

## Minutes of the Houston Planning Commission

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

February 17, 2011  
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 2:36 p.m. with a quorum present.**

Mark A. Kilkenny, Chair	
M. Sonny Garza	
Susan Alleman	Arrived at 2:40 p.m. during item 63
Christopher B. Amandes	Absent
Keiji Asakura	
James R. Jard	
Paul R. Nelson	
Linda Porras-Pirtle	
Robin Reed	Absent
Richard A. Rice	
David Robinson	
Jeff Ross	
Algenita Segars	Absent
Talmadge Sharp, Sr.	
Blake Tart III	
Beth Wolff	
Shaukat Zakaria	
Mark Mooney for	
The Honorable Ed Chance	
Jackie Freeman for	
The Honorable Ed Emmett	
The Honorable Grady Prestage	Left at 2:52 p.m. during item 67

### EXOFFICIO MEMBERS

Carol A. Lewis  
Daniel W. Krueger, P.E.  
Dawn Ullrich  
George Greanias

## DIRECTOR'S REPORT

No report was given.

## APPROVAL OF THE FEBRUARY 3, 2011 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the February 3, 2011 Planning Commission Meeting Minutes.

Motion: **Rice**

Second: **Zakaria**

Vote: **Unanimous** Abstaining: **None**

### I. PLATTING ACTIVITY (Consent items A and B, 1- 62)

Items removed for separate consideration: **32, 39, and 62**. Item **20** was taken out of order and will be addressed with item 72 in the variance section.

Staff recommendation: Approve staff's recommendations for items **1 – 62** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 62** subject to the CPC 101 form conditions.

Motion: **Wolff**

Second: **Sharp**

Vote: **Unanimous** Abstaining: **None**

**Commissioners Rice and Ross abstained and left the room.**

Staff recommendation: Approve staff's recommendations for items **32, 39, and 62** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **32, 39, and 62** subject to the CPC 101 form conditions.

Motion: **Sharp**

Second: **Garza**

Vote: **Unanimous** Abstaining: **None**

**Commissioners Rice and Ross returned.**

### C PUBLIC HEARINGS

#### 63 Cypress Corner Place North 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: **Sharp**

Second: **Rice**

Vote: **Unanimous**

Abstaining: **None**

Speaker for item 63: Jason Ellison, Chair of Trustees, Cypress United Methodist Church – undecided, statement and email correspondence submitted for the record.

#### 64 Driscoll Place Sec 2 Amending plat no 1 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: **Robinson**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

#### 65 Grace Bible Church Subdivision 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: **Wolff**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

#### 66 MacGregors Blodgett Park partial replat no 3 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: **Robinson**

Second: **Tartt**

Vote: **Unanimous**

Abstaining: **None**

**67 Sabine Street Addition replat no 1 C3N Approve**  
 Staff recommendation: Grant the requested variance to allow a 5 foot building line for lot 1 along Sabine Street and approve the plat subject to the CPC 101 form conditions. Grant the requested variance and approve the plat subject to the CPC 101 form conditions.  
 Commission action: Granted the requested variance to allow a 5 foot building line for lot 1 along Sabine Street and approved the plat subject to the CPC 101 form conditions.  
 Motion: **Jard** Second: **Robinson** Vote: **Unanimous** Abstaining: **None**  
 Speakers for item 67: Justin Despot – undecided and Kirby Mears – supportive.

**68 Sing Ragni Addition 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: **Wolff** Second: **Asakura** Vote: **Unanimous** Abstaining: **None**

**69 Strong Pine Plaza Subdivision 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: **Rice** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**  
 Speakers for item 69: Buffy Rowlen and Phillip Z. White – opposed.

**D VARIANCES**

**70 Blue Bell Industrial Park Subdivision C2R Defer**  
 Staff recommendation: Defer the plat for two weeks to allow time for Legal Department review.  
 Commission action: Deferred the plat for two weeks to allow time for Legal Department review.  
 Motion: **Ross** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

**71 Fall Creek Recreational Center no 2 C2 Defer**  
**Subdivision**  
 Staff recommendation: Defer the plat for two weeks to allow time for the applicant to provide revised and additional information.  
 Commission action: Deferred the plat for two weeks to allow time for the applicant to provide revised and additional information.  
 Motion: **Wolff** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

**Items 20 and 72 are taken together at this time.**

**20 Farm League Park Sec 1 C3F Approve**  
**72 Farm League Park GP GP Approve**  
 Staff recommendation: Grant the requested variance and the general plan and approve the plat subject to the CPC 101 form conditions.  
 Commission action: Granted the requested variance and the general plan and approved the plat subject to the CPC 101 form conditions.  
 Motion: **Wolff** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**

**73 Georgian Square Subdivision C2R Defer**  
 Staff recommendation: Defer the plat for two weeks to allow time for the applicant to submit revised information.  
 Commission action: Deferred the plat for two weeks to allow time for the applicant to submit revised information.  
 Motion: **Robinson** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

**74 Little York Commercial Center Subdivision C2R Defer**  
Staff recommendation: Defer the plat for two weeks to allow time for the applicant to submit revised information.  
Commission action: Deferred the plat for two weeks to allow time for the applicant to submit revised information.  
Motion: **Rice** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

**75 Sandelius Commons Subdivision C2R Defer**  
Staff recommendation: Defer the plat for two weeks to allow time for staff to pull previously submitted development plans on this site for further study and review.  
Commission action: Deferred the plat for two weeks to allow time for staff to pull previously submitted development plans on this site for further study and review.  
Motion: **Freeman** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

**76 Stewart Cadillac Subdivision 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: **Rice** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**  
Speaker for item 76: Karen Rose – supportive.

**77 Studewood Reserves Subdivision 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: **Ross** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

**E Special Exceptions**

**78 Pine Mill Ranch GP GP Approve**  
Staff recommendation: Grant the requested special exception variance and approve the general plan subject to the CPC 101 form conditions.  
Commission action: Granted the requested special exception variance and approved the general plan subject to the CPC 101 form conditions.  
Motion: **Ross** Second: **Zakaria** Vote: **Unanimous** Abstaining: **None**

**F Reconsideration of Requirements**

**79 Santikos Palladium at Long Meadow C3P Approve**  
Staff recommendation: Grant the requested reconsideration of requirement and the variance and approve the plat subject to the CPC 101 form conditions.  
Commission action: Granted the requested reconsideration of requirement and the variance and approved the plat subject to the CPC 101 form conditions.  
Motion: **Wolff** Second: **Porras- Pirtle** Vote: **Unanimous** Abstaining: **None**

**80 St Martins Episcopal Church partial replat C2R Defer**  
no 1  
Staff recommendation: Defer the plat for two weeks to allow time for further study and research on the 35' right-of-way.  
Commission action: Deferred the plat for two weeks to allow time for further study and research on the 35' right-of-way.  
Motion: **Sharp** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**  
Speaker for item 80: Philip Bryant – conditionally supportive.

**G ADMINISTRATIVE**

**H DEVELOPMENT PLAT VARIANCES**

**81 4602 Norhill Boulevard DPV Approve**  
Staff recommendation: Grant the requested variance to allow a building setback line of 10-feet for the carport structure.  
Commission action: Granted the requested variance to allow a building setback line of 10-feet for the carport structure.  
Motion: **Ross** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

**82 3819 Kirby Drive DPV Defer**  
Staff recommendation: Defer the plat for two weeks to allow time for applicant to meet with staff and provide revised information.  
Commission action: Deferred the plat for two weeks to allow time for applicant to meet with staff and provide revised information.  
Motion: **Jard** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**

**83 1001 Waverly Street DPV Defer**  
Staff recommendation: Defer the plat for two weeks to allow time for legal review of separately filed deed restrictions.  
Commission action: Deferred the plat for two weeks to allow time for legal review of separately filed deed restrictions.  
Motion: **Robinson** Second: **Wolff** Vote: **Unanimous** Abstaining: **None**  
Speaker for item 83: Anna Yue – supportive.

**I CERTIFICATES OF COMPLIANCE**

**84 Celia Vega Ibarra COC Approve**  
**85 Blanca Estela Grandados COC Approve**  
Staff recommendation: Issue the Certificates of Compliance for items **84-85**.  
Commission action: Issued the Certificates of Compliance for items **84-85**.  
Motion: **Garza** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

**J EXTENSIONS OF APPROVAL AND NAME CHANGES**

**86 Baker Hughes Rankin Center Subdivision EOA Approve**  
**87 Royal Shores EOA Approve**  
**88 Spring Villas Sec 1 replat No 1 EOA Approve**  
**89 Townside Villas Subdivision NC Approve**  
(previously Waterhill Homes on Polk)  
**90 West Orem Dr. from SH 288 to Drainage Fee Strip West of Furman EOA Approve**

Staff recommendation: Approve staff's recommendation for items **86-90**.  
Commission action: Approved staff's recommendation for items **86-90**.  
Motion: **Rice** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

- II. ESTABLISH A PUBLIC HEARING DATE OF MARCH 17, 2011 FOR:
- a. Aliana Sec 4
  - b. Braeswood Estates Subdivision
  - c. Cinco Verde Retail One Subdivision
  - d. Cove Sec 6 partial replat no 1
  - e. Drexel Place Subdivision
  - f. Morton Creek Ranch Recreation Reserve no 1 Subdivision
  - g. Park Place Corner Store Subdivision

Staff recommendation: Establish a public hearing date of March 17, 2011 for items II a-g.

Commission action: Established a public hearing date of March 17, 2011 for items II a-g.

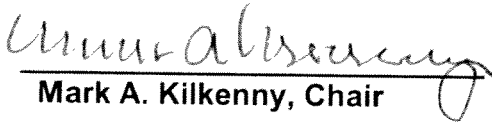
Motion: **Sharp**      Second: **Garza**      Vote: **Unanimous**      Abstaining: **None**

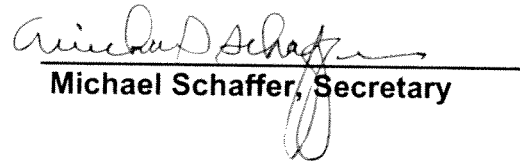
III. PUBLIC COMMENT  
NONE

IV. ADJOURNMENT

There being no further business brought before the Commission, Chair Mark A. Kilkenney adjourned the meeting at 3:56 p.m.

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

  
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Mark A. Kilkenney, Chair

  
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Michael Schaffer, Secretary