

Minutes of the Houston Planning Commission

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

March 31, 2011
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 2:34 p.m. with a quorum present.

Mark A. Kilkenney, Chair

M. Sonny Garza

Susan Alleman

Left at 4:39 during Items 76 and 77

Christopher B. Amandes

Keiji Asakura

James R. Jard

Absent

Paul R. Nelson

Linda Porrás-Pirtle

Robin Reed

Richard A. Rice

David Robinson

Jeff Ross

Absent

Algenita Segars

Arrived at 2:44 p.m. during agenda item 61

Talmadge Sharp, Sr.

Absent

Blake Tart III

Beth Wolff

Absent

Shaukat Zakaria

Mark Mooney for

Left at 4:12 during agenda item 72

The Honorable Ed Chance

Jackie Freeman for

The Honorable Ed Emmett

D. Jess Hegemier for

Left at 4:12 during agenda item 72

The Honorable Grady Prestage

EXOFFICIO MEMBERS

Carol A. Lewis

Daniel W. Krueger, P.E.

Dawn Ullrich

George Greanias

The Director's report was given by Michael Schaffer, Deputy Director, Planning and Development Department.

APPROVAL OF THE MARCH 17, 2011 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the March 3, 2011 Planning Commission Meeting Minutes.

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

**APPROVAL OF THE FEBRUARY 24, 2011 SPECIAL MAJOR THOROUGHFARE AND
FREWAY PLAN STAFF RECOMMENDATION MEETING MINUTES**

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

I. PLATTING ACTIVITY (Consent items A and B, 1- 59)

Items removed for separate consideration: **5, 6, 10, 18, 30, 31, 35 and 59.**

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

Staff recommendation: Approve staff's recommendations for items **1 – 59** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 59** subject to the CPC 101 form conditions.

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

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

Staff recommendation: Approve staff's recommendations for items **5, 6, 10, 18, 30, 31, 35 and 59** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **5, 6, 10, 18, 30, 31, 35 and 59** subject to the CPC 101 form conditions.

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

Commissioners Alleman, Amandes and Rice returned.

C PUBLIC HEARINGS

60 Beverly Street Enclave 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: **Freeman** Second: **Robinson** Vote: **Unanimous** Abstaining: **None**

61 Braeswood 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: **Freeman** Second: **Zakaria** Vote: **Unanimous** Abstaining: **None**

Speakers for item 61: Michael Pawson- applicant, Ed Maldonado, Richard Graber, Elizabeth Gamon, Jan Ellis, Michelle Marcoulier, Lore Feldman, Carl Brassow, David Roder, Hector D. Garcia, Martha M. Garcia, Ernest Maldonado, Ty Counts, Brice Dorty, Fred Cook-Counsel for the Applicant, Rudy Velasquez – Legal Department, and Carl Smith - Public Works and Engineering Department.

Commissioner Amandes abstained and left the room.

62 Drexel Place 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: **Rice** Second: **Zakaria** Vote: **Unanimous** Abstaining: **None**
Speakers for item 62: Lucy Gebhart, Gary K. Anderson, Thomas Perry, III, Joan Korpai, William Ratnoff, Mary Lou Henry - applicant, Carl Smitha, Public Works and Engineering, Michael Ereti, Traffic and Transportation and Rudy Velasquez, Legal Department.

Commissioner Amandes returned.

63 Park Place Corner Store 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: **Porras-Pirtle** Second: **Freeman** Vote: **Unanimous** Abstaining: **None**

64 Parkway Ranch Partial Replat No 1 C3N Defer
Staff recommendation: Defer the plat for two weeks for additional information and for Chapter 42 Planning Standards.
Commission action: Deferred the plat for two weeks for additional information and for Chapter 42 Planning Standards.
Motion: **Zakaria** Second: **Robinson** Vote: **Unanimous** Abstaining: **None**

Agenda item 78 is taken at this time as it correlates with agenda item 64.

78 Parkway Ranch Sec 2 C3R Defer
Staff recommendation: Defer the plats for two weeks for additional information and for Chapter 42 Planning Standards.
Commission action: Deferred the plats for two weeks for additional information and for Chapter 42 Planning Standards.
Motion: **Reed** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**
Speaker for item 78: Joe McMullen, applicant.

The regular agenda is resumed at this time.

65 Tangle Lane 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: **Rice** Second: **Freeman** Vote: **Unanimous** Abstaining: **None**

66 Waverly Addition 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: **Robinson** Second: **Asakura** Vote: **Unanimous** Abstaining: **None**

67 Woodlands Village of Creekside Park C3N Approve
Lake Paloma Trail Reserves
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: **Tart** Vote: **Unanimous** Abstaining: **None**

68 Castro Cheese Company Replat No 1 C2R Defer
Staff recommendation: Defer the plat for two weeks for legal deed restrictions review by the Legal Department.
Commission action: Deferred the plat for two weeks for legal deed restrictions review by the Legal Department.
Motion: **Reed** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

69 Cypress Lake Crossing GP is withdrawn by the applicant

70 Divetech Subdivision C2R 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: **Freeman** Second: **Porras-Pirtle** Vote: **Unanimous** Abstaining: **None**

71 Grand Mission Regional Detention Basin C3P 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: **Reed** Vote: **Unanimous** Abstaining: **None**

72 Loves Travelstop Patton Subdivision C2R Defer
Staff recommendation: Defer the plat for two weeks to allow time for the applicant and the community to reach an agreement.
Commission action: Deferred the plat for two weeks to allow time for the applicant and the community to reach an agreement.
Motion: **Reed** Second: **Segars** Vote: **Carries** Opposed: **Rice**
Speaker for item 72: Kathryn Tillman.

73 Palm Shopping Center Subdivision C2 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: **Nelson** Vote: **Unanimous** Abstaining: **None**

74 Sanders on Washington Subdivision C2R Defer
Staff recommendation: Defer the plat for two weeks for Chapter 42 Planning Standards.
Commission action: Deferred the plat for two weeks for Chapter 42 Planning Standards.
Motion: **Rice** Second: **Zakaria** Vote: **Unanimous** Abstaining: **None**

75 Southern Foods Group Sec 2 C2R 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: **Zakaria** Second: **Porras-Pirtle** Vote: **Unanimous** Abstaining: **None**

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|----|--|-----|-------|
| 76 | Woodlands Village of Grogans Mill
Lake Harrison GP | GP | Defer |
| 77 | Woodlands Village of Grogans Mill
Lake Harrison Sec 1 | C3P | Defer |

Staff recommendation: Defer the general plan and the plat for two weeks at the applicant's request.
 Commission action: Deferred the general plan and the plat for two weeks at the applicant's request.
 Motion: Zakaria Second: Asakura Vote: Unanimous Abstaining: None

E Special Exceptions

Agenda item 78 was taken with agenda item 64.

F Reconsideration of Requirements

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|----|-----------------|-----|-------|
| 79 | Rex Subdivision | C2R | Defer |
|----|-----------------|-----|-------|
- Staff recommendation: Defer the plat for two weeks for Chapter 42 Planning Standards.
 Commission action: Deferred the plat for two weeks for Chapter 42 Planning Standards.
 Motion: Rice Second: Asakura Vote: Unanimous Abstaining: None

**G ADMINISTRATIVE
NONE**

**H DEVELOPMENT PLAT VARIANCES
NONE**

I CERTIFICATES OF COMPLIANCE

- | | | | |
|----|-------------------------------|-----|---------|
| 80 | Lesbia Calero and Henry Reyes | COC | Approve |
|----|-------------------------------|-----|---------|
- Staff recommendation: Issue the Certificate of Compliance for item 80.
 Commission action: Issued the Certificate of Compliance for item 80.
 Motion: Porrás-Pirtle Second: Garza Vote: Unanimous Abstaining: None

J EXTENSIONS OF APPROVAL AND NAME CHANGES

- | | | | |
|----|---|-----|---------|
| 81 | Cypress Creek Bend Drive and Sawmill Creek Drive STD | EOA | Approve |
| 82 | Cypress Creek Lakes Sec 10 | EOA | Approve |
| 83 | Fall Creed Sec 39 | EOA | Approve |
| 84 | Highland Glen North Hills Park
(Formerly North Hills Park) | NC | Approve |
| 85 | HISD Lewis Elementary School Subdivision | EOA | Approve |
| 86 | HISD Sherman Elementary School Subdivision | EOA | Approve |
| 87 | Sunbelt Spas Subdivision | EOA | Approve |
- Staff recommendation: Approve staff's recommendation for items 81-87.
 Commission action: Approved staff's recommendation for item 81-87.
 Motion: Zakaria Second: Asakura Vote: Unanimous Abstaining: None

II. ESTABLISH A PUBLIC HEARING DATE OF APRIL 28, 2011 FOR:

- a. Aliana Sec 19 Replat No 1
- b. Bercons Rodrigo Avenue Trails Subdivision
- c. Chabad of Uptown Subdivision
- d. First Bend Sec 8 Partial Replat No 1
- e. First Bend Sec 10 Partial Replat No 1

Staff recommendation: Establish a public hearing date of April 28, 2011 for items II a-e.
 Commission action: Established a public hearing date of April 28, 2011 for items II a-e.
 Motion: Reed Second: Asakura Vote: Unanimous Abstaining: None

**III. PUBLIC COMMENT
NONE**

IV. ADJOURNMENT

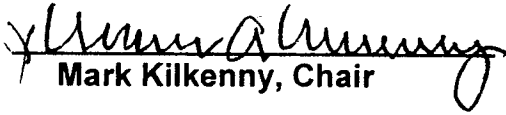
There being no further business brought before the Commission, Chair Mark A. Kilkenny adjourned the meeting at 4:39 p.m.

Motion: **Reed**

Second: **Rice**

Vote: **Unanimous**

Abstaining: **None**


Mark Kilkenny, Chair


Marlene Gafrick, Secretary