

Minutes of the Houston Planning Commission

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

February 16, 2012
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 2:32 p.m. with a quorum present.

Mark A. Kilkenney, Chair

M. Sonny Garza

Susan Alleman

Absent

Christopher B. Amandes

Keiji Asakura

Fernando Brave

Antoine Bryant

Lisa Clark

Absent

Brandon Dudley

Truman C. Edminster III

James R. Jard

Paul R. Nelson

Linda Porras-Pirtle

Absent

Algenita Segars

Blake Tart III

Arrived at 2:33 p.m. during Director's Report

Shaukat Zakaria

Mark Mooney for

The Honorable Ed Chance

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 FEBRUARY 2, 2012 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the February 2, 2012 Planning Commission meeting minutes.

Motion: **Segars** Second: **Amandes** Vote: **Carries** Abstaining: **Asakura**

I. PLATTING ACTIVITY (Consent items A and B, 1- 67)

Item **47** was changed from defer to approve. Items removed for separate consideration: **19, 26, 34, 37, 41, 46, 47, and 48** subject to the CPC 101 form conditions.

Staff recommendation: Approve staff's recommendations for items **1 – 67** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 67** subject to the CPC 101 form conditions.

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

Commissioners Amandes and Edminster abstained and left the room.

Staff recommendation: Approve staff's recommendations for items **19, 26, 34, 37, 41, 46, 47, and 48** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **19, 26, 34, 37, 41, 46, 47, and 48** subject to the CPC 101 form conditions.

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

Commissioners Amandes and Edminster returned.

C PUBLIC HEARINGS

68 Metro Traction Power Substation Harrisburg C3N Approve Subdivision

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: **Asakura** Second: **Brave** Vote: **Unanimous** Abstaining: **None**

69 Spectrum Medical Plaza Subdivision replat- C3N Defer no 1

Staff recommendation: Defer the plat for two weeks at the applicant's request and continue the public hearing at that time.

Commission action: Deferred the plat for two weeks at the applicant's request and continue the public hearing at that time.

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

70 Thor Ranch Commercial Reserve 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: **Prestage** Second: **Jard** Vote: **Unanimous** Abstaining: **None**

- 71 Villages of Northpointe West Sec 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: **Edminster** Second: **Asakura** Vote: **Unanimous** Abstaining: **None**
- 72 Zarros Subdivision C3N Defer**
 Staff recommendation: Defer the plat for two weeks to allow time for the applicant to provide revised information.
 Commission action: Deferred the plat for two weeks to allow time for the applicant to provide revised information.
 Motion: **Brave** Second: **Prestage** Vote: **Unanimous** Abstaining: **None**
- D VARIANCES**
- 73 Cook Street Manor Subdivision C2 Approve**
 Staff recommendation: Grant the requested variances subject to a five foot sidewalk and the CPC 101 form conditions.
 Commission action: Granted the requested variances subject to a five foot sidewalk and the CPC 101 form conditions.
 Motion: **Prestage** Second: **Segars** Vote: **Unanimous** Abstaining: **None**
- 74 Cypress Landing Park Sec 3 C3P 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: **Segars** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**
- 75 Franklin Reserve Subdivision C2R Approve**
 Staff recommendation: Approve the plat as a Class 2 replat, without a variance request subject to the CPC 101 form conditions.
 Commission action: Approved the plat as a Class 2 replat, without a variance request subject to the CPC 101 form conditions.
 Motion: **Garza** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**
- 76 Larberg Subdivision C2 Approve**
 Staff recommendation: Grant the requested variance to allow the proposed two (2) lots to take access and frontage along a private street and approve the plat subject to the CPC 101 form conditions.
 Commission action: Granted the requested variance to allow the proposed two (2) lots to take access and frontage along a private street and approve the plat subject to the CPC 101 form conditions.
 Motion: **Amandes** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**
- 77 Levey Sam Houston Business Park 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: **Edminster** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

Commissioners Asakura and Edminster abstained and left the room.

78 McKenzie Park GP

GP

Defer

Staff recommendation: Defer the plat for two weeks to discuss the general plan accessibility and the alignment of the proposed Mossy Oaks Road with the applicant, and allow applicant time to submit revised information.

Commission action: Deferred the plat for two weeks to discuss the general plan accessibility and the alignment of the proposed Mossy Oaks Road with the applicant, and allow applicant time to submit revised information.

Motion: **Jard**

Second: **Tartt**

Vote: **Unanimous**

Abstaining: **None**

Commissioners Asakura and Edminster returned.

79 National Sport Zone Subdivision

GP

Defer

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

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

Motion: **Bryant**

Second: **Brave**

Vote: **Unanimous**

Abstaining: **None**

80 Priestly Fraternity of St Peter Subdivision

GP

Omit

81 South Side Buffalo Bayou Blocks 436 and 437 replat no 1

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: **Segars**

Second: **Edminster**

Vote: **Unanimous**

Abstaining: **None**

Agenda items 82 and 83 are taken together at this time.

Commissioner Edminster abstained and left the room.

82 Terrace Brook GP

GP

Defer

83 Terrace Brook Sec 4

C3F

Defer

Staff recommendation: Defer the general plan and the plat for two weeks to allow time for applicant to coordinate the extension of stub streets south of the general plan and to show the connection of the stub street to Evergreen Terrace Lane.

Commission action: Deferred the general plan and the plat for two weeks to allow time for applicant to coordinate the extension of stub streets south of the general plan and to show the connection of the stub street to Evergreen Terrace Lane.

Motion: **Jard**

Second: **Asakura**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Edminster returned.

E Special Exceptions

NONE

F Reconsideration of Requirements

Commissioner Amandes abstained and left the room.

| | | | |
|-----------|-----------------------------|------------|----------------|
| 84 | Legends Ranch GP | GP | Approve |
| 85 | Legends Ranch Sec 10 | C3P | Approve |
| 86 | Legends Ranch Sec 11 | C3P | Approve |

Staff recommendation: Grant the requested reconsideration of requirement with a variance and approve the general plan and the plats subject to the CPC 101 form conditions.

Commission action: Granted the requested reconsideration of requirement with a variance and approved the general plan and the plats subject to the CPC 101 form conditions.

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

Commissioner Amandes returned.

**G ADMINISTRATIVE
NONE**

H DEVELOPMENT PLAT VARIANCE

| | | | |
|-----------|--------------------------|------------|--------------|
| 87 | 2401 Elmen Street | DPV | Defer |
|-----------|--------------------------|------------|--------------|

Staff recommendation: Defer the plat for two weeks to allow time for the applicant and the Legal Department to review separately filed deed restrictions.

Commission action: Deferred the application for two weeks to allow time for the applicant and the Legal Department to review separately filed deed restrictions.

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

| | | | |
|-----------|---------------------------|------------|----------------|
| 88 | 3931 Purdue Street | DPV | Approve |
|-----------|---------------------------|------------|----------------|

Staff recommendation: Grant the requested variance to allow a reduced building setback line along Wesleyan Street.

Commission action: Granted the requested variance to allow a reduced building setback line along Wesleyan Street.

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

| | | | |
|-----------|-----------------------------|------------|-------------|
| 89 | 6218 Richmond Avenue | DPV | Deny |
|-----------|-----------------------------|------------|-------------|

Staff recommendation: Deny the requested variance for a reduced building setback.

Commission action: Denied the requested variance for a reduced building setback.

Motion: **Tartt** Second: **Brave** Vote: **Carries** Opposed: **Segars**

Speaker for item 89: Robert Steele – no position stated.

| | | | |
|-----------|--------------------------|------------|----------------|
| 90 | 622 N York Street | DPV | Approve |
|-----------|--------------------------|------------|----------------|

Staff recommendation: Grant the requested variance to allow a 15' setback along N. York Street.

Commission action: Granted the requested variance to allow a 15' setback along N. York Street.

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

Speaker for item 90: April Becker – applicant.

| | | | |
|-----------|------------------------------|------------|----------------|
| 91 | 8101 Bissonnet Street | DPV | Approve |
|-----------|------------------------------|------------|----------------|

Staff recommendation: Grant the requested variance to allow the 10' fence along Bissonnet for an existing golf course facility.

Commission action: Granted the requested variance to allow the 10' fence along Bissonnet for an existing golf course facility.

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

Speaker for item 91: Lynn Kesterson – no position stated and Dan Ulson – applicant.

I CERTIFICATES OF COMPLIANCE

| | | | |
|----|---------------------|-----|---------|
| 92 | 23255 Ford Rd | COC | Approve |
| 93 | 23259 Ford Rd | COC | Approve |
| 94 | 718 Sentinel Oaks | COC | Approve |
| 95 | 23819 Sorters Rd | COC | Approve |
| 96 | 20961 Briar Walk Dr | COC | Approve |

Staff recommendation: Approve staff's recommendation for items 92-96.

Commission action: Approved staff's recommendation for items 92-96.

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

J EXTENSIONS OF APPROVAL AND NAME CHANGES

| | | | |
|-----|--|-----|------------------------|
| 97 | Cypress Fairbanks ISD Westgreen Blvd. Multi School Site Subdivision | EOA | Approve |
| 98 | Forresta Village Subdivision | EOA | Approve |
| 99 | Hacienda de Los Pinos | EOA | Withdrawn by applicant |
| 100 | Park West Green Sec 1 | EOA | Approve |
| 101 | Westgreen Center Sec 2 partial replat no 1 and extension | EOA | Approve |

Staff recommendation: Approve staff's recommendation for items 97-101.

Commission action: Approved staff's recommendation for items 97-101.

Motion: **Segars** Second: **Bryant** Vote: **Carries** Abstaining: **Amandes**
(items 97 and 100) Edminster (item 100)

II. ESTABLISH A PUBLIC HEARING DATE OF MARCH 15, 2012 FOR:

- a. Bercons Stanford Street Villas Subdivision
- b. Contemporary Garden Oaks partial replat no 1
- c. Posh Plaza Subdivision
- d. Towne Lake Sec 15 partial replat no 2
- e. Westgate Street Gardens Subdivision

Staff recommendation: Establish a public hearing date of March 15, 2012 for item III a-e.

Commission action: Established a public hearing date of March 15, 2012 for item III a-e.

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

**III. PUBLIC COMMENT
NONE**

IV. ADJOURNMENT

There being no further business brought before the Commission, Chair Mark Kilkeny adjourned the meeting at 3:46 p.m.

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


Mark Kilkeny, Chair


Marlene Gafrick, Secretary