

Minutes of the Houston Planning Commission

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

August 30, 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 2:38 p.m. with a quorum present.

Mark A. Kilkenny, Chair	
M. Sonny Garza	
Susan Alleman	
Christopher B. Amandes	
Keiji Asakura	
Fernando Brave	Arrived at 2:45 p.m. during item 80
Kenneth Bohan	
Antoine Bryant	
Lisa Clark	
Brandon Dudley	Absent
Truman C. Edminster III	Arrived at 2:37 p.m. during Consent items
James R. Jard	
Paul R. Nelson	Absent
Linda Porras-Pirtle	
Algenita Segars	
Eileen Subinsky	
Blake Tart III	
Shaukat Zakaria	
Mark Mooney for	Arrived at 2:50 p.m. during item 80
The Honorable Ed Chance	
Richard W. Stolleis for	
The Honorable Grady Prestage	
Jackie Freeman for	
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 AUGUST 16, 2012 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the August 16, 2012 Planning Commission meeting minutes.

Motion: **Amandes** Second: **Subinsky** Vote: **Carries** Abstaining: **Alleman**

APPROVAL OF THE JULY 26, 2012 MAJOR THOROUGHFARE AND FREEWAY PLAN AMENDMENTS PUBLIC HEARING MINUTES

Commission action: Approved the July 26, 2012 Major Thoroughfare and Freeway Plan Amendments Public Hearing minutes.

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

I. PLATTING ACTIVITY (Consent items A and B, 1- 75)

Items removed for separate consideration: **3, 4, 5, 22, 26, 35, 39, 40, 41, 42, 44, 45, 57, and 58.**

Staff recommendation: Approve staff's recommendations for items **1 – 75** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 75** subject to the CPC 101 form conditions.

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

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

Staff recommendation: Approve staff's recommendations for items **3, 4, 5, 22, 26, 35, 39, 40, 41, 42, 44, 45, 57, and 58** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **3, 4, 5, 22, 26, 35, 39, 40, 41, 42, 44, 45, 57, and 58** subject to the CPC 101 form conditions.

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

Commissioners Alleman, Amandes, Clark and Edminster returned.

C PUBLIC HEARINGS

Commissioner Asakura abstained and left the room.

76 Bayou Woods Sec 1 partial replat no1 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: **Alleman** Vote: **Unanimous** Abstaining: **None**

Speaker for item 76: Rick Rogers - opposed

77 Canyon Village at Westheimer Lakes C3N Approve Section 1 partial replat no 1

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

78 Contemporary Gardens Oaks replat no 1 C3N Approve
partial replat no 2

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: **Alleman** Second: **Subinsky** Vote: **Unanimous** Abstaining: **None**

79 Harrisburg Lofts partial replat no 1 C3N Approve
partial replat no 2

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

80 Janak Place Subdivision C3N Approve

Staff recommendation: Grant the requested variance subject to denying access from the stub street Auline Lane and to provide a 10' building line adjacent to Auline Lane and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the requested variance subject to denying access from the stub street Auline Lane and to provide a 10' building line adjacent to Auline Lane and approved the plat subject to the CPC 101 form conditions.

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

81 Lovers Estates 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: **Amandes** Second: **Asakura** Vote: **Unanimous** Abstaining: **None**

Speaker for item 81: Stephanie Rowan – supportive.

82 Melanie Court Amending plat no 1 C3N Approve
partial replat no 1

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

83 North Enclave at Westminster Village C3N Approve
Subdivision

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: **Garza** Second: **Subinsky** Vote: **Carries** Opposed: **Amandes, Asakura, Brave, Bryant, Segars, and Zakaria**

Speakers for item 83: Tameka Walker – opposed; Eric Dunbar - applicant

84 Vintage Royale Sec 1 partial replat no 1 C3N Approve
and extension

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

85 Westgate Street Homes Subdivision C3N Approve
partial replat no 2

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: **Clark** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

86 Bomar Park View Subdivision C2R Defer

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

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

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

Speaker for item 86: David Robinson – no position stated

Commissioner Alleman abstained and left the room.

87 Conklin Lane Middle School Site Subdivision 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: **Garza** Second: **Zakaria** Vote: **Unanimous** Abstaining: **None**

Speaker for item 87: Randy Odinet – opposed

Commissioner Alleman returned.

88 Knapp Chevrolet Subdivision C2 Approve

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

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

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

89 Kolbe Farms Subdivision C3P Approve

Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions. As a condition of approval the site plan must provide minimum 6' wide sidewalk along public streets, 4' caliper street trees and additional landscaping.

Commission action: Granted the requested variance and approved the plat subject to the CPC 101 form conditions. As a condition of approval the site plan must provide minimum 6' wide sidewalk along public streets, 4' caliper street trees and additional landscaping.

