

## **Minutes of the Houston Planning Commission**

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

May 10, 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 2:30 p.m. with a quorum present.**

Mark A. Kilkenny, Chair  
M. Sonny Garza  
Susan Alleman  
Christopher B. Amandes  
Keiji Asakura  
Fernando Brave  
Antoine Bryant  
Lisa Clark  
Brandon Dudley  
Truman C. Edminster III  
James R. Jard  
Paul R. Nelson  
Linda Porrás-Pirtle  
Algenita Segars  
Blake Tart III  
Shaukat Zakaria  
Mark Mooney for  
    The Honorable Ed Chance  
Richard Stolleis for  
    The Honorable Grady Prestage  
Jackie Freeman for  
    The Honorable Ed Emmett

Absent

### **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 APRIL 26, 2012 PLANNING COMMISSION MEETING MINUTES**

Commission action: Approved the April 26, 2012 Planning Commission meeting minutes.

Motion: **Clark**                      Second: **Bryant**                      Vote: **Carries**                      Abstaining: **Alleman**

#### **I. PLATTING ACTIVITY                      (Consent items A and B, 1- 70)**

Items removed for separate consideration: **8, 9, 10, 11, 16, 21, 22, 23, 24, 25, 27, 39, 42, 43, 49, 53, 54, and 58.**

Staff recommendation: Approve staff's recommendations for items **1 – 70** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 70** subject to the CPC 101 form conditions.

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

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

Staff recommendation: Approve staff's recommendations for items: **8, 9, 10, 11, 16, 21, 22, 23, 24, 25, 27, 39, 42, 43, 49, 53, 54, and 58** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items: **8, 9, 10, 11, 16, 21, 22, 23, 24, 25, 27, 39, 42, 43, 49, 53, 54, and 58** subject to the CPC 101 form conditions.

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

**Commissioners Alleman, Amandes, Clark and Edminster returned.**

## **C PUBLIC HEARINGS**

#### **71 Bammel Park 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: **Garza**                      Second: **Alleman**                      Vote: **Unanimous**                      Abstaining: **None**

#### **72 Contemporary Airport Sec 1 replat                      C3N                      Approve** **no 1**

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: **Porras-Pirtle**                      Second: **Alleman**                      Vote: **Unanimous**                      Abstaining: **None**

#### **73 Kim and Alvarado 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: **Bryant**                      Second: **Clark**                      Vote: **Unanimous**                      Abstaining: **None**

- 74 Lakes at Avalon Village Sec 2 partial 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: **Garza** Second: **Edminister** Vote: **Unanimous** Abstaining: **None**
- 75 Lakes at Avalon Village Sec 2 partial replat no 2 and extension 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: **Porras- Pirtle** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**
- 76 Lovers Estate Subdivision C3N Defer**  
 Staff recommendation: Defer the plat for two weeks for further study and review by Legal.  
 Commission action: Deferred the plat for two weeks for further study and review by Legal.  
 Motion: **Garza** Second: **Tartt** Vote: **Unanimous** Abstaining: **None**
- 77 Nanaksar Colony 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: **Segars** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**
- 78 Oak Forest of Marbella Subdivision C3N Withdrawn**  
 Staff recommendation: Withdraw per the applicants request and establish a new public hearing date of June 7, 2012.  
 Commission action: Approved the establishment of the new public hearing date of June 7, 2012.  
 Motion: **Segars** Second: **Zakaria** Vote: **Unanimous** Abstaining: **None**
- 79 Sin Dolor Subdivision C3N 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.  
 Motion: **Bryant** Second: **Brave** Vote: **Unanimous** Abstaining: **None**
- 80 Sky Lark Reserve A 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: **Clark** Second: **Bryant** Vote: **Carries** Abstaining: **Amandes**
- 81 Sukkot Office Park Subdivision C3N 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: **Tartt** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

**82 Urban Townhomes on Elmen Street 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: **Bryant** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

**83 Vistas at St George Subdivision 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: **Alleman** Second: **Edminister** Vote: **Unanimous** Abstaining: **None**

## **D VARIANCES**

Items 84, 86, and 88 were taken and acted on at the same time with staff requesting a two week deferral for all three items.

**84 Dynamic Subdivision C2R Defer**

**86 Montrose Addition partial replat no 4 C2R Defer**

**88 West End Terrace partial replat no 2 C2R Defer**

Staff recommendation: Defer the plats for two weeks to allow time for Chapter 42 planning standards, revised information, and further study and review.

Commission action: Deferred the plat for two weeks to allow time for Chapter 42 planning standards, revised information, and further study and review.

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

**Commissioners Alleman and Amandes abstained and left the room.**

**85 Klein ISD High School No 6 Complex Sec 1 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 and approved the plat subject to the CPC 101 form conditions.

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

**Commissioners Alleman and Amandes returned.**

**87 Texas Cafeteria Retail Center 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: **Jard** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**

Speakers for item 87: Pete Cafathriz and David Sandlin – supportive; Richard Smith, City Engineer-Public Works and Engineering Department

**89 Woodlands Village of Grogans Mill Lake C3P Approve**  
**Harrison Sec 1**

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

**Commissioner Alleman abstained and left the room.**

**90 Woodlands Village of Panther Creek Sec 47 C3P 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: **Mooney** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

**Commissioner Alleman returned.**

**E SPECIAL EXCEPTIONS**

**91 Towns at Seville Subdivision 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: **Edminster** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

**F RECONSIDERATION OF REQUIREMENTS**  
**NONE**

**G ADMINISTRATIVE**  
**NONE**

**H DEVELOPMENT PLAT VARIANCE**

**92 413 Little York Road DPV Withdrawn**

**93 2120 Southwest Freeway DPV Approve**

Staff recommendation: Grant the requested variance with the following conditions:

1. Provide 4' caliper street trees along Greenbriar Drive pursuant to Chapter 33 species and space requirements.
2. Provide 7 small trees along U.S. 59 feeder road within the site boundary pursuant to Chapter 33 species and space requirements.
3. No vehicles shall be parked on the grass pavers along Greenbriar Drive and U.S. 59 feeder road.

Commission action: Granted the requested variance with the following conditions:

1. Provide 4' caliper street trees along Greenbriar Drive pursuant to Chapter 33 species and space requirements.
2. Provide 7 small trees along U.S. 59 feeder road within the site boundary pursuant to Chapter 33 species and space requirements.
3. No vehicles shall be parked on the grass pavers along Greenbriar Drive and U.S. 59 feeder road.

Motion: **Jard** Second: **Asakura** Vote: **Carries** Opposed: **Segars**

Speakers for item 93: Claude Anello and Steve Craney, applicant and Robert Sanders - supportive; Moustapha El-Hakam- opposed; Richard Smith, City Engineer- Public Works and Engineering Department

**I CERTIFICATES OF COMPLIANCE**

**94 25456 Needham Road COC Approve**

Staff recommendation: Approve staff's recommendation for items **94**.

Commission action: Approved staff's recommendation for items **94**.

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

**J EXTENSIONS OF APPROVAL AND NAME CHANGES**

**95 Alvarado Plaza Subdivision EOA Approve**

**96 Spring Cypress Holzwarth Plaza Subdivision EOA Approve**

Staff recommendation: Approve staff's recommendation for item **95-96**.

Commission action: Approved staff's recommendation for item **95-96**.

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

**II. ESTABLISH A PUBLIC HEARING DATE OF June 7, 2012 FOR:**

**a. Dolce Living at Grand Harbour Subdivision**

Staff recommendation: Establish a public hearing date of June 7, 2012 for item **II a**.

Commission action: Established a public hearing date of June 7, 2012 for item **II a**.

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

**III. PUBLIC COMMENT**

Chair Mark Kilkenny welcomed Mr. Richard Stolleis as a new member of the Commission. Planning and Development Director Marlene Gafrick introduced new Planning and Development employee Eric Pavlinek.

**IV. ADJOURNMENT**

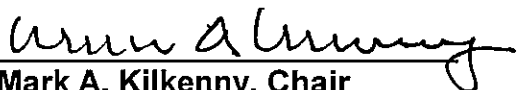
There being no further business brought before the Commission, Chair, Mark Kilkenny adjourned the meeting at 3:41 p.m.

Motion: **Bryant**

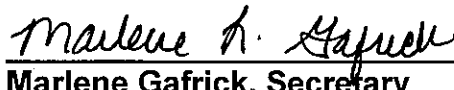
Second: **Tartt**

Vote: **Unanimous**

Abstaining: **None**



**Mark A. Kilkenny, Chair**



**Marlene Gafrick, Secretary**