

Minutes of the Houston Planning Commission

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

November 29, 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 2:32 p.m. with a quorum present.

Mark A. Kilkenny, Chair	
M. Sonny Garza	
Susan Alleman	
Christopher B. Amandes	
Keiji Asakura	
Fernando Brave	Absent
Kenneth Bohan	Absent
Antoine Bryant	Arrived at 3:00 pm during item #84
Lisa Clark	
Brandon Dudley	
Truman C. Edminster III	Absent
James R. Jard	
Paul R. Nelson	Absent
Linda Porrás-Pirtle	
Algenita Segars	Arrived at 2:41 pm during item #83
Eileen Subinsky	
Blake Tart III	
Shaukat Zakaria	
Mark Mooney for The Honorable Ed Chance	Absent
Richard W. 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 NOVEMBER 8, 2012 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the November 8, 2012 Planning Commission meeting minutes.

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

I. PLATTING ACTIVITY (Consent items A and B, 1- 81)

Items removed for separate consideration: **18, 19, 40, 41, 42, 43, 44, 58, 73, and 79.**

Staff recommendation: Approve staff's recommendations for items **1 – 81** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 81** subject to the CPC 101 form conditions.

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

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

Staff recommendation: Approve staff's recommendations for items **18, 19, 40 41, 42, 43, 44, 58, 73, and 79** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **18, 19, 40, 41, 42, 43, 44, 58, 73, and 79** subject to the CPC 101 form conditions.

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

Commissioners Alleman, Amandes and Clark returned.

C PUBLIC HEARINGS

82 Caroline Court Subdivision 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: **Tartt** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

83 Graustark Estates 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: **Clark** Vote: **Unanimous** Abstaining: **None**

84 Institute 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: **Garza** Second: **Zakaria** Vote: **Carries** Abstaining: **Amandes**

Speakers for item 84: George Hawkins, Anna Stock, Larry Plotsky, Rick Rambo, – opposed; Claude Anello –supportive; Arva Howard, City of Houston Legal Department.

85 Liner Shoes 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: **Poras-Pirtle** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

86 McDonalds Richmond and Fountain View 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: **Subinsky** Vote: **Unanimous** Abstaining: **None**

87 Villas at Eighteenth 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: **Alleman** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

88 Weekley at Chenevert 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: **Tartt** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

Items 89, 91, 92, 95, 96, 97, 98, 99, 100 and 101 were taken together and acted on at the same time with staff requesting a two week deferral for all items.

89	Cypress Preserve Park GP	GP	Defer
91	Imperial Green GP	GP	Defer
92	Imperial Green Business Park Subdivision	C2	Defer
95	Monterrey at Willow Bend Lift Station Subdivision	C2	Defer
96	Parkway Terrace GP	GP	Defer
97	Parkway Terrace Sec 1	C3P	Defer
98	Parkway Terrace Sec 2	C3P	Defer
99	Towne Lake Central GP	GP	Defer
100	Ventana Lakes GP	GP	Defer
101	Werrington Park Sec 5	C3P	Defer

Staff recommendation: Defer the plats for two weeks per applicant's request, or to give the applicant time to submit additional information, or for Chapter 42 planning standards, or for further study and review.

Commission action: Deferred the plat for two weeks per applicant's request, or to give the applicant time to submit additional information, or for Chapter 42 planning standards, or for further study and review.

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

90 Generation Park West GP GP 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: **Segars** Vote: **Unanimous** Abstaining: **None**

Items 91 and 92 were taken and acted on earlier in the meeting with staff requesting a two week deferral for both items.

Commissioner Amandes abstained and left the room.

93 Kingsland Boulevard and Katy C3P Approve
Village Trail STD
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: **Tartt** Vote: **Unanimous** Abstaining: **None**

Commissioner Amandes returned.

94 Legends Trace GP GP 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: **Bryant** Second: **Subinsky** Vote: **Unanimous** Abstaining: **None**

Items 95, 96, 97, 98, 99, 100 and 101 were taken and acted on earlier in the meeting with staff requesting a two week deferral for all items.

Commissioner Alleman abstained and left the room.

102 Willow Lake Village 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: **Segars** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

Commissioner Alleman returned.

**E SPECIAL EXCEPTIONS
NONE**

F RECONSIDERATION OF REQUIREMENTS

103 Tealpointe Lake Estates Subdivision C3P Approve
Staff recommendation: Grant the 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: **Segars** Second: **Tartt** Vote: **Unanimous** Abstaining: **None**

**G ADMINISTRATIVE
NONE**

H DEVELOPMENT PLAT VARIANCE

104 150 W. Sam Houston Pkwy N. DVP Approve
Staff recommendation: Grant the requested variance.
Commission action: Granted the requested variance.
Motion: **Tartt** Second: **Alleman** Vote: **Carries** Opposed: **Amandes**
Speakers for item 104: Denise Kleypas, – opposed; David Park, owner/applicant –supportive; Richard Smith, City Engineer- Public Works and Engineering Department.

105 1601 W. Webster Street DVP Defer
Staff recommendation: Defer per Chapter 42 planning standards.
Commission action: Deferred per Chapter 42 planning standards.
Motion: **Segars** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

I CERTIFICATES OF COMPLIANCE

106 22350 Farris Green Road COC Approve
Staff recommendation: Approve staff's recommendation for item 106.
Commission action: Approved staff's recommendation for item 106.
Motion: **Garza** Second: **Asakura** Vote: **Unanimous** Abstaining: **None**

J EXTENSIONS OF APPROVAL AND NAME CHANGES

107 Brittmoore Parks Subdivision EOA Approve
108 Four Oaks Place replat no 1 EOA Approve
109 Raintree Place partial replat no 1 EOA Approve
110 South Post Oak Apartment EOA Approve
Homes Subdivision
111 Willow Springs Sec 11 EOA Approve
112 Grogans Crest at Silver Crest Sec 1 NC Approve

Staff recommendation: Approve staff's recommendation for item 107-112.
Commission action: Approved staff's recommendation for item 107-112.
Motion: **Segars** Second: **Porras-Pirtle** Vote: **Unanimous** Abstaining: **None**

II. ESTABLISH A PUBLIC HEARING DATE OF JANUARY 3, 2013

- a. Brar Place Subdivision
- b. Contemporary Main Plaza partial replat no 1
- c. Fannin Station Sec 2 replat no 1
- d. Glenshire Turn Subdivision
- e. Mc Culloch Place Subdivision
- f. Milano Gardens Subdivision
- g. Shady Acres Manor replat no 1
- h. Stratford at Willow Creek partial replat no 1 and extension
- i. Tricons Morse Street Villas Subdivision

Staff recommendation: Establish a public hearing date of January 3, 2013 for item **II a-i**.

Commission action: Established a public hearing date of January 3, 2013 for item **II a-i**.

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

Item 62 was brought back before the Commission at this time with staff's recommendations being changed from defer to approve.

62 Fowler Townhomes Subdivision C2R Approve

Staff recommendation: Approve staff's recommendations for items **62** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **62** subject to the CPC 101 form conditions.

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

III. PLEASE EXCUSE THE ABSENCES OF COMMISSIONER KENNETH BOHAN AND EILEEN SUBINSKY

Commissioner Subinsky present no Commission action required.

Commissioner Bohan's absences were excused.

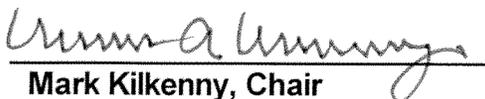
Motion: **Subinsky** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

**IV. PUBLIC COMMENT
NONE**

V. ADJOURNMENT

There being no further business brought before the Commission, Chair, Mark Kilkenny adjourned the meeting at 3:42 p.m.

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


Mark Kilkenny, Chair


Marlene Gafrick, Secretary