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

90 Law Street Landing Subdivision

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: **Asakura** Second: **Bryant** Vote: **Carries** Opposed: **Bohan**

Speakers for item 90: Gerald Spence – opposed; Kevin Kolb- applicant representative

91 Pine Trace Village GP

GP

Approve

Staff recommendation: Grant the requested variance and approve the general plan subject to the CPC 101 form conditions.

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

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

92 Texas Paratransit Subdivision

C2R

Approve

Staff recommendation: Grant the requested variance and approve the general plan subject to the CPC 101 form conditions.

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

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

93 West Clay Park Subdivision

C2R

Defer

Staff recommendation: Deny the requested variance and approve the plat subject to 5' ROW dedication for the widening of West Clay and subject to the CPC 101 form conditions.

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

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

Speaker for item 93: Bridget Jensen – opposed.

E SPECIAL EXCEPTIONS

Commissioners Alleman and Edminster abstained and left the room.

94 Towne Lake Sec 17

C3P

Defer

Staff recommendation: Defer the plat for two weeks per the applicant's request.

Commission action: Deferred the plat for two weeks per the applicant's request.

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

Commissioners Alleman and Edminster returned.

F RECONSIDERATION OF REQUIREMENTS

95 Mission Elim International Church Subdivision C2 Approve

Staff recommendation: Grant the requested reconsideration of requirement not to provide 5' ROW dedication for North Main Street and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the requested reconsideration of requirement not to provide 5' ROW dedication for North Main Street and approved the plat subject to the CPC 101 form conditions.

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

96 Park Spring GP GP Approve

Staff recommendation: Grant the requested variance approve the general plan subject to the CPC 101 form conditions.

Commission action: Granted the requested variance approved the general plan subject to the CPC 101 form conditions.

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

97 Tricons Stanford Street Enclave Subdivision C2R Disapprove

Staff recommendation: Deny the requested variance and approve the plat subject to providing a 5' widening along Stanford Street and subject CPC 101 form conditions.

Commission action: Denied the requested variance and approved the plat subject to providing a 5' widening along Stanford Street and subject to the CPC 101 form conditions.

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

Speakers for item 97: Alex Farinas and Barry Ouellette – opposed; Belinda King – applicant.

98 Unity Center 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 approved the plat subject to the CPC 101 form conditions.

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

Speakers for item 98: Gene Human – supportive; Kent Marsh - opposed

**G ADMINISTRATIVE
NONE**

H DEVELOPMENT PLAT VARIANCE

99 7502 Chevy Chase Drive DPV Approve

Staff recommendation: Grant the requested variance for a 0' building line along Chevy Chase Drive and approve the development plat.

Commission action: Granted the requested variance for a 0' building line along Chevy Chase Drive and approve the development plat.

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

100 1175 Edgebrook Drive

DPV

Defer

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

Commission action: Deferred the application for two weeks to allow time for applicant to provide revised information and for further study and review.

Motion: **Brave**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

101 10301 Fulton Street

DPV

Defer

Staff recommendation: Deny the variance and the development plat.

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

Motion: **Zakaria**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

Speakers for item 101: M. Shahbaz – supportive; Christine Eheman and Irma Perez – opposed.

102 1901 Houston Avenue

DPV

Defer

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

Commission action: Deferred the application for two weeks to allow time for applicant to provide revised information and for further study and review.

Motion: **Zakaria**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

I CERTIFICATES OF COMPLIANCE

NONE

J EXTENSIONS OF APPROVAL AND NAME CHANGES

103 Alliance Midtown Subdivision

EOA

Approve

104 Cypresswood Heights Lift Station Subdivision

EOA

Approve

105 Pham Cypress Subdivision

EOA

Approve

Staff recommendation: Approve staff's recommendation for item **103-105**.

Commission action: Approved staff's recommendation for item **103-105**.

Motion: **Alleman**

Second: **Jard**

Vote: **Unanimous**

Abstaining: **None**

II. ESTABLISH A PUBLIC HEARING DATE OF SEPTEMBER 27, 2012

a. Amending Plat of West Lane Annex Partial Replat of Block 4 replat no 1

b. Benders Landing Estates Sec 6 partial replat no 1

c. Richmond Haven Estates Subdivision

d. Towne Lake Sec 18 partial replat no 1

e. West Drew Court replat no 1

f. Wildwood at Northpointe Sec 10

Staff recommendation: Establish a public hearing date of September 27, 2012 for item **II a-f**.

Commission action: Established a public hearing date of September 27, 2012 for item **II a-f**.

Motion: **Porras-Pirtle**

Second: **Zakaria**

Vote: **Unanimous**

Abstaining: **None**

III. PUBLIC COMMENT
NONE

IV. ADJOURNMENT

There being no further business brought before the Commission, Chair, Mark A. Kilkeny adjourned the meeting at 5:02 p.m.


Motion: **Clark**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**


Mark A. Kilkeny, Chair


Marlene Gafrick, Secretary