

## Minutes of the Houston Planning Commission

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

May 13, 2010

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

### Call to order:

**Vice- Chair, Mark A. Kilkenny, called the meeting to order at 2:37 p.m. with a quorum present.**

|  |  |
|--|--|
| Mark A. Kilkenny, Vice- Chair              |  |
| Susan Alleman                              |  |
| Christopher B. Amandes                     |  |
| Keiji Asakura                              |  |
| Sonny Garza                                |  |
| Jim Jard                                   |  |
| Paul R. Nelson                             | Absent   |
| Linda Porrás-Pirtle                        | Left at 5: 42 p.m. during item I   |
| Robin Reed                                 |  |
| Richard A. Rice                            |  |
| David Robinson                             | Left at 5:32 during item 57  |
| Jeff Ross                                  |  |
| Algenita Segars                            |  |
| Talmadge Sharp, Sr.                        |  |
| Blake Tart III                             |  |
| Beth Wolff                                 | Left at 5:42 p.m. during item I  |
| Shaukat Zakaria                            | Absent   |
| Mark Mooney for<br>The Honorable Ed Chance | Arrived at 2:38 p.m. during Director's Report; left at<br>4:39 p.m. during item 47 |
| The Honorable Ed Emmett                    | Absent   |
| The Honorable Grady Prestage               | Absent   |

### EXOFFICIO MEMBERS

|                |        |
|----------------|--------|
| Carol A. Lewis | Absent |
| Mike Marcotte  | Absent |
| Dawn Ullrich   | Absent |
| Frank Wilson   | Absent |

## **DIRECTOR'S REPORT**

The Director's Report was given by Marlene L. Gafrick, Director, Planning and Development Department.

### **APPROVAL OF THE APRIL 29, 2010 PLANNING COMMISSION MEETING MINUTES**

Commission action: Approved the April 29, 2010 Planning Commission Meeting Minutes.

Motion: **Sharp**      Second: **Segars**      Vote: **Carries**      Abstaining: **Ross**

#### **I. REVIEW AND CONSIDERATION OF THE 10 YEAR UPDATE OF THE IMPACT FEE CAPITAL IMPROVEMENT PLAN AND MAXIMUM IMPACT FEE CALCULATIONS**

The Review and Consideration of the 10 Year Update of the Impact Fee Capital Improvement Plan and Maximum Impact Fee Calculations was presented by Mark Loethen -Chief Engineer, PWE.

Commission action: Accepted the Review and Consideration of the 10 Year Update of the Impact Fee Capital Improvement Plan and Maximum Impact Fee Calculations and forwarded to City Council for approval.

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

#### **II. PLATTING ACTIVITY (Consent items A and B, 1- 42)**

Items removed for separate consideration: **4, 5, 7, 10, and 30**. Item **2** was changed from grant the requested variance to approve the plat subject to the CPC 101 form conditions. Items **21 and 22** will be taken with item **53** in the variance section.

Staff recommendation: Approve staff's recommendation for items **1 - 42** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for items **1 - 42** subject to the CPC 101 form conditions.

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

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

Staff recommendation: Approve staff's recommendation for items **4, 5, 7, 10, and 30** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for items **4, 5, 7, 10, and 30** subject to the CPC 101 form conditions.

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

**Commissioners Alleman, Amandes, and Ross returned.**

#### **C PUBLIC HEARINGS**

Item **49** was taken at this time to allow Council Member Oliver Pennington to speak.

**49 WEST OAKS PLAT NO. 2 PARTIAL      C3N      Approve**  
**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: **Reed**      Second: **Garza**      Vote: **Unanimous**      Abstaining: **None**

Speakers for item 49: Mary Lou Henry – applicant; Council Member Oliver Pennington – position not stated; David Cowan – opposed.

