

Minutes of the Houston Planning Commission

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

August 2, 2012
Meeting to be held in
Council Chambers, Public Level, City Hall Annex
2:30 p.m.

Call to order:

Chair, Mark A. Kilkenny called the meeting to order at 2:30 p.m. with a quorum present.

Mark A. Kilkenny, Chair	
M. Sonny Garza	
Susan Alleman	
Christopher B. Amandes	Absent
Keiji Asakura	
Fernando Brave	Absent
Kenneth Bohan	Arrived at 2:40 p.m. during item 82
Antoine Bryant	
Lisa Clark	Absent
Brandon Dudley	
Truman C. Edminster III	
James R. Jard	
Paul R. Nelson	
Linda Porras-Pirtle	Absent
Algenita Segars	
Eileen Subinsky	
Blake Tart III	
Shaukat Zakaria	
Mark Mooney for The Honorable Ed Chance	
Richard W. Stolleis 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

None

APPROVAL OF THE JULY 19, 2012 PLANNING COMMISSION MEETING MINUTES

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

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

I. PLATTING ACTIVITY (Consent items A and B, 1- 79)

Items removed for separate consideration: **33, 34, 44, 45, 46, 47, 49 and 70.**

Staff recommendation: Approve staff's recommendations for items **1 – 79** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 79** subject to the CPC 101 form conditions.

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

Commissioners Alleman and Edminster abstained and left the room.

Staff recommendation: Approve staff's recommendations for items **33, 34, 44, 45, 46, 47, 49, and 70:** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items: **33, 34, 44, 45, 46, 47, 49, and 70** subject to the CPC 101 form conditions.

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

Commissioners Alleman and Edminster returned.

C PUBLIC HEARINGS

Commissioner Asakura abstained and left the room.

80 Fairdale Place Estates Subdivision

C3N

Defer

Staff recommendation: Defer the plat for two weeks for further study and review and provide revised information by noon next Wednesday.

Commission action: Deferred the plat for two weeks for further study and review and provide revised information by noon next Wednesday.

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

Commissioner Asakura returned.

81 Nicholson Square 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: **Edminster** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

82 North Enclave at Westminster Village Subdivision

C3N

Defer

Staff recommendation: Defer the plat for two weeks for Chapter 42 planning standards and further study and review.

Commission action: Deferred the plat for two weeks for Chapter 42 planning standards and further study and review.

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

Speakers for item 82: Juan Salazar, Sandra Polau-Villalobos, Elizabeth Vargas – opposed

D VARIANCES

83 Castanie Place 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: **Tartt**

Second: **Segars**

Vote: **Unanimous**

Abstaining: **None**

Items 84, 85, 87, and 90 were taken together at this time and acted on at the same time with staff requesting a two week deferral.

84 Kolbe Farms Subdivision

C3P

Defer

85 Lake Oaks Subdivision

C3P

Defer

87 Park Lakes North GP

GP

Defer

90 Woodland Hills School Site Subdivision

C2

Defer

Staff recommendation: Defer the plats for two weeks to allow time for additional information and for further study and review.

Commission action: Deferred the plats for two weeks to allow time for additional information and for further study and review.

Motion: **Bryant**

Second: **Segars**

Vote: **Unanimous**

Abstaining: **None**

86 Melda Road Subdivision

C3P

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: **Mooney**

Second: **Tartt**

Vote: **Unanimous**

Abstaining: **None**

88 Stone Bluff Complex Subdivision

C3P

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: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

89 Washington Terrace Lofts 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: **Tartt**

Second: **Edminster**

Vote: **Unanimous**

Abstaining: **None**

E SPECIAL EXCEPTIONS

Items 91 and 92 were taken together at this time.

Commissioner Edminster abstained and left the room.

91 Katy Oaks GP GP Approve

92 Katy Oaks Sec 1 C3P Approve

Staff recommendation: Grant the special exceptions and approve the plats subject to the CPC 101 form conditions.

Commission action: Granted the special exceptions and approved the plats subject to the CPC 101 form conditions.

