

Minutes of the Houston Planning Commission

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

September 27, 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 2:31 p.m. with a quorum present.

Mark A. Kilkenny, Chair	
M. Sonny Garza	
Susan Alleman	
Christopher B. Amandes	Arrived at 2:32 p.m. during Approval of minutes
Keiji Asakura	
Fernando Brave	Arrived at 2:41 p.m. during item 76
Kenneth Bohan	Absent
Antoine Bryant	Arrived at 2:34 p.m. during agenda items A & B
Lisa Clark	
Brandon Dudley	
Truman C. Edminster III	
James R. Jard	
Paul R. Nelson	
Linda Porras-Pirtle	
Algenita Segars	Left at 3:40 p.m. during item III
Eileen Subinsky	Absent
Blake Tart III	
Shaukat Zakaria	Arrived at 2:32 p.m. during Approval of minutes
Mark Mooney for The Honorable Ed Chance	
Richard W. Stolleis for The Honorable Grady Prestage	Left at 3:42 p.m. during item III
Jackie Freeman for 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 Michael Schaffer, Deputy Director, Planning and Development Department.

APPROVAL OF THE SEPTEMBER 13, 2012 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the September 13, 2012 Planning Commission meeting minutes.

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

I. PLATTING ACTIVITY (Consent items A and B, 1- 74)

Items removed for separate consideration: **12, 16, 23, 37, 41, 42, 46, 49, 52, 56, 63, and 67.**

Staff recommendation: Approve staff's recommendations for items **1 – 74** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 74** subject to the CPC 101 form conditions.

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

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

Staff recommendation: Approve staff's recommendations for items **12, 16, 23, 37, 41, 42, 46, 49, 52, 56, 63, and 67** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **12, 16, 23, 37, 41, 42, 46, 49, 52, 56, 63, and 67** subject to the CPC 101 form conditions.

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

Commissioners Alleman, Amandes, Clark and Edminster returned.

C PUBLIC HEARINGS

75 Amending Plat of West Lane Annex Partial C3N Approve
Replat of Block 4 replat 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: **Garza** Second: **Segars** Vote: **Unanimous** Abstaining: **None**

76 Ashby Place Homes replat no1 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: **Garza** Second: **Amandes** Vote: **Unanimous** Abstaining: **None**

Speakers for item 76: Beverly Wiemer and Phyllis Carney – opposed.

77 Benders Landing Estates Sec 6 partial C3N Defer
replat no 1

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

Commission action: Deferred the plat for two weeks to allow time for the applicant and staff to address concerns by community residents.

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

Speakers for item 77: Matt Grab, Jeff Knupp, Cheryl Robinson, David Claypool, Bradley Stephenson, and Thomas Robinson- opposed; Arva Howard – City of Houston Legal Department

78 Richmond Haven 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: **Bryant** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

Commissioners Alleman and Edminster abstained and left the room.

79 Towne Lake Sec 18 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: **Asakura** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

Commissioners Alleman and Edminster returned.

80 West Drew Court 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: **Bryant** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

Commissioner Amandes abstained and left the room.

81 Wildwood at Northpointe Sec 10 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: **Porras- Pirtle** Second: **Segars** Vote: **Unanimous** Abstaining: **None**

Commissioner Amandes returned.

D VARIANCES

Items 82, 83, 86, 88, and 89 were taken and acted on at the same time with staff requesting a two week deferral for all five items.

82 Auburn Trails at Oakhurst GP	GP	Defer
83 Auburn Trails at Oakhurst Sec 9	C3P	Defer
86 Lakes of Northampton GP	GP	Defer
88 Long Meadows Farms GP	GP	Defer
89 Parkway GP	GP	Defer

Staff recommendation: Defer the plats for two weeks to allow time for Chapter 42 planning standards and additional information requested.

Commission action: Deferred the plat for two weeks to allow time for Chapter 42 planning standards and additional information requested.

Motion: **Garza** Second: **Brave** Vote: **Carries** Abstaining: **Amandes**

84 Episcopal Diocese of Texas HCEC C2R Approve
Subdivision

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: **Asakura** Vote: **Unanimous** Abstaining: **None**

85 Harris County Municipal Utility District no 400 C2R Approve
Wastewater Treatment Plant no 2 Subdivision

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

87 Lonestar McHard 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: **Segars** Vote: **Unanimous** Abstaining: **None**

90 Terraces at Yale Subdivision C2R Defer

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

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

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

Commissioner Amandes abstained and left the room.