**43 CINCO RANCH SOUTHWEST SEC. 33 PARTIAL C3N Approve  
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: **Segars** Second: **Wolff** Vote: **Unanimous** Abstaining: **None**

**44 DURHAM PLACE 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: **Rice** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

**45 FALL CREEK SEC. 11 PARTIAL REPLAT NO. 2 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: **Rice** Vote: **Carries** Abstaining: **Jard**

Speakers for item 45: Randy Owens and Jerry Turner – opposed; Rudy Velasquez – City of Houston Legal Department.

**46 FALL CREEK SEC. 11 PARTIAL REPLAT NO. 3 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: **Rice** Vote: **Carries** Abstaining: **Jard**

Speakers for item 46: Sarah Kozul, Randy Owens, and Jerry Turner – opposed.

**47 LANGWOOD SEC. 3 PARTIAL REPLAT NO. 1 C3N Approve**

Staff recommendation: Deny the requested variance for a zero foot building line, but grant a variance for a dual building line for the life of the carport structure as currently constructed and approve the plat subject to the CPC 101 form conditions.

Commission action: Denied the requested variance for a zero foot building line, but granted a variance for a dual building line for the life of the carport structure as currently constructed and approved the plat subject to the CPC 101 form conditions.

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

**48 LANGWOOD SEC. 3 PARTIAL REPLAT NO. 2 C3N Approve**

Staff recommendation: Deny the requested variance for a zero foot building line, but grant a variance for a dual building line for the life of the carport structure as currently constructed and approve the plat subject to the CPC 101 form conditions.

Commission action: Denied the requested variance for a zero foot building line, but granted a variance for a dual building line for the life of the carport structure as currently constructed and approved the plat subject to the CPC 101 form conditions.

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

**D VARIANCES**

**50 HAGER LABORATORY SERVICE SUBDIVISION C2R Approve  
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: **Jard** Second: **Reed** Vote: **Unanimous** Abstaining: **None**

**51 LOUISIANA HADLEY CROSSING 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: **Robinson** Second: **Ross** Vote: **Unanimous** Abstaining: **None**  
Speaker for item 54: Belinda King – applicant.

**52 NATIONAL SPORT ZONE SUBDIVISION C2 Withdrawn**

**Items 21, 22, and 53 are taken together.**

**21 PRESERVE AT NORTHAMPTON GP GP Defer**  
**22 PRESERVE AT NORTHAMPTON SEC. 1 C3P Defer**  
**53 PRESERVE AT NORTHAMPTON DETENTION C3P Defer**  
**RESERVE SUBDIVISION**

Staff recommendation: Defer the general plan and the plats for two weeks at the applicant's request.

Commission action: Deferred the general plan and the plats for two weeks at the applicant's request.

Motion: **Ross** Second: **Wolff** Vote: **Unanimous** Abstaining: **None**

**54 SPEEDEE MART ON ELLA 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 to include additional landscaping requirements and sign ordinance compliance and approved the plat subject to the CPC 101 form conditions.

Motion: **Sharp** Second: **Ross** Vote: **Unanimous** Abstaining: **None**  
Speaker for item 54: Omid Sharifian – applicant.

**55 SPRINGWOODS VILLAGE DELTA SEC. 1 C2 Approve**  
Staff recommendation: Defer the plat for two weeks to allow time for the applicant to provide additional and revised information.  
Commission action: Granted the requested variance and approved the plat subject to the CPC 101 form conditions.

Motion: **Ross** Second: **Robinson** Vote: **Unanimous** Abstaining: **None**  
Speaker for item 55: Charles Penland – applicant.

**56 TEXAS STEEL CONVERSION HOLMES C2R Approve**  
**ROAD 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 to include 1.5" caliper trees along the public rights-of-way and subject to the CPC 101 form conditions.

Motions: **Segars** Second: **Robinson** Vote: **Unanimous** Abstaining: **None**  
Speaker for item 56: Belinda King – applicant.

**E SPECIAL EXCEPTIONS**

**57 WATER HAVEN AT BRIDGELAND SEC. 5 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: **Wolff** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

**F RECONSIDERATION OF REQUIREMENTS**

**58 ODUTAYOU ESTATES SUBDIVISION C2 Defer**

Staff recommendation: Defer the plat for two weeks to allow time for the applicant to provide a copy of drainage plan and for further review by staff.

Commission action: Deferred the plat for two weeks to allow time for the applicant to provide a copy of drainage plan and for further review by staff.

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

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

**59 TOWNE LAKE SEC. 8 C3F Approve**

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

Commission action: Granted the requested reconsideration of requirements and approved the plat subject to the CPC 101 form conditions.

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

**Commissioner Rice returned.**

**G ADMINISTRATIVE  
NONE**

**H DEVELOPMENT PLAT VARIANCES  
NONE**

**I CERTIFICATES OF COMPLIANCE**

|           |                                 |            |                |
|-----------|---------------------------------|------------|----------------|
| <b>60</b> | <b>Tuttle Enterprises, Inc.</b> | <b>COC</b> | <b>Approve</b> |
| <b>61</b> | <b>Edward A. Mihalov</b>        | <b>COC</b> | <b>Approve</b> |
| <b>62</b> | <b>Gregorio Carrasco</b>        | <b>COC</b> | <b>Approve</b> |
| <b>63</b> | <b>Sindi Martinez</b>           | <b>COC</b> | <b>Approve</b> |
| <b>64</b> | <b>Ruben Gomez Centeno</b>      | <b>COC</b> | <b>Approve</b> |

Staff recommendation: Issue the Certificates of Compliance for items **60-64**.

Commission action: Issued the Certificates of Compliance for items **60-64**.

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

**J EXTENSIONS OF APPROVAL AND NAME CHANGES**

|    |  |     |         |
|----|--|-----|---------|
| 65 | Aldine ISD Spears Gears Road Sec. 1                              | EOA | Approve |
| 66 | Barkers Crossing Sec. 5  | EOA | Approve |
| 67 | Barkers Crossing Sec. 7  | EOA | Approve |
| 68 | Compass Bank Richmond Subdivision                                | EOA | Approve |
| 69 | Fannin Station Sec. 2  | EOA | Approve |
| 70 | Post Oak Green Subdivision                                       | EOA | Approve |
| 71 | Three Oaks Subdivision   | EOA | Approve |
| 72 | West Greens Road from Future Ella Blvd to<br>Spears Gears Rd STD | EOA | Approve |
| 73 | Woodbridge Sec. 1  | EOA | Approve |

Staff recommendation: Approve staff's recommendation for items **65 - 73**.

Commission action: Approved staff's recommendation for items **65 - 73**.

Motion: **Ross** Second: **Reed** Vote: **Carries** Abstaining: **Alleman**  
on item **65** and **Amandes** on item **68**

**III. ESTABLISH A PUBLIC HEARING DATE OF JUNE 10, 2010 FOR:**

- a. Meadow Vista Sec. 1 Partial Replat No. 1
- b. Meyerland Sec. 8 Replat 1 Partial Replat No. 1
- c. Windstone Colony South Sec. 1 Replat No. 1

Staff recommendation: Establish a public hearing date of June 10, 2010 for items **III a-c**.

Commission action: Established a public hearing date of June 10, 2010 for items **III a-c**.

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

**IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR PROPERTY  
LOCATED AT 1210 W. CLAY STREET**

Staff recommendation: Defer the requested variance for two weeks to allow time for the applicant to provide revised and additional information.

Commission action: Deferred the requested variance for two weeks to allow time for the applicant to provide revised and additional information.

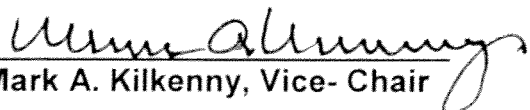
Motion: **Jard** Second: **Segars** Vote: **Unanimous** Abstaining: **None**


**V. PUBLIC COMMENT  
NONE**

**VI. ADJOURNMENT**

There being no further business brought before the Commission, Vice -Chair, Mark A. Kilkeny, adjourned the meeting at 5:48 p.m.

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

  
Mark A. Kilkeny, Vice- Chair

  
Marlene L. Gafrick, Secretary