

## Minutes of the Houston Planning Commission

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

September 2, 2010  
Meeting to be held in  
Council Chambers, Public Level, City Hall Annex  
2:30 p.m.

### Call to order:

**Chair, Mark Kilkenney, called the meeting to order at 2:35 p.m. with a quorum present.**

Mark A. Kilkenney, Chair  
M. Sonny Garza  
Susan Alleman  
Christopher B. Amandes

Arrived at 2:42 p.m. during Consent items; did not  
return after abstaining from items 52-54

Keiji Asakura  
J. D. Bartell  
James R. Jard  
Paul R. Nelson  
Linda Porrás-Pirtle  
Robin Reed  
Richard A. Rice  
David Robinson  
Jeff Ross  
Algenita Segars  
Talmadge Sharp, Sr.  
Blake Tart III  
Beth Wolff  
Shaukat Zakaria  
Mark Mooney for  
The Honorable Ed Chance  
Jackie Freeman for  
The Honorable Ed Emmett  
The Honorable Grady Prestage

Absent

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 L. Gafrick, Director, Planning and Development Department.

**APPROVAL OF THE AUGUST 19, 2010 PLANNING COMMISSION MEETING MINUTES**

Commission action: Approved the August 19, 2010 Planning Commission Meeting Minutes.

Motion: **Rice**                      Second: **Reed**                      Vote: **Carries**                      Abstaining: **Asakura, Sharp, and Wolff**

**I. PLATTING ACTIVITY (Consent items A and B, 1- 40)**

Items removed for separate consideration: **2, 22, 23, 24, 26, and 27**. Item **24** was changed from approve to defer. Item **8** was removed for separate consideration to allow for speakers.

Staff recommendation: Approve staff's recommendation for items **1 – 40** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for items **1 – 40** subject to the CPC 101 form conditions.

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

**Commissioners Rice and Ross abstained and left the room.**

Staff recommendation: Approve staff's recommendation for items **2, 22, 23, 24, 26, and 27** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for items **2, 22, 23, 24, 26, and 27** subject to the CPC 101 form conditions.

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

**Commissioners Rice and Ross returned.**

**Item 8 is taken at this time.**

**8 Emes Place Subdivision**

**C3P**

**Defer**

Staff recommendation: Defer the plat for two weeks for further study and review.

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

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

**C PUBLIC HEARINGS**

**41 Addicks Stone Village Replat No 1**

**C3N**

**Withdrawn**

**42 Bethel Evangelical Church**

**C3N**

**Defer**

Staff recommendation: Defer the plat for two weeks for further study and review and to allow time for the applicant to contact the property owner of lot 21.

Commission action: Defer the plat for two weeks for further study and review and to allow time for the applicant to contact the property owner of lot 21.

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

**43 Lakeshore Sec 19**

**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: **Ross**

Second: **Segars**

Vote: **Unanimous**

Abstaining: **None**

**Items 48 and 49 were taken out of order and together with item 44 at this time.**

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

**44 S Perry Estates Replat No 1 and Extension**

**C3N**

**Approve**

**48 Burnett Plaza Sec 1**

**C2**

**Approve**

**49 Burnett Plaza Sec 2**

**C2R**

**Approve**

Staff recommendation: Grant the requested variances and approve the plats subject to the CPC 101 form conditions and with the following additional conditions: **1.** Burnett Street's final width will be determined based on traffic needs and what best supports the area's economic development. METRO will provide additional ROW from their property from Main St. to Chestnut St. if needed to accommodate the traffic generated by the Station and to minimize impact to the adjacent neighborhood. The ROW will be provided in accordance with an anticipated agreement for the exchange of properties not in the ROW. **2.** METRO shall prepare and submit a sidewalk plan to accommodate the pedestrian traffic generated by the Burnett Plaza Station. That plan shall address pedestrian access needs to the clinics and businesses on Main Street. METRO shall provide all sidewalks that are needed where there are none to access the station. **3.** Any easements needed for the sidewalk routes on METRO's station property, and that create connectivity across the station's site, shall be provided by METRO at no cost to the city.

Commission action: Granted the requested variances and approved the plats subject to the CPC 101 form conditions and with the following additional conditions: **1.** Burnett Street's final width will be determined based on traffic needs and what best supports the area's economic development. METRO will provide additional ROW from their property from Main St. to Chestnut St. if needed to accommodate the traffic generated by the Station and to minimize impact to the adjacent neighborhood. The ROW will be provided in accordance with an anticipated agreement for the exchange of properties not in the ROW. **2.** METRO shall prepare and submit a sidewalk plan to accommodate the pedestrian traffic generated by the Burnett Plaza Station. That plan shall address pedestrian access needs to the clinics and businesses on Main Street. METRO shall provide all sidewalks that are needed where there are none to access the stations. **3.** Any easements needed for the sidewalk routes on METRO's station property and that creates connectivity across the station's site, shall be provided by METRO at no cost to the city.

Motion: **Rice** Second: **Garza** Vote: **Carries** Abstaining: **Freeman, Jard, and Robinson**

Speakers for items 44, 48, and 49: Kent Marsh – applicant and Keith Fenn – METRO project manager.

**Commissioners Amandes and Asakura returned.**

**D VARIANCES**

**Agenda item 45 and the remainder of the agenda is taken at this time.**

**45 Alloy Carbide Subdivision**

**C2R**

**Approve**

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

Commission action: Granted the requested dual-building line variances and approved the plat subject to the CPC 101 form conditions.

Motion: **Jard**

Second: **Segars**

Vote: **Unanimous**

Abstaining: **None**

Items 46 and 47 are taken together at this time.

<b>46</b>	<b>AutoNation Gulf Freeway GP</b>	<b>GP</b>	<b>Approve</b>
<b>47</b>	<b>AutoNation Gulf Freeway Subdivision</b>	<b>C2R</b>	<b>Approve</b>

Staff recommendation: Approve the general plan and the plat subject to the CPC 101 form conditions.

Commission action: Approved the general plan and the plat subject to the CPC 101 form conditions.

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

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

<b>50</b>	<b>Channelview ISD Aguirre Middle School Subdivision</b>	<b>C2</b>	<b>Approve</b>
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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: **Wolff**                      Second: **Sharp**                      Vote: **Unanimous**                      Abstaining: **None**

**Commissioners Alleman and Amandes returned.**

<b>51</b>	<b>John P McGovern Museum of Health and Medical Science</b>	<b>C2R</b>	<b>Approve</b>
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Staff recommendation: Grant the requested dual-building line variance and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the requested dual-building line variance and approved the plat subject to the CPC 101 form conditions.

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

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

Items 52, 53, and 54 are taken together at this time.

<b>52</b>	<b>Washington Heights East Subdivision</b>	<b>C2R</b>	<b>Approve</b>
<b>53</b>	<b>Washington Heights Koehler STD</b>	<b>C3R</b>	<b>Approve</b>
<b>54</b>	<b>Washington Heights West Subdivision</b>	<b>C2R</b>	<b>Approve</b>

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

Commission action: Granted the requested variance and special exception and approved the plats subject to the CPC 101 form conditions.

Motion: **Rice**                      Second: **Garza**                      Vote: **Carries**                      Abstaining: **Asakura**

Speakers for items 52, 53, and 54: Kent Marsh – applicant; Mark Loethen – Chief Engineer, Public Works and Engineering; Councilmember Ed Gonzalez, Colton Candler, Tom Dornbusch, Jeff Jackson, Barbara Rose Lange, and Eileen Crowley Reed – opposed; Robin Holzer – undecided.

**E        SPECIAL EXCEPTIONS  
          NONE**

**F RECONSIDERATION OF REQUIREMENTS**

Commissioner Ross abstained and left the room.

**55 Beltway Lakes Office Park Sec 1**

**C2**

**Defer**

Staff recommendation: Defer the plat for two weeks to allow time for the applicant to provide revised information and to allow time for legal review of separately filed deed restrictions.

Commission action: Deferred the plat for two weeks to allow time for the applicant to provide revised information and to allow time for legal review of separately filed deed restrictions.

Motion: **Wolff**

Second: **Asakura**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Ross returned.

**G ADMINISTRATIVE  
NONE**

**H DEVELOPMENT PLAT VARIANCES**

**56 1001 Oxford Street**

**DPV**

**Approve**

Staff recommendation: Grant the requested variance to allow a building setback line of 12.5 feet for the carport structure.

Commission action: Granted the requested variance to allow a building setback line of 12.5 feet for the carport structure.

Motion: **Jard**

Second: **Sharp**

Vote: **Unanimous**

Abstaining: **None**

**57 753 E. 19<sup>th</sup> Street**

**DPV**

**Disapprove**

Staff recommendation: Deny the requested variance for a reduced building line setback along E. 19<sup>th</sup> Street.

Commission action: Denied the requested variance for a reduced building line setback along E. 19<sup>th</sup> Street.

Motion: **Zakaria**

Second: **Porras- Pirtle**

Vote: **Carries**

Opposed: **Bartell**

**and Segars** Abstaining: **Ross and Wolff**

Speaker for item 57: Will Cook – applicant.

**I CERTIFICATES OF COMPLIANCE  
NONE**

**J EXTENSIONS OF APPROVAL AND NAME CHANGES**

**58 Bellaire Fountain Subdivision**

**EOA**

**Approve**

**59 Blossomessence Subdivision**

**EOA**

**Approve**

**60 Eagle Springs Commercial Reserve Sec 2**

**EOA**

**Approve**

**61 Summerwood Sec 35**

**EOA**

**Approve**

Staff recommendation: Approve staff's recommendation for items 58-61.

Commission action: Approved staff's recommendation for items 58-61.

Motion: **Sharp**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

II. ESTABLISH A PUBLIC HEARING DATE OF SEPTEMBER 30, 2010 FOR:

- a. Catalina Court Subdivision
- b. Rutland Park Addition Partial Replat No 1
- c. Washington Terrace Partial Replat No 1
- d. Willow Springs Sec 6 Partial Replat No 1
- e. MacGregors Blodgett Park Partial Replat No 3

Staff recommendation: Establish a public hearing date of September 30, 2010 for items II a-e.

Commission action: Established a public hearing date of September 30, 2010 for items II a-e.

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

Commissioner Asakura abstained and left the room.

III. CONSIDERATION OF STAFF'S RECOMMENDATIONS ON THE PEEK ROAD  
REQUESTED AMENDMENT TO THE MAJOR THOROUGHFARE AND FREEWAY PLAN:

Staff recommendation: Defer the proposed amendment to a later Planning Commission meeting.

Commission action: Deferred the proposed amendment to a later Planning Commission meeting.

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

Commissioner Asakura returned.

Commissioner Reed abstained and left the room.

IV. CONSIDERATION OF FORWARDING TO CITY COUNCIL THE 2010 APPROVED  
CHANGES TO THE 2009 MAJOR THOROUGHFARE AND FREEWAY PLAN:

Staff recommendation: That the Planning Commission forward to City Council the 2010 approved changes to the 2009 Major Thoroughfare and Freeway Plan.

Commission action: Forwarded to City Council the 2010 approved changes to the 2009 Major Thoroughfare and Freeway Plan.

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

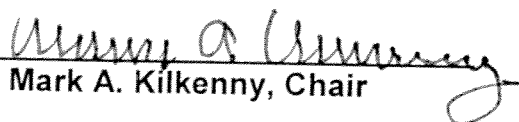
Commissioner Reed returned.

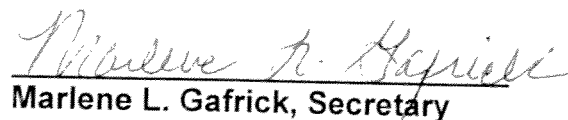
V. PUBLIC COMMENT  
NONE

VI. ADJOURNMENT

There being no further business brought before the Commission, Chair, Mark A. Kilkenny adjourned the meeting at 4:19 p.m.

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

  
Mark A. Kilkenny, Chair

  
Marlene L. Gafrick, Secretary