

Minutes of the Houston Planning Commission

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

November 14, 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 2:37 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 Absent

James R. Jard

Paul R. Nelson

Linda Porras-Pirtle

Algenita Davis

Martha Stein

Eileen Subinsky

Blake Tart III Absent

Shaukat Zakaria

Mark Mooney for

James Noack Absent

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 OCTOBER 31, 2013 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the October 31, 2013 Planning Commission meeting minutes.

Motion: **Davis** Second: **Alleman** Vote: **Carries** Abstaining: **Asakura and Stein**

I. PRESENTATION AND CONSIDERATION OF THE 2014 PLANNING COMMISSION CALENDAR

Commission action: Approved the Planning Commission calendar for 2014.

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

II. PLATTING ACTIVITY (Consent items A and B, 1- 105)

Item **9** was changed from approve to defer. Items removed for separate consideration: **22, 36, 86 and 87.**

Staff recommendation: Approve staff's recommendations for items **1 – 105** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 105** subject to the CPC 101 form conditions.

Motion: **Porras-Pirtle** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

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

Staff recommendation: Approve staff's recommendation to approve items **22, 36, 86, and 87** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation to approve items **22, 36, 86, and 87** subject to the CPC 101 form conditions.

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

C PUBLIC HEARINGS

106 Balconies of Bomar 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: **Garza** Vote: **Unanimous** Abstaining: **None**

107 Deroloc 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: **Garza** Second: **Porras-Pirtle** Vote: **Unanimous** Abstaining: **None**

108 East Sunset Heights Place Sec 4 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: **Alleman** Second: **Zakaria** Vote: **Unanimous** Abstaining: **None**

- 109 Lanier 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: **Bohan** Second: **Stein** Vote: **Unanimous** Abstaining: **None**
- 110 Museum Park Austin Street 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: **Bryant** Vote: **Unanimous** Abstaining: **None**
Speaker for item 110: Carol Bailey – position not stated
- 111 Oak Park Ridge Sec 3 partial replat no 1 C3N Defer**
Staff recommendation: Defer the plat for three weeks to allow time for additional information.
Commission action: Deferred the plat for two weeks to allow time for additional information.
Motion: **Davis** Second: **Subinsky** Vote: **Unanimous** Abstaining: **None**
- 112 Plainview Second Addition partial replat no 3 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: **Stein** Second: **Bohan** Vote: **Unanimous** Abstaining: **None**
- 113 Settlers Village Section 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: **Bryant** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**
- 114 Sunset Heights Place Sec 2 replat no 1 C3N Approve**
partial replat no 1
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: **Alleman** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
- 115 Sydney Harbour Sec 2 partial replat no 1 C3N Defer**
Staff recommendation: Defer the plat for three weeks for Chapter 42 planning standards.
Commission action: Deferred the plat for three weeks for Chapter 42 planning standards.
Motion: **Garza** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**
- 116 Westover partial replat no 1 C3N Approve**
and 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: **Clark** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**
- 117 Whispering Pines Estate partial replat no 3 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

Items 118, 132, 137, 138 and 141 were taken together at this time with staff requesting a two week deferral on all items.

Commissioner Alleman abstained and left the room.

118	Azalea District Sec 1	C3P	Defer
132	Oak Park Spring Branch	C3R	Defer
137	Village of River Oaks	C2	Defer
138	Westhaven Estates Sec 2 partial replat no 2	C2R	Defer
141	Enclave at West End	C2	Defer

Staff recommendation: Defer the plats for two weeks for the reasons stated.

Commission action: Deferred the plats for two weeks for the reasons stated.

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

Speaker for item 132: Hunter Cauble- opposed

Speaker for item 137: Vicki P. Freeman and Laura Korn - opposed

Commissioner Alleman returned.

119	Bauer Trails replat no 1	C3P	Withdrawn
120	Camden McGowen Station replat no 1 and extension	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 approve the plat subject to the CPC 101 form conditions.

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

121	Christian Community Service Center Branard Reserve	C2R	Approve
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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 approve the plat subject to the CPC 101 form conditions.

Motion: **Porras-Pirtle** Second: **Davis** Vote: **Unanimous** Abstaining: **None**

Items 122 and 123 are taken together at this time.

122	Cinco Ranch Northwest GP	GP	Approve
123	Silver Ranch GP	GP	Approve

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

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

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

Speaker for items 122 and 123: Jeff Freeman, applicant - supportive

124 Fort Bend County Municipal District No 58 C2 Approve
Water Plant No 2

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

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

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

Commissioner Asakura abstained and left the room.

125 City View 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: **Davis** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

Commissioner Asakura returned.

126 Harmony RPM4M Commercial Reserve A 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: **Clark** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

127 Irish Pub Kenneallys 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: **Nelson** Second: **Bohan** Vote: **Unanimous** Abstaining: **None**

128 Kimberlee Partners 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: **Alleman** Second: **Subinsky** Vote: **Unanimous** Abstaining: **None**

129 Menil Drawing Institute 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: **Bryant** Vote: **Unanimous** Abstaining: **None**

130 Newport Villages **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: **Clark** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

131 Northpark Crossing 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: **Garza** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

133 Resurrection Catholic Church **C3R** **Approve**
Staff recommendation: Deny the requested variances and approve the plat subject to an 18' building line and CPC 101 form conditions.
Commission action: Denied the requested variances and approved the plat subject to an 18' building line and the CPC 101 form conditions.
Motion: **Bryant** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

134 South Acres Ranch GP **GP** **Approve**
Staff recommendation: Grant the requested variance and approve the plat as a class III preliminary plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance and approved the plat as a class III preliminary plat subject to the CPC 101 form conditions.
Motion: **Davis** Second: **Zakaria** Vote: **Unanimous** Abstaining: **None**

135 Splash Detail replat no 1 **C2R** **Approve**
Staff recommendation: Grant the requested variance to allow 10' building line along Huckleberry Circle and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance to allow 10' building line along Huckleberry Circle and approve the plat subject to the CPC 101 form conditions.
Motion: **Jard** Second: **Bohan** Vote: **Unanimous** Abstaining: **None**

136 Teran Estate **C2** **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: **Garza** Vote: **Unanimous** Abstaining: **None**

139 Yale 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: **Porras-Pirtle** Vote: **Unanimous** Abstaining: **None**

E SPECIAL EXCEPTIONS

140 Retreat at Augusta Pines

C3P

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: **Davis**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

F RECONSIDERATION OF REQUIREMENTS

Item 141 for this section was taken earlier in the meeting with the deferred items.

**G ADMINISTRATIVE
NONE**

H DEVELOPMENT PLAT VARIANCE

142 2502 Hazard Street

DPV

Defer

Staff recommendation: Defer the plat for three weeks to allow time for applicant to submit revised information.

Commission action: Deferred the plat for three weeks to allow time for the applicant to submit revised information.

Motion: **Clark**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

143 4003 Merrick Street

DPV

Approve

Staff recommendation: Grant the requested variance and approve the development plat subject to providing 2-3" caliper street trees.

Commission action: Granted the requested variance and approved the development plat subject to providing 2-3 caliper street trees.

Motion: **Bryant**

Second: **Davis**

Vote: **Unanimous**

Abstaining: **None**

144 1046 Rutland Street

DPV

Approve

Staff recommendation: Grant the requested variance and approve the development plat.

Commission action: Granted the requested variance and approved the development plat.

Motion: **Porras-Pirtle**

Second: **Stein**

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 26064 Shadow Land

COC

Approve

146 18601 Huckleberry Lane

COC

Approve

147 24005 Honeysuckle Drive

COC

Approve

148 18681 Firefly Drive

COC

Approve

149 18766 Gooseberry Lane

COC

Approve

150 25417 Needham Road

COC

Approve

J EXTENSIONS OF APPROVAL AND NAME CHANGES

- | | | | |
|------------|---|------------|----------------|
| 151 | North Enclave at Westminster Village Subdivision | EOA | Approve |
| 152 | Tealpoint Lake Estates Subdivision | EOA | Approve |
| 153 | Yorktowne Oaks GP (prev. Barker Village GP) | NC | Approve |

Staff recommendation: Approve staff's recommendation for items **145-153**.

Commission action: Approved staff's recommendation for items **145-153**.

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

III. ESTABLISH A PUBLIC HEARING DATE OF DECEMBER 19, 2013

- a. East End on the Bayou Sec 1**
- b. East End on the Bayou Sec 2**
- c. Hyde Park partial replat no 2**
- d. Lamar Terrace partial replat no 2**
- e. Towne Lake Sec 27 partial replat no 1 and extension**

Staff recommendation: Establish a public hearing date of December 19, 2013 for items **III a-e**.

Commission action: Established a public hearing date of December 19, 2013 for items **III a-e**.

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

IV. CONSIDERATION OF A MINIMUM LOT SIZE BLOCK OF THE 1700 BLOCK OF FAIRVIEW, SOUTHSIDE, BETWEEN RIDGEWOOD AND WINDSOR STREETS

Staff recommendation: Approve the Special Minimum Lot Size Block for the 1700 block of Fairview, Southside, between Ridgewood and Windsor Streets and forward to City Council for approval.

Commission action: Approved the Special Minimum Lot Size Block for the 1700 block of Fairview, Southside, between Ridgewood and Windsor Streets and forward to City Council for approval.

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

Speakers for items IV- Allen Mylar and Shelia Mylar – opposed; Ken Wright and Anna Munne-supportive; Robin Hartman – no position stated

V. PUBLIC COMMENT

Members of the Planning Commission extended well wishes to Marlene Gafrick who is retiring from the City after 33 years of service.

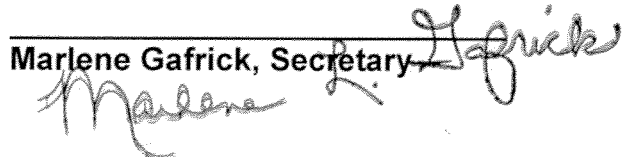
VII. ADJOURNMENT

There being no further business brought before the Commission Chair, Mark Kilkenny adjourned the meeting at 4:30 p.m.

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



Mark Kilkenny, Chair



Marlene Gafrick, Secretary