

Minutes of the Houston Planning Commission

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

June 6, 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 2:36 p.m. with a quorum present.

Mark A. Kilkenny, Chair	Absent
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	
Martha Stein	
Eileen Subinsky	
Blake Tart III	
Shaukat Zakaria	
Mark Mooney for James Noack	
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

98 Bradford 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: **Zakaria** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
Speakers for item 98: Susan Ellis, Dairus DeNei (sp), and Cynthia Greenwood – opposed; Cynthia Doraghezi (builder) Mike Spear (Realtor) – supportive; Belinda King, applicant- approve

Commissioner Edminster abstained and left the room.

99 Fairdale Place Condominiums partial replat C3N Withdrawn
no 1
Commission action: Withdrew the application and reestablished a public hearing date of July 11, 2013 at the applicant's request.
Motion: **Zakaria** Second: **Asakura** Vote: **Carries** Abstaining: **Bohan and Jard**
Speaker for item 99: Chris Browne – applicant

Commissioner Edminster returned.

100 Newcastle Courts 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: **Bryant** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

101 North Lake at Gleannloch Farms Sec 2 C3N Defer
Staff recommendation: Defer the plat for two weeks for Chapter 42 planning standards to address 1400' intersection spacing internally.
Commission action: Deferred the plat for two weeks for Chapter 42 planning standards to address 1400' intersection spacing internally.
Motion: **Bohan** Second: **Subinsky** Vote: **Unanimous** Abstaining: **None**

102 Oakcrest North Sec 5 partial replat no 1 and C3N Approve
Extension
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: **Edminster** Vote: **Unanimous** Abstaining: **None**

Commissioners Alleman and Edminster abstained and left the room.

103 Towne Lake Sec 24 partial replat no 1 C3N Defer
Staff recommendation: Defer the plat for two weeks to allow time for additional information and further study and review.
Commission action: Deferred the plat for two weeks to allow time for additional information and further study and review.
Motion: **Bryant** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

Commissioner Alleman and Edminster returned.

104 West Oaks Place Replat and extension 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: **Nelson** Second: **Davis** Vote: **Unanimous** Abstaining: **None**

Speakers for item 104: David Introligaton – opposed; Weldon Rigby – no position stated

D VARIANCES

105 Kennedy Greens South GP GP Withdraw

Items 106, 107, 110, 111, and 112 were taken together at this time with staff requesting a two week deferral for all items.

106 Madek Price C2 Defer

107 Memorial Multifamily replat no 1 C2R Defer

110 Tavanh C2 Defer

111 Westheimer at Sage partial replat no 1 C2R Defer

112 Westwind Business Park C2R Defer

Staff recommendation: Defer the plats for two weeks for further study and review and Chapter 42 planning standards.

Commission action: Deferred the plats for two weeks to allow time for further study and review and for Chapter 42 planning standards.

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

108 Spring Valley Cove C3P Approve

Staff recommendation: Grant the requested variance and approve the plat subject to the conditions that applicant will provide 5' sidewalks and 3" caliper trees and subject to the CPC 101 form conditions.

Commission action: Granted the requested variance and approved the plat subject to the conditions that the applicant will provide 5' sidewalks and 3" caliper trees and subject to the CPC 101 form conditions.

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

Speakers for item 108: Cynthia Fronterhouse and Rachel Tenenbown – supportive.

109 Stewart Tubular C3R 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: **Bohan** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**

Speakers for item 109: Timothy Burch – undecided; Steve Samuel and Joshua Kester, applicants – supportive; Larry Justice

113 Woodlands Metro Center Sec 77 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: **Mooney** Second: **Jard** Vote: **Carries** Abstaining: **Alleman**

E SPECIAL EXCEPTIONS

114 Twin Falls General Plan

GP

Approve

Staff recommendation: Grant the requested special exception variance and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the requested special exception variance and approved the plat subject to the CPC 101 form conditions.

Motion: **Tartt**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

F RECONSIDERATION OF REQUIREMENTS

115 Eldridge Forty Six

C3P

Withdraw

116 Kennedy Greens South Commercial

C3P

Withdraw

**G ADMINISTRATIVE
NONE**

H DEVELOPMENT PLAT VARIANCE

117 5713 Gulf Freeway

DVP

Approve

Staff recommendation: Grant the requested variance subject to the minimum 5' wide sidewalk along Sunnyland Street and Gulf Freeway and provide 3" caliper trees instead of the required 1.5" per Chapter 33.

Commission action: Granted the requested variance subject to the minimum 5' wide sidewalk along Sunnyland Street and Gulf Freeway and provide 3" caliper trees instead of the required 1.5" per Chapter 33.

Motion: **Davis**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

118 Pineridge Street

DVP

Approve

Staff recommendation: Grant the requested variance to encroach into the 10' BL along Pecore subject to a minimum 5' wide sidewalk along Pecore and Pineridge Streets and provide 3" caliper street trees instead of the required 1.5" per Chapter 33.

Commission action: Granted the requested variance to encroach into the 10' BL along Pecore subject to a minimum 5' wide sidewalk along Pecore and Pineridge Streets and provide 3" caliper street trees instead of the required 1.5" per Chapter 33.

Motion: **Davis**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

I CERTIFICATES OF COMPLIANCE

119 20355 Redbud Rd.

COC

Approve

120 20002 W. Forest Dr.

COC

Approve

121 26932 Saddle Rock Lane

COC

Approve

122 19790 Holly Glen

COC

Approve

123 20355 Redbud Rd.

COC

Approve

Staff recommendation: Approve staff's recommendation for items **119-123**.

Commission action: Approved staff's recommendation for items **119-123**.

Motion: **Davis**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

J EXTENSIONS OF APPROVAL AND NAME CHANGES

124	Braddock Venture One	EOA	Approve
125	Quality Tubing	EOA	Approve
126	Steadfast Development (prev. Steadsast Subdivision)	EOA	Approve

Staff recommendation: Approve staff's recommendation for items 124-126.

Commission action: Approved staff's recommendation for items 124-126.

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

II. ESTABLISH A PUBLIC HEARING DATE OF JULY 11, 2013

- a. Dunns Westcott Street Estates replat no 1
- b. Stude Rodger Heights replat no 1
- c. Suburbia Addition partial replat no 1
- d. Twin Falls Sec 1 partial replat no 1

Staff recommendation: Establish a public hearing date of June 20, 2013 for item II a-d.

Commission action: Established a public hearing date of June 20, 2013 for item II a-d.

Motion: **Clark** Second: **Edminster** 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

This application has been withdrawn by applicant.

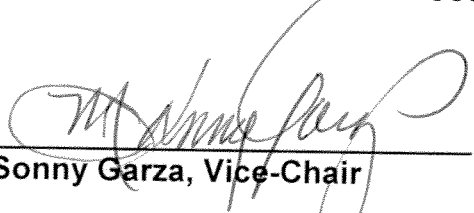
IV. PUBLIC COMMENT

Commissioner Zakaria made a comment regarding future developments in the inner loop.


V. ADJOURNMENT

There being no further business brought before the Commission Vice Chair, Sonny Garza adjourned the meeting at 3:53 p.m.

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



Sonny Garza, Vice-Chair



Marlene Gafrick, Secretary