91 Villages of West Katy GP GP Defer

Staff recommendation: Defer the plat for two weeks to allow time for additional information.

Commission action: Deferred the plat for two weeks to allow time for additional information.

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

Commissioner Amandes returned.

Commissioner Alleman abstained and left the room.

92 Woodlands Metro Center Sec 75 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: **Asakura** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**

Commissioner Alleman returned.

E SPECIAL EXCEPTIONS

Items 93 and 94 were taken together at this time.

93	Bridgeland GP	GP	Approve
94	Bridgeland Hidden Creek Sec 16	C3P	Approve

Staff recommendation: Grant the requested special exception and approve the general plan and the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested special exception and approved the general plan and the plat subject to the CPC 101 form conditions.
Motion: **Clark** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

95	Long Meadow Farms Sec 31	C3P	Approve
-----------	---------------------------------	------------	----------------

Staff recommendation: Grant the requested special exceptions and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested special exceptions and approved the plat subject to the CPC 101 form conditions.
Motion: **Bryant** Second: **Segars** Vote: **Unanimous** Abstaining: **None**

F RECONSIDERATION OF REQUIREMENTS

96	Monterrey at Willowbend GP	GP	Defer
-----------	-----------------------------------	-----------	--------------

Staff recommendation: Defer the plat for two weeks to allow the applicant time to submit revised information by noon next Wednesday.
Commission action: Deferred the plat for two weeks to allow the applicant time to submit revised information by noon next Wednesday.
Motion: **Alleman** Second: **Brave** Vote: **Unanimous** Abstaining: **None**

**G ADMINISTRATIVE
NONE**

H DEVELOPMENT PLAT VARIANCE

97	1175 Edgebrook Drive	DPV	Withdrawn
-----------	-----------------------------	------------	------------------

I CERTIFICATES OF COMPLIANCE

98	19881 S. Plantation Estates Dr.	COC	Approve
99	25169 Kelly Rd.	COC	Approve
100	22170 E. Knox Dr.	COC	Approve
101	22725 First St.	COC	Approve

Staff recommendation: Approve staff's recommendation for items **98-101**.

Commission action: Approved staff's recommendation for items **98-101**.

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

J EXTENSIONS OF APPROVAL AND NAME CHANGES

102	Carvers Corner Subdivision	EOA	Approve
103	Fall Creek View Drive and Redstone Maintenance Reserve Subdivision	EOA	Approve
104	Harvest Bible Church Subdivision	EOA	Approve
105	Long Meadow Farms Sec 10 partial replat no 1	EOA	Approve
106	Preserve at Northampton Sec 3	EOA	Approve
107	Rod Subdivision	EOA	Approve

Staff recommendation: Approve staff's recommendation for items **102-107**.

Commission action: Approved staff's recommendation for items **102-107**.

Motion: **Bryant** Second: **Garza** Vote: **Carries** Abstaining: **Amandes**
on item 107

II. ESTABLISH A PUBLIC HEARING DATE OF OCTOBER 25, 2012

- a. Auburn Trails at Oakhurst Sec 10
- b. Cottage Grove Sec 9 replat no 1 partial replat no 1
- c. Cresmere Place partial replat no 2
- d. Monsour Nine Subdivision
- e. Rutland Park Addition partial replat no 2

Staff recommendation: Establish a public hearing date of October 25, 2012 for item **II a-e**.

Commission action: Established a public hearing date of October 25, 2012 for item **II a-e**.

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

III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE LOCATED AT 1010 BANKS STREET

Staff recommendation: Defer the application for two weeks and receive direction from the Planning Commission on how to handle the matter.

Commission action: Deferred the plat for two weeks and received direction from the Planning Commission on how to handle the matter.

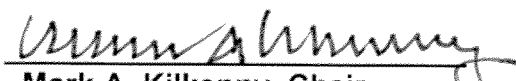
Motion: **Zakaria** Second: **Tartt** Vote: **Carries** Abstaining: **Edminster**

**IV. PUBLIC COMMENT
NONE**

IV. ADJOURNMENT

There being no further business brought before the Commission, Chair, Mark A. Kilkeny adjourned the meeting at 3:45 p.m.

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


Mark A. Kilkeny, Chair


Marlene Gafrick, Secretary