

Minutes of the Houston Planning Commission

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

July 21, 2011
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 2:34 p.m. with a quorum present.

Mark A. Kilkenny, Chair
M. Sonny Garza
Susan Alleman
Christopher B. Amandes
Keiji Asakura
James R. Jard
Paul R. Nelson
Linda Porrás-Pirtle
Robin Reed
Richard A. Rice
Algenita Segars

Absent

Arrived at 2:47 p.m. during item I; left at 5:01 p.m.
during item 66

Talmadge Sharp, Sr.
Blake Tart III
Shaukat Zakaria
The Honorable Ed Chance
Jesse Hegemier for
The Honorable Grady Prestage
Jackie L. Freeman for
The Honorable Ed Emmett

Absent

Arrived at 2:45 p.m. during item I; left at 3:35 p.m.

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 JULY 7, 2011 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the July 7, 2011 Planning Commission meeting minutes with change from Garza to Kilkenny as chairing the meeting.

Motion: **Rice** Second: **Sharp** Vote: **Carries** Abstaining: **Amandes**

I. PRESENTATION FOR APPROVAL OF THE JULY 2011 SEMIANNUAL IMPACT FEE REPORT

The report was presented by Fabian Heaney, Sr. Project Manager, Public Works and Engineering Department.

Commission action: Approved the July 2010 Semi Annual Report of the Capital Improvements Advisory Committee on Impact Fees and forwarded the report to City Council for approval.

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

II. PUBLIC HEARING ON THE PROPOSED HIGH DENSITY ORDINANCE

Commission chair Mark Kilkenny opened the public hearing to allow time for speakers.

Speakers for item II: Jack Lee, Mark Witte, Mike Wyatt, Tommy Friedlander, David Hightower, Ron Lindsey, Kendall Miller, Bill Huntsinger, and Barry Klein – opposed; Peter Brown and Eduard R. (Ted) Richardson – supportive; Karl Muench – undecided; Susan Baird and Marsha Hollis – no position stated.

III. PLATTING ACTIVITY (Consent items A and B, 1- 51)

Items removed for separate consideration: **11, 14, 22, 23, 25, 40, 47, 48, and 50.**

Staff recommendation: Approve staff's recommendations for items **1 – 51** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 51** subject to the CPC 101 form conditions.

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

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

Staff recommendation: Approve staff's recommendations for items **11, 14, 22, 23, 25, 40, 47, 48, and 50** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **11, 14, 22, 23, 25, 40, 47, 48, and 50** subject to the CPC 101 form conditions.

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

Commissioners Alleman, Amandes, and Rice returned.

C PUBLIC HEARINGS

52 Balcor Parc Binz Subdivision

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: **Jard**

Second: **Zakaria**

Vote: **Unanimous**

Abstaining: **None**

Speakers for item 52: Michael Wigglesworth – no position stated; Robert Ness – applicant.

53 SFT Rice Blvd Subdivision

C3N

Defer

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

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

Motion: **Jard**

Second: **Tartt**

Vote: **Unanimous**

Abstaining: **None**

Speakers for item 53: Armando Martinez – applicant and Mary Spillard – opposed.

D VARIANCES

Items 54 and 64 are taken together at this time.

Commissioner Alleman abstained and left the room.

54 Earthman San Felipe at Bering replat no 1

C2R

Disapprove

64 5740 San Felipe Street

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

Commission action: Denied the building line variance requests along San Felipe and Bering (item 54) and granted the variance requests along the private street (Item 64) and approved the plat subject to the CPC 101 form conditions.

Motion: **Rice**

Second: **Tartt**

Vote: **Carries**

Opposed: **Jard,**

Segars, Asakura, Garza, Sharp, and Freeman.

Speaker for items 54 and 64: Patti Joiner – applicant.

Commissioner Alleman returned.

55 Oakwilde Wastewater Treatment Plant 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: **Rice**

Second: **Freeman**

Vote: **Unanimous**

Abstaining: **None**

Speaker for item 55: Karen Rose – applicant.

56 Silver Crest Sec 1

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: **Jard**

Second: **Nelson**

Vote: **Unanimous**

Abstaining: **None**

Items 57 and 58 are taken together at this time.

57 Spring Plaza GP GP Approve
58 Spring Plaza Sec 1 C3P Approve

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

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

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

59 Woodlands East Gate at East Shore 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: **Asakura** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

E Special Exceptions
NONE

F Reconsideration of Requirements

60 Cinco Ranch Southwest Sec 63 C3P 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: **Segars** Second: **Asakura** Vote: **Unanimous** Abstaining: **None**

61 North Fort Bend Water Authority Pump Station replat and extension C2R Approve

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

Commission action: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.

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

G ADMINISTRATIVE
NONE

H DEVELOPMENT PLAT VARIANCE

62 12851 Butterfly Lane DPV Approve

Staff recommendation: Grant the requested variance to allow a 15' building along Beltway 8.

Commission action: Granted the requested variance to allow a 15' building along Beltway 8.

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

63 542 Arlington Street DPV Approve
Staff recommendation: Grant the requested variance to allow the reduced building setback line along White Oak Drive subject to the staff report conditions.
Commission action: Grant the requested variance to allow the reduced building setback line along White Oak Drive subject to the staff report conditions.
Motion: **Segars** Second: **Zakaria** Vote: **Carries** Opposed: **Jard, Nelson, Asakura, Alleman, and Amandes**
Speakers for item 63: Edgar Coronado – applicant; Bill Baldwin and Jonathan Smulian – opposed.

Item 64 was taken with item 54 earlier in the agenda.

65 6800 Gulf Freeway DPV Defer
Staff recommendation: Defer the requested variance for two weeks at applicant's request to allow time to provide additional and revised information about the proposed project.
Commission action: Deferred the requested variance for two weeks at applicant's request to allow time to provide additional and revised information about the proposed project.
Motion: **Jard** Second: **Zakaria** Vote: **Unanimous** Abstaining: **None**

66 8 Waverly Court DPV Approve
Staff recommendation: Grant the requested variance to allow a reduced building setback line along Yoakum Boulevard.
Commission action: Grant the requested variance to allow a reduced building setback line along Yoakum Boulevard.
Motion: **Rice** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

**I CERTIFICATES OF COMPLIANCE
NONE**

J EXTENSIONS OF APPROVAL AND NAME CHANGES

67 Auburn Lakes Pines Sec 5 EOA Approve
68 Villas at Holzwarth Subdivision EOA Approve
Staff recommendation: Approve staff's recommendation for items **67-68**.
Commission action: Approved staff's recommendation for items **67-68**.
Motion: **Garza** Second: **Tartt** Vote: **Carries** Abstaining: **Alleman**

IV. Establish a public hearing date of August 18, 2011 for:

- a. Ace Metals Business Park Subdivision**
- b. Cinco Ranch Southwest Sec 61**
- c. Parkway Lakes Complex Subdivision**
- d. Towne Lake Sec 15 partial replat no 1**
- e. Vintage Lakes Sec 2 partial replat no 4**

Staff recommendations: Establish a public hearing date of August 18, 2011 for item **IV a-e**.
Commission action: Established a public hearing date of August 18, 2011 for item **IV a-e**.
Motion: **Garza** Second: **Sharp** Vote: **Carries** Abstaining: **Rice (item e)**

V. Public Hearing and Consideration of a Special Minimum Lot Size area application for the 1800 block of West 14th ½ Street, North and South sides, between Dian Street and Dead End.

Commission action: Approved the special minimum lot size area application for the 1800 block of West 14th ½ Street, North and South sides, between Dian Street and Dead End and forwarded to City Council for consideration.

Motion: **Garza** Second: **Amandes** Vote: **Carries** Opposed: **Alleman and Porras- Pirtle**

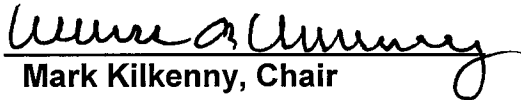
Speakers for item V: Don R. McConnell – opposed; Mary Abshier and Kevin Strickland – supportive.

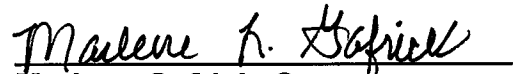
**VI. PUBLIC COMMENT
NONE**

VII. ADJOURNMENT

There being no further business brought before the Commission, Chair Mark Kilkenney adjourned the meeting at 5:30 p.m.

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


Mark Kilkenney, Chair


Marlene Gafrick, Secretary