: **Garza**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

133 Thomas Park

C2

Defer

Staff recommendation: Defer the plat for two weeks at the applicant's request to allow time for applicant to continue working with Title Company and submit revised information.

Commission action: Deferred the plat for two weeks at the applicant's request to allow time for applicant to continue working with Title Company and submit revised information.

Motion: **Alleman**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

134 Tidwell Lakes GP

GP

Approve

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

Commission action: Granted the requested variances and approved the general plan subject to the CPC 101 form conditions.

Motion: **Bryant**

Second: **Davis**

Vote: **Unanimous**

Abstaining: **None**

135 Washington Avenue Investments

C2

Defer

Staff recommendation: Defer the plat for two weeks at the applicant's request to allow time for the applicant to meet with staff and submit revised information.

Commission action: Deferred the plat for two weeks at the applicant's request to allow time for the applicant to meet with staff and submit revised information.

Motion: **Bohan**

Second: **Stein**

Vote: **Unanimous**

Abstaining: **None**

E SPECIAL EXCEPTIONS

136 Aliana GP

GP

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: **Jard**

Second: **Stolleis**

Vote: **Unanimous**

Abstaining: **None**

F RECONSIDERATION OF REQUIREMENTS

Items 28 and 138 were taken together at this time.

137 Buffalo Bend Nature Park

C2

Approve

Staff recommendation: Grant the requested reconsideration of requirement with variance not to extend or terminate with a cul-de-sac Ave W, but allow access from the stub to the site and approve the plat subject to the CPC 101 form conditions.

Commission action: Grant the requested reconsideration of requirement with variance not to extend or terminate with a cul-de-sac Ave W, but allow access from the stub to the site and approve the plat subject to the CPC 101 form conditions.

Motion: **Asakura**

Second: **Davis**

Vote: **Unanimous**

Abstaining: **None**

138 Louetta Busines Park **C2** **Approve**
Staff recommendation: Grant the requested reconsideration of requirement with variance request and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested reconsideration of requirement with variance request and approved the plat subject to the CPC 101 form conditions.

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

**G ADMINISTRATIVE
NONE**

H DEVELOPMENT PLAT VARIANCE

139 415 Gray Street **DVP** **Approve**

Staff recommendation: Grant the requested variance.
Commission action: Granted the requested variance.

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

140 5403 Kirby Drive **DVP** **Approve**

Staff recommendation: Grant the requested variance.
Commission action: Granted the requested variance.

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

141 1046 Rutland Street **DVP** **Defer**

Staff recommendation: Defer the plat for two weeks to allow time for the applicant to provide site plan and elevation of the proposed addition.
Commission action: Deferred the plat for two weeks to allow time for the applicant to provide site plan and elevation of the proposed addition.

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

142 4218 Washington Ave **DVP** **Approve**

Staff recommendation: Grant the requested variance.
Commission action: Granted the requested variance.

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

143 303 West 6th Street **DVP** **Approve**

Staff recommendation: Grant the requested variances.
Commission action: Granted the requested variances.

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

144 305 West 6th Street **DVP** **Approve**

Staff recommendation: Grant the requested variances.
Commission action: Granted the requested variances.

Motion: **Davis** Second: **Edminster** 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

145	26056 Peach Creek Drive	COC	Approve
146	24054 Butterfly Lane	COC	Approve
147	18691 Firefly Drive	COC	Approve

J EXTENSIONS OF APPROVAL AND NAME CHANGES

148	Crawford Street Reserve Subdivision	EOA	Approve
149	MI 3 Ministries Subdivision	EOA	Approve
150	Rush Plaza Sec 1	EOA	Approve
151	Timber Forest Drive South of Hunters Lake Way STD	EOA	Approve
152	Groves GP (prev. Project Lucy GP)	NC	Approve

Staff recommendation: Approve staff's recommendation for items 145-152.

Commission action: Approved staff's recommendation for items 145-152.

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

II. ESTABLISH A PUBLIC HEARING DATE OF SEPTEMBER 19, 2013

- a. Evergreen Woods partial replat no 1
- b. Montclair Addition partial replat no 3
- c. Nottingham Country Sec 6 partial replat no 2
- d. Whispering Pines Estates partial replat no 2
- e. Woodland Heights partial replat no 2
- f. East Sunnyside Court Sec 1 partial replat no 1

Staff recommendation: Establish a public hearing date of September 19, 2013 for items II a-f.

Commission action: Established a public hearing date of September 19, 2013 for items II a-f.

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

III. CONSIDERATION OF A LANDSCAPE VARIANCE FOR A PROPERTY LOCATED AT 14550 JOHN F. KENNEDY BOULEVARD

Staff recommendation: Grant the requested variance.

Commission action: Granted the requested variance.

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

**IV. PUBLIC COMMENT
NONE**

V. EXCUSE THE ABSENCES OF COMMISSIONER BRANDON DUDLEY

Commissioner Dudley's absences were excused.

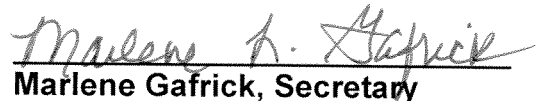
Motion: **Garza** Second: **Davis** Vote: **Unanimous** Abstaining: **None**

VI. ADJOURNMENT

There being no further business brought before the Commission Chair, Mark Kilkenny adjourned the meeting at 4:03 p.m.

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


Mark Kilkenny, Chair


Marlene Gafrick, Secretary