

Minutes of the Houston Planning Commission

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

February 2, 2012
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 2:31 p.m. with a quorum present.

Mark A. Kilkenny, Chair

M. Sonny Garza

Susan Alleman

Christopher B. Amandes

Arrived at 2:34 p.m. during Director's Report

Keiji Asakura

Absent

Fernando Brave

Antoine Bryant

Absent

Lisa Clark

Brandon Dudley

Truman C. Edminster III

James R. Jard

Paul R. Nelson

Linda Porras-Pirtle

Algenita Segars

Arrived at 2:34 p.m. during Director's Report

Blake Tart III

Shaukat Zakaria

Mark Mooney for

Absent

The Honorable Ed Chance

Jesse Hegemier for

Absent

The Honorable Grady Prestage

Jackie Freeman for

Absent

The Honorable Ed Emmett

EXOFFICIO MEMBERS

Carol A. Lewis

Daniel W. Krueger, P.E.

Dawn Ullrich

George Greanias

DIRECTOR'S REPORT

The Director's report was given by Marlene Gafrick, Director, Planning and Development Department.

APPROVAL OF THE JANUARY 19, 2012 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the January 19, 2012 Planning Commission meeting minutes.

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

I. PLATTING ACTIVITY (Consent items A and B, 1- 55)

Items removed for separate consideration: **9, 10, 11, 12, 22, 23, 24, 26, 27, 28, 29, 30, 31, 32, 33, 34, and 40** subject to the CPC 101 form conditions.

Staff recommendation: Approve staff's recommendations for items **1 – 55** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 55** subject to the CPC 101 form conditions.

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

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

Staff recommendation: Approve staff's recommendations for items **9, 10, 11, 12, 22, 23, 24, 26, 27, 28, 29, 30, 31, 32, 33, 34, and 40** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **9, 10, 11, 12, 22, 23, 24, 26, 27, 28, 29, 30, 31, 32, 33, 34, and 40** subject to the CPC 101 form conditions.

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

Commissioners Alleman, Amandes, and Edminster returned.

C PUBLIC HEARINGS

56 Jackson Street Place 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: **Edminster** Second: **Segars** Vote: **Unanimous** Abstaining: **None**

57 Lakeland Heights Sec 1 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: **Garza** Second: **Porra-Pirtle** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

58 Cook Street Manor Subdivision

C2

Defer

Staff recommendation: Defer the application for two weeks to allow time for the applicant to provide additional and revised information with the following specifications: 1) a revised variance request that better articulates the hardship; 2) a site survey that also includes the distance between the back of curb and property line; 3) a proposed site plan.

Commission action: Deferred the application for two weeks to allow time for the applicant to provide additional and revised information with the following specifications: 1) a revised variance request that better articulates the hardship; 2) a site survey that also includes the distance between the back of curb and property line; 3) a proposed site plan.

Motion: **Clark**

Second: **Brave**

Vote: **Unanimous**

Abstaining: **None**

Items 59 and 60 are taken together at this time.

59 Katy Comex GP

GP

Approve

60 Katy Comex Sec 1

C2

Approve

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

1) Coordinate with Harris County Engineer's Office regarding the closure of the access driveway in Section 1 when a future section is platted; 2) coordinate with Harris County Engineer's Office regarding the future driveway connectivity between Section 1 and future sections when a future section is platted.

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

1) Coordinate with Harris County Engineer's Office regarding the closure of the access driveway in Section 1 when a future section is platted; 2) coordinate with Harris County Engineer's Office regarding the future driveway connectivity between Section 1 and future sections when a future section is platted

Motion: **Tartt**

Second: **Edminster**

Vote: **Unanimous**

Abstaining: **None**

**61 Levey Sam Houston Business Park
Subdivision**

C2

Defer

Staff recommendation: Defer the application for two weeks to allow time to coordinate with Harris County and TxDot regarding the abandonment of the right-of-way easement as well as driveway access to Beltway 8, and allow applicant time to submit revised information.

Commission action: Deferred the application for two weeks to allow time to coordinate with Harris County and TxDot regarding the abandonment of the right-of-way easement as well as driveway access to Beltway 8, and allow applicant time to submit revised information.

Motion: **Garza**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

62 Midtown Square Phase IV Subdivision

C2

Withdrawn

63 Oemic Subdivision **C2R** **Approve**
Staff recommendation: Grant the requested variance to allow the reserve to take access and frontage along a 60' private right-of-way easement and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance to allow the reserve to take access and frontage along a 60' private right-of-way easement and approve the plat subject to the CPC 101 form conditions.
Motion: **Porras-Pirtle** Second: **Brave** Vote: **Unanimous** Abstaining: **None**

64 Winsome Park replat no 1 **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 approved the plat subject to the CPC 101 form conditions.
Motion: **Segars** Second: **Zakaria** Vote: **Unanimous** Abstaining: **None**

E Special Exceptions
NONE

F Reconsideration of Requirements

65 Adams Oaks Sec 2 partial replat no 1 **C2R** **Approve**
Staff recommendation: Grant the requested reconsideration of requirement with a variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested reconsideration of requirement with a variance and approved the plat subject to the CPC 101 form conditions.
Motion: **Segars** Second: **Zakaria** Vote: **Unanimous** Abstaining: **None**

G ADMINISTRATIVE
NONE

H DEVELOPMENT PLAT VARIANCE

66 6218 Richmond Avenue **DPV** **Defer**
Staff recommendation: Deny the requested variance for the reduced building line setback.
Commission action: Deferred the application for two weeks to allow time for further study and review.
Motion: **Jard** Second: **Zakaria** Vote: **Unanimous** Abstaining: **None**

I CERTIFICATES OF COMPLIANCE

67 20937 Smith Road **COC** **Approve**
68 21500 Vermillion **COC** **Approve**
69 22116 Franz Road **COC** **Approve**
Staff recommendation: Approve staff's recommendation for items **67-69**.
Commission action: Approved staff's recommendation for items **67-69**.
Motion: **Porras-Pirtle** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

J EXTENSIONS OF APPROVAL AND NAME CHANGES

- | | | | |
|----|---|-----|---------|
| 70 | Aliana Abermore Ln, Minsky Ln, and Barzun Way STD | EOA | Approve |
| 71 | Brycer Reserve Subdivision | EOA | Approve |
| 72 | Kashmere Gardens Park partial replat no 2 and extension | EOA | Approve |

Staff recommendation: Approve staff's recommendation for items **70-72**.

Commission action: Approved staff's recommendation for items **70-72**.

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

II. ESTABLISH A PUBLIC HEARING DATE OF MARCH 1, 2012 FOR:

- a. Lomcrest Plaza Subdivision
- b. Townhomes on Petty Street replat no 2
- c. Waldrons Grant Sec 3 replat no 1

Staff recommendation: Establish a public hearing date of March 1, 2012 for item **III a-c**.

Commission action: Established a public hearing date of March 1, 2012 for item **III a-c**.

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

III. DISCUSSION ON THE COMPLIANCE OF VARIANCE APPROVAL CONDITIONS FOR PROPERTY LOCATED AT 3111 BRANDARD STREET

The Commission provided staff with feedback regarding the compliance of variance approval conditions for the property located at 3111 Brandard Street.

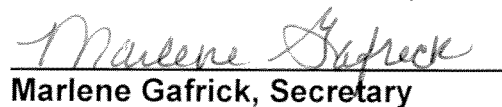
**IV. PUBLIC COMMENT
NONE**

V. ADJOURNMENT

There being no further business brought before the Commission, Chair Mark Kilkenny adjourned the meeting at 3:28 p.m.

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


Mark Kilkenny, Chair


Marlene Gafrick, Secretary