

Minutes of the Houston Planning Commission

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

April 12, 2012
Meeting to be held in
Council Chambers, Public Level, City Hall Annex
2:30 p.m.

Call to order:

Commission, James Jard called the meeting to order at 2:32 p.m. with a quorum present.

Mark A. Kilkenny, Chair	Absent
M. Sonny Garza	Arrived at 2:43 p.m. during item I
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 Porras-Pirtle	
Algenita Segars	Arrived at 2:38 p.m. during item I
Blake Tart III	
Shaukat Zakaria	
Mark Mooney for The Honorable Ed Chance	Absent
The Honorable Grady Prestage	Absent
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 Marlene Gafrick, Director, Planning and Development Department.

APPROVAL OF THE MARCH 29, 2012 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the March 29, 2012 Planning Commission meeting minutes with the corrections to Item IV.

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

Vice Chair, Sonny Garza arrived during item I and proceeded to chair the meeting.

I. 2012 Major Thoroughfare and Freeway Plan Amendments Requests – Applicant Presentation:

Presentations given: Kirby Drive (Fannin to City of Houston ETJ South) – Kimberly Slaughter, Metropolitan Transit Authority of Harris County; Kirby Drive (IH 610 to Fannin) – Amar Mohite, City of Houston Planning and Development Department; West Road/Breen Road (Gessner Rd to Fairbanks N. Houston) – Brent Wood, EastGroup

II. PLATTING ACTIVITY (Consent items A and B, 1- 71)

Item **14** was changed from approve to defer at applicant's request.

Item **15** was changed from approve to defer at applicant's request.

Item **24** was changed from defer to approve.

Item **36** was changed from approve to defer at applicant's request.

Item **37** was changed from defer to approve.

Items removed for separate consideration: **3, 8, 9, 10, 11, 12, 20, 24, 26, 33, 34, 40, 43, 44, and 45.**

Staff recommendation: Approve staff's recommendations for items **1 – 71** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 17** subject to the CPC 101 form conditions.

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

Speaker for Item 9: Fred Mathis, Harris County – requesting deferral

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

Staff recommendation: Approve staff's recommendations for items **3, 8, 9, 10, 11, 12, 20, 24, 26, 33, 34, 40, 43, 44, and 45** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **3, 8, 9, 10, 11, 12, 20, 24, 26, 33, 34, 40, 43, 44, and 45** subject to the CPC 101 form conditions.

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

Commissioners Alleman, Amandes, and Edminster returned.

C PUBLIC HEARINGS

72 Anderson Estate 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**

Speakers for item 72: Robert Jude Thomas - supportive

73 Contemporary garden Oaks 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: **Porras-Pirtle** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

74 Lakes at Avalon Village Sec 2 partial replat no 1 C3N 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: **Clark** Second: **Edminster** Vote: **Carries** Abstaining: **Amandes**

75 Lakes at Avalon Village Sec 2 partial replat no 2 and extension C3N 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: **Bryant** Second: **Alleman** Vote: **Carries** Abstaining: **Amandes**

76 Moritz Park 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: **Edminister** Second: **Zakaria** Vote: **Unanimous** Abstaining: **None**

77 Oak Forest of Marbella Subdivision C3N Defer

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

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

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

Speaker for item 77: Bobby C. Taylor - undecided

78 Ravenna 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: **Asakura** Second: **Brave** Vote: **Unanimous** Abstaining: **None**

79 Stripe Sonoma Ranch 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: **Brave** Second: **Clark** Vote: **Carries** Abstaining: **Amandes**

D VARIANCES

80 Admiral Glass replat no 1 C2R Defer

Staff recommendation: Defer the plats for two weeks to allow time for applicant to submit additional information.

Commission action: Deferred the plats for two weeks to allow time for applicant to submit additional information.

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

81 J and R Apartments Subdivision C2R Approve
Staff recommendation: Approve the plat without a variance subject to the CPC 101 form conditions.
Commission action: Approved the plat without a variance subject to the CPC 101 form conditions.
Motion: **Amandes** Second: **Zakaria** Vote: **Unanimous** Abstaining: **None**

Commissioner Asakura, Edminster and Jard abstained and left the room.

82 McKenzie Park GP GP 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: **Freeman** Second: **Tartt** Vote: **Unanimous** Abstaining: **None**

Commissioner Jard returned.

83 Southern Foods Group Sec 3 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: **Bryant** Second: **Porras-Pirtle** Vote: **Unanimous** Abstaining: **None**

Commissioner Asakura and Edminster returned.

84 Wimbledon Falls GP GP 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: **Nelson** Second: **Brave** Vote: **Unanimous** Abstaining: **None**

Commissioner Alleman abstained and left the room.

85 Woodlands Village of Creekside C3P Approve
Park Sec 39
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: **Asakura** Second: **Brave** Vote: **Unanimous** Abstaining: **None**

Commissioner Alleman returned.

**E SPECIAL EXCEPTIONS
NONE**

**F RECONSIDERATION OF REQUIREMENTS
NONE**

**G ADMINISTRATIVE
NONE**

H DEVELOPMENT PLAT VARIANCE

86 3 Waverly Court

DPV

Approve

Staff recommendation: Grant the requested variance to allow a reduced 10' garage setback for the proposed residential development.

Commission action: Granted the requested variance to allow a reduced 10' garage setback for the proposed residential development.

Motion: **Brave**

Second: **Zakaria**

Vote: **Unanimous**

Abstaining: **None**

I CERTIFICATES OF COMPLIANCE

87 23550 Loop 494

COC

Approve

Staff recommendation: Approve staff's recommendation for items 87.

Commission action: Approved staff's recommendation for items 87.

Motion: **Segars**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

J EXTENSIONS OF APPROVAL AND NAME CHANGES

88 Farrell Reserve Subdivision

EOA

Approve

89 Park Memorial Subdivision

EOA

Approve

90 Pine Mills Ranch Sec 10

EOA

Approve

91 Reserve at Greenway Subdivision

EOA

Approve

92 Woodlands Village of Cochran's

EOA

Approve

Crossing Sec

Staff recommendation: Approve staff's recommendation for item 88 - 92.

Commission action: Approved staff's recommendation for item 88 - 92.

Motion: **Segars**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

III. ESTABLISH A PUBLIC HEARING DATE OF MAY 10, 2012 FOR:

- a. Bammel Park partial replat no 1
- b. Contemporary Airport Sec 1 replat no 1
- c. Kim and Alvarado Subdivision
- d. Lovers Estates Subdivision
- e. Nanaksar Colony Subdivision
- f. Sin Dolor Subdivision
- g. Sky Lark Reserve A Subdivision
- h. Sukkot Office Park Subdivision
- i. Urban Townhomes on Elmen Street Subdivision
- j. Vistas at St George Subdivision

Staff recommendation: Establish a public hearing date of April 26, 2012 for item III a-j.

Commission action: Established a public hearing date of April 26, 2012 for item III a-j.

Motion: **Clark**

Second: **Edminister**

Vote: **Unanimous**

Abstaining: **None**

IV. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR THE 3400 – 3600 BLOCKS OF SOUTH PARKWOOD DRIVE, NORTH AND SOUTH SIDES

Withdrawn By Staff

V. PLEASE EXCUSE THE ABSENCES OF COMMISSIONERS JAMES R. JARD

No Commission action required Commissioner Jard present.

VI. PUBLIC COMMENT
NONE

Commissioner James Jard spoke to the Commission regarding the calculation for the average square footage for the minimum lot size applications.

VII. ADJOURNMENT

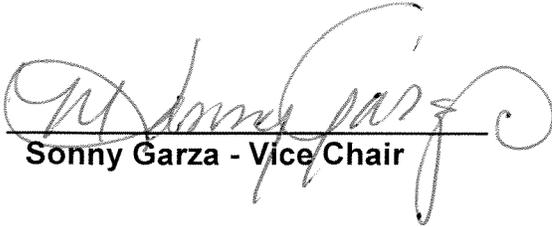
There being no further business brought before the Commission, Vice Chair Sonny Garza adjourned the meeting at 3:41 p.m.

Motion: **Bryant**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**



Sonny Garza - Vice Chair



Marlene Gafrick, Secretary