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

93 Park West Green GP GP Approve

Staff recommendation: Grant the special exception and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the special exception and approved the plat subject to the CPC 101 form conditions.

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

Commissioner Edminster returned.

F RECONSIDERATION OF REQUIREMENTS

94 Unity Center Subdivision C2 Defer

Staff recommendation: Grant the reconsideration of requirement and approve the plat subject to the CPC 101 form conditions.

Commission action: Deferred the reconsideration of requirement to give staff and applicant time to address potential traffic concerns on Mansard Road and to coordinate with TxDOT with respect to proposed access to Alameda Road.

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

Speakers for item 94: Gene Human, Nassar Hamdan, representing applicant – supportive; Brad Swearer – opposed; Richard Smith – City Engineer, Public Works & Engineering

G ADMINISTRATIVE NONE

H DEVELOPMENT PLAT VARIANCE

95 2403 Bagby Street DPV Defer

Staff recommendation: Defer the requested variance.

Commission action: Deferred the requested variance.

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

96 101 Parkview Street DPV Approve

Staff recommendation: Grant the requested variance.

Commission action: Granted the requested variance.

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

I CERTIFICATES OF COMPLIANCE

97 19739 Candlelight Lane COC Approve
98 23735 Sorters Road COC Approve

Staff recommendation: Approve staff's recommendation for item 97-98.

Commission action: Approved staff's recommendation for item 97-98.

Motion: Edminster Second: Tartt Vote: Unanimous Abstaining: None

J EXTENSIONS OF APPROVAL AND NAME CHANGES

99 Fairfield Village North Sec 7 EOA Approve
100 Forbidden gardens replat no 1 EOA Approve
101 Park at Meadowhill Run Sec 3 EOA Approve
102 Skyview park Sec 10 EOA Approve
103 Villages at Sunset Ridge apartments EOA Approve
Subdivision
104 Sul Ross View Subdivision EOA Approve

Staff recommendation: Approve staff's recommendation for item 99-104.

Commission action: Approved staff's recommendation for item 99-104.

Motion: Segars Second: Subinsky Vote: Unanimous Abstaining: None

II. ESTABLISH A PUBLIC HEARING DATE OF AUGUST 30, 2012

- a. Bayou Woods Sec 1 partial replat no 1
- b. Canyon Village at Westheimer Lakes Sec 1 partial replat no 1
- c. Contemporary Garden Oaks partial replat no 2
- d. Harrisburg Lofts partial replat no 1
- e. Janak Place Subdivision
- f. Lovers Estates Subdivision
- g. Melanie Court Amending plat no 1 partial replat no 1
- h. Westgate Street Homes Subdivision
- i. Vintage Royale Sec 1 partial replat no 1 and extension

Staff recommendation: Establish a public hearing date of August 30, 2012 for item II a-i.

Commission action: Established a public hearing date of August 30, 2012 for item II a-i.

Motion: Bryant Second: Segars Vote: Unanimous Abstaining: None

Commissioner Alleman abstained and left the room.

III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR PROPERTY LOCATED IN THE 5503 ALMEDA ROAD

Staff recommendation: Grant the request variance to allow the mini-storage facility with 1071 storage units to have 23 parking spaces instead of the 27 spaces otherwise required.

Commission action: Granted the request variance to allow the mini-storage facility with 1071 storage units to have 23 parking spaces instead of the 27 spaces otherwise required.

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

Commissioner Alleman returned.

IV. PLEASE EXCUSE THE ABSENCES OF COMMISSIONER LISA CLARK

Commissioner Clark's absences were excused.

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

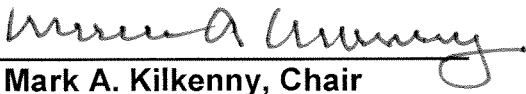
V. PUBLIC COMMENT

NONE

VI. ADJOURNMENT

There being no further business brought before the Commission, Chair, Mark A. Kilkenney adjourned the meeting at 3:22 p.m.

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



Mark A. Kilkenney, Chair



Marlene Gafrick, Secretary