

Minutes of the Houston Planning Commission

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

March 3, 2011
Meeting to be held in
Council Chambers, Public Level, City Hall Annex
2:30 p.m.

Call to order:

Chair, Mark Kilkenney, called the meeting to order at 2:31 p.m. with a quorum present.

Mark A. Kilkenney, Chair
M. Sonny Garza
Susan Alleman
Christopher B. Amandes

Keiji Asakura

James R. Jard

Paul R. Nelson

Left at 3:43 p.m. during item 64

Linda Porras-Pirtle

Robin Reed

Richard A. Rice

David Robinson

Jeff Ross

Algenita Segars

Left at 3:54 p.m. during item 69

Talmadge Sharp, Sr.

Blake Tart III

Beth Wolff

Arrived at 2:37 p.m.

Shaukat Zakaria

Arrived at 2:52 p.m. during item 51

Mark Mooney for

The Honorable Ed Chance

Left at 3:53 p.m. during item 67

Jackie Freeman for

The Honorable Ed Emmett

The Honorable Grady Prestage

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 17, 2011 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the February 17, 2011 Planning Commission Meeting Minutes.

Motion: **Sharp**

Second: **Reed**

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

APPROVAL OF THE FEBRUARY 24, 2011 SPECIAL MAJOR THOROUGHFARE AND FREEWAY PLAN STAFF RECOMMENDATION MEETING MINUTES

Commission action: Approved the February 17, 2011 Planning Commission Meeting Minutes.

Motion: **Garza**

Second: **Reed**

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

I. PLATTING ACTIVITY (Consent items A and B, 1- 50)

Items removed for separate consideration: **15, 19, 20, 22, 23, 24, 25, and 35.**

Staff recommendation: Approve staff's recommendations for items **1 – 50** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 50** subject to the CPC 101 form conditions.

Motion: **Garza**

Second: **Freeman**

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

Commissioners Alleman, Amandes, Porras-Pirtle, 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: **Nelson**

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

Commissioners Alleman, Amandes, Porras-Pirtle, Rice and Ross returned.

C PUBLIC HEARINGS

51 Bellfurdyce replat no 1

C3N

Grant

Staff recommendation: Deferred the plat for two weeks for further study and review and to allow time for the applicant to provide revised information.

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

Motion: **Ross**

Second: **Rice**

Vote: **Unanimous**

Abstaining: **None**

Speakers for item 63: Sheri Allshouse – opposed; Mary Lou Henry – applicant; Karen Rose – no position stated.

52 Edison Park 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: **Freeman**

Vote: **Unanimous**

Abstaining: **None**

53 Houston Oaks Sec 2 replat no 1 and extension **C3N** **Defer**
Staff recommendation: Defer the plat for two weeks to allow time for the applicant to provide revised information and for Chapter 42 planning standards.
Commission action: Deferred the plat for two weeks to allow time for the applicant to provide revised information and for Chapter 42 planning standards.
Motion: **Sharp** Second: **Porras- Pirtle** Vote: **Unanimous** Abstaining: **None**

54 Place des Vosges partial replat no 1 **C3N** **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: **Ross** Second: **Segars** Vote: **Unanimous** Abstaining: **None**
Speaker for item 54- Tracy Youngblood – applicant.

55 Prince Nashua 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: **Sharp** Second: **Segars** Vote: **Unanimous** Abstaining: **None**

56 Riverway Green 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: **Garza** Second: **Segars** Vote: **Unanimous** Abstaining: **None**

57 Washington Gardens partial replat no 1 **C3N** **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: **Reed** Second: **Garza** Vote: **Carries** Abstaining: **Rice**
Opposed: **Ross and Zakaria**
Speakers for item 57: Mary Villareal – applicant.

58 West Memorial Municipal Utility District Water Plant no 3 **C3N** **Approve**
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approve plat subject to the CPC 101 form conditions.
Motion: **Wolff** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

59 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: **Segars** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

Commissioner Rice abstained and left the room.

60 Cypress Lake Crossing GP **GP** **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: **Garza** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

Commissioner Rice returned.

61 Fall Creek Recreational Center no 2 Subdivision C2 Defer

Staff recommendation: Defer the plat for two weeks to allow time for the applicant to pay additional fees incurred as a result of the plat revision and to submit a revised general plan.

Commission action: Deferred the plat for two weeks to allow time for the applicant to pay additional fees incurred as a result of the plat revision and to submit a revised general plan.

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

62 Georgian Square 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: **Segars** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

Speaker for item 62: Steve Longmire – support.

63 Little York Commercial Center Subdivision C2R Defer

Staff recommendation: Defer the plat for two weeks to allow time for Legal review and to allow the applicant time to submit revised information.

Commission action: Deferred the plat for two weeks to allow time for Legal review and to allow the applicant time to submit revised information.

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

64 Pinch Commercial Reserve Subdivision 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: **Freeman** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

65 Sandelius Commons 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: **Wolff** Second: **Asakura** Vote: **Unanimous** Abstaining: **None**

66 Woodlands Village of Grogans Mill Lake Woodlands East Shore Sec 4 and Sec 7 replat no 1 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: **Mooney** Second: **Tartt** Vote: **Unanimous** Abstaining: **None**

**E Special Exceptions
NONE**

F Reconsideration of Requirements

- 67 Baker Industrial Complex Subdivision C2 Approve**
Staff recommendation: Grant the requested reconsideration of requirement and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested reconsideration of requirement and approved the plat subject to the CPC 101 form conditions.
Motion: **Segars** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**
- 68 North Hills Park Subdivision C2 Approve**
Staff recommendation: Grant the requested reconsideration of requirement and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested reconsideration of requirement and approved the plat subject to the CPC 101 form conditions.
Motion: **Sharp** Second: **Porras-Pirtle** Vote: **Carries** Abstaining: **Segars**
- 69 St Martins Episcopal Church partial replat no 1 C2R Approve**
Staff recommendation: Grant the requested reconsideration of requirement and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested reconsideration of requirement and approved the plat subject to the CPC 101 form conditions.
Motion: **Sharp** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

G ADMINISTRATIVE NONE

H DEVELOPMENT PLAT VARIANCES

- 70 3819 Kirby Drive DPV Approve**
Staff recommendation: Grant the requested variance to allow the vertical remodel to encroach into the 25' building setback.
Commission action: Granted the requested variance to allow the vertical remodel to encroach into the 25' building setback.
Motion: **Wolff** Second: **Jard** Vote: **Unanimous** Abstaining: **None**
- 71 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: **Zakaria** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

I CERTIFICATES OF COMPLIANCE

- 72 Murphy Oil Corporation COC Approve**
73 Mario Orlando Turcios COC Approve
74 Blanca E. Resendez COC Approve
75 Roberto Cuevas COC Approve
Staff recommendation: Issue the Certificates of Compliance for items **72-75**.
Commission action: Issued the Certificates of Compliance for items **72-75**.
Motion: **Sharp** Second: **Wolff** Vote: **Unanimous** Abstaining: **None**

J EXTENSIONS OF APPROVAL AND NAME CHANGES

76 Re-Cal Services Subdivision

EOA

Approve

Staff recommendation: Approve staff's recommendation for item **76**.

Commission action: Approved staff's recommendation for item **76**.

Motion: **Zakaria**

Second: **Reed**

Vote: **Unanimous**

Abstaining: **None**

II. ESTABLISH A PUBLIC HEARING DATE OF MARCH 31, 2011 FOR:

a. Beverly Street Enclave Subdivision

b. Parkway Ranch partial replat no 1

c. Tangle Lane Estates Subdivision

d. Waverly Addition replat no 1

e. Woodlands Village of Creekside Park Lake Paloma Trail Reserves Subdivision

Staff recommendation: Establish a public hearing date of March 31, 2011 for items **II a-e**.

Commission action: Established a public hearing date of March 31, 2011 for items **II a-e**.

Motion: **Sharp**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

III. PUBLIC COMMENT

NONE

IV. ADJOURNMENT

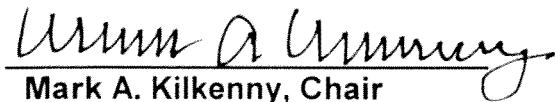
There being no further business brought before the Commission, Chair Mark A. Kilkenney adjourned the meeting at 4:06 p.m.

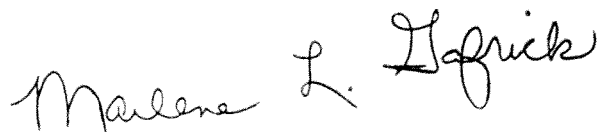
Motion: **Garza**

Second: **Sharp**

Vote: **Unanimous**

Abstaining: **None**


Mark A. Kilkenney, Chair


Marlene Gafrick, Secretary