

## Minutes of the Houston Planning Commission

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

April 28, 2011  
Meeting to be held in  
Council Chambers, Public Level, City Hall Annex  
2:30 p.m.

### Call to order:

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

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

Keiji Asakura  
James R. Jard  
Paul R. Nelson  
Linda Porras-Pirtle  
Robin Reed

Richard A. Rice  
David Robinson

Jeff Ross

Absent

Algenita Segars

Absent

Talmadge Sharp, Sr.

Blake Tart III

Beth Wolff

Absent

Shaukat Zakaria

The Honorable Ed Chance

Jackie Freeman for

Arrived at 2:40 p.m. during Director's Report; left  
at 3:43 p.m. during item III

The Honorable Ed Emmett

Jesse Hegemier for

Left at 3:10 p.m. during items 73 and 74

The Honorable Grady Prestage

### 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 APRIL 14, 2011 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the April 14, 2011 Planning Commission Meeting Minutes.

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

#### I. PLATTING ACTIVITY (Consent items A and B, 1- 62)

Items removed for separate consideration: **7, 8, 9, 10, 20, 26, 28, 36, 41, and 52.** Items **27 and 40** were taken separately.

Staff recommendation: Approve staff's recommendations for items **1 – 62** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 62** subject to the CPC 101 form conditions.

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

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

Staff recommendation: Approve staff's recommendations for items **7, 8, 9, 10, 20, 26, 28, 36, 41, and 52** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **7, 8, 9, 10, 20, 26, 28, 36, 41, and 52** subject to the CPC 101 form conditions.

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

**Commissioners Alleman and Amandes returned.**

**Item 27 was taken at this time to allow for a brief presentation by staff.**

#### **27 Kolbe Farms Sec 1 C3P Approve**

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

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

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

**Item 40 will be taken later in the meeting with the variance items.**

## C PUBLIC HEARINGS

#### **63 Aliana Sec 19 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: **Asakura** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

#### **64 Bercons Rodrigo Avenue Trails C3N Approve Subdivision**

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: **Alleman** Vote: **Unanimous** Abstaining: **None**

**65 Chabad of Uptown C3N Defer**  
Staff recommendation: Defer the plat for two weeks to allow time for further study and review of proposed and surrounding properties.  
Commission action: Deferred the plat for two weeks to allow time for further study and review of proposed and surrounding properties.  
Motion: **Nelson** Second: **Zakaria** Vote: **Unanimous** Abstaining: **None**

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

**66 First Bend Sec 10 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: **Asakura** Vote: **Unanimous** Abstaining: **None**

**67 First Bend Sec 8 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: **Asakura** Second: **Reed** Vote: **Unanimous** Abstaining: **None**

**Commissioner Amandes returned.**

**68 Spring Branch Estates no 2 partial replat no 5 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: **Freeman** Second: **Tartt** Vote: **Unanimous** Abstaining: **None**

**D VARIANCES**

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

**69 Cypress Lake Crossing GP GP Defer**  
Staff recommendation: Defer the plat for two weeks to allow time to coordinate with the adjacent municipality and to allow the applicant time to submit revised information.  
Commission action: Deferred the plat for two weeks to allow time to coordinate with the adjacent municipality and to allow the applicant time to submit revised information.  
Motion: **Zakaria** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**

**70 Fort Bend County MUD no 25 Lift Station no 9 Subdivision C2R Defer**  
Staff recommendation: Defer the plat for two weeks to allow time for the applicant to submit revised information.  
Commission action: Deferred the plat for two weeks to allow time for the applicant to submit revised information.  
Motion: **Jard** Second: **Reed** Vote: **Unanimous** Abstaining: **None**

**Commissioners Alleman and Rice returned.**

**71 Graybelle Subdivision C2 Defer**  
Staff recommendation: Defer the plat for two weeks to allow time for the applicant to provide a revised variance request and to work with the Planning and Public Works departments regarding the proposal.  
Commission action: Deferred the plat for two weeks to allow time for the applicant to provide a revised variance request and to work with the Planning and Public Works departments regarding the proposal.  
Motion: **Robinson** Second: **Reed** Vote: **Unanimous** Abstaining: **None**

**72 Hanover West Gray Subdivision C2R Approve**  
Staff recommendation: Defer the plat for two weeks to allow time for applicant to provide revised variance request and to allow time to coordinate with public works department.  
Commission action: Deferred the plat for two weeks to allow time for applicant to provide revised variance request and to allow time to coordinate with public works department.  
Motion: **Robinson** Second: **Freeman** Vote: **Unanimous** Abstaining: **None**  
Speaker for item 72: Greg Stephens – partially opposed.

**Items 73 and 74 are taken together.**

**73 Jordan Road GP Defer**  
**74 Jordan Road North of IH10 Subdivision C3P Defer**  
Staff recommendation: Defer the plat for two weeks at the applicant's request to allow time to work on Jordan Road right-of-way.  
Commission action: Deferred the plat for two weeks at the applicant's request to allow time to work Jordan Road right-of-way.  
Motion: **Rice** Second: **Reed** Vote: **Unanimous** Abstaining: **None**

**75 Park at Meadowhill Run Sec 3 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: **Jard** Second: **Wolff** Vote: **Unanimous** Abstaining: **None**

**76 Pierce Junction Business Park C3P Defer**  
Staff recommendation: Defer the plat for two weeks to allow the applicant time to submit revised information.  
Commission action: Deferred the plat for two weeks to allow the applicant time to submit revised information.  
Motion: **Freeman** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

**77 R and S Subdivision C2 Approve**  
Staff recommendation: Grant the requested dual building line variance and allow the existing structures to be at the 11' and 12.9' from the ROW and approve the plat subject to the CPC 101 form conditions.  
Commission action: Granted the requested dual building line variance and allow the existing structures to be at the 11' and 12.9' from the ROW and approve the plat subject to the CPC 101 form conditions.  
Motion: **Freeman** Second: **Amandes** Vote: **Unanimous** Abstaining: **None**

Items 40 and 78 are taken together at this time.

**40 Villages of Senterra Lakes Sec 4 C3P Approve**  
**78 Villages of Senterra Lakes GP GP Approve**  
Staff recommendation: Grant the requested variance to exceed the block length along northern GP boundary and approve the general plan and the plat subject to the CPC 101 form conditions.  
Commission action: Grant the requested variance to exceed the block length along northern GP boundary and approve the general plan and the plat subject to the CPC 101 form conditions.  
Motion: **Rice** Second: **Reed** Vote: **Unanimous** Abstaining: **None**

**79 Woodlands Village of Grogans Mill C3P Approve**  
**Lake Harrison Sec 1**  
Staff recommendation: Grant the requested variance for 5' building line for 6 lots and approve the plat subject to the CPC 101 form conditions.  
Commission action: Granted the requested variance for 5' building line for 6 lots and approve the plat subject to the CPC 101 form conditions.  
Motion: **Mooney** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**

**80 Wyman Gordon Complex GP GP Defer**  
Staff recommendation: Defer the plat for two weeks to allow time for further study and review.  
Commission action: Deferred the plat for two weeks to allow time for further study and review.  
Motion: **Rice** Second: **Asakura** Vote: **Unanimous** Abstaining: **None**

**E Special Exceptions**  
**NONE**

**F Reconsideration of Requirements**

**81 Rex Subdivision C2R Approve**  
Staff recommendation: Grant the requested reconsideration of requirement and the variance and approve the plat subject to the CPC 101 form conditions.  
Commission action: Granted the requested reconsideration of requirement and the variance and approved the plat subject to the CPC 101 form conditions.  
Motion: **Garza** Second: **Tartt** Vote: **Unanimous** Abstaining: **None**

**82 Waft Holdings Reserve Subdivision C2 Approve**  
Staff recommendation: Grant the requested reconsideration of requirement and the variance and approve the plat subject to the CPC 101 form conditions.  
Commission action: Granted the requested reconsideration of requirement and the variance and approved the plat subject to the CPC 101 form conditions.  
Motion: **Reed** Second: **Porras-Pirtle** Vote: **Unanimous** Abstaining: **None**

**G ADMINISTRATIVE**  
**NONE**

## H DEVELOPMENT PLAT VARIANCES

Commissioner Alleman abstained and left the room.

**83 4001 Westheimer Road DPV Defer**  
Staff recommendation: Defer the requested variance for two weeks to allow time for the applicant to revise the valet parking plan and coordinate with Public Works traffic division.  
Commission action: Deferred the requested variance for two weeks to allow time for the applicant to revise the valet parking plan and coordinate with Public Works traffic division.  
Motion: **Robinson** Second: **Reed** Vote: **Unanimous** Abstaining: **None**

Commissioner Alleman returned.

## I CERTIFICATES OF COMPLIANCE

**84 Robert E. McCafrey COC Approve**  
**85 City of Houston Park & Recreation COC Approve**  
Department

Staff recommendation: Issue the Certificates of Compliance for items **84-85**.

Commission action: Issued the Certificates of Compliance for items **84-85**.

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

## J EXTENSIONS OF APPROVAL AND NAME CHANGES

**86 Cypress Landing East Sec 6 EOA Approve**  
**87 JRK Estates Reserve Subdivision EOA Approve**  
**88 Oakcrest North Sec 6 EOA Approve**  
**89 Springwoods Village Delta Sec 1 EOA Approve**  
**90 Springwoods Village from 1-45 to Holzwarth EOA Approve**  
**91 Woodlands Army Reserve Center Subdivision EOA Approve**

Staff recommendation: Approve staff's recommendation for items **86-91**.

Commission action: Approved staff's recommendation for items **86-91**.

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

## II. ESTABLISH A PUBLIC HEARING DATE OF MAY 26, 2011 FOR:

- a. Deerbrook Estates Sec 1 partial replat no 2 and Extension
- b. Govardhan Subdivision
- c. Harris County MUD no 53 Black Rock Water Plant Subdivision
- d. Kings River Estates Sec 6 partial replat no 1
- e. Lakes of Bella Terra Sec 12 replat no 1
- f. Lakes of Bella Terra Sec 13 replat no 1
- g. On Point Westgate Subdivision

Staff recommendation: Establish a public hearing date of May 26, 2011 for item **II a-g**.

Commission action: Established a public hearing date of May 26, 2011 for item **II a-g**.

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

## III. APPLICANT PRESENTATIONS AND DISCUSSION OF REQUESTED AMENDMENTS TO THE 2010 MAJOR THOROUGHFARE AND FREEWAY PLAN:

- a. Bagby Street (Walter P. Moore & Associates and Midtown Redevelopment Authority)

Presenter: Jennifer Peek

- b. Burnett Street (Planning and Development Department, City of Houston)

Presenter: Amar Mohite

- c. Buffalo Speedway (TBG Partners)

Presenter: Mary Lou Henry

**d. Mossy Oaks and Springwoods Village Parkway (Walter P. Moore & Associates, Inc)**

Presenter: Charles Penland

**e. Parker Road (Public Works and Engineering Department, City of Houston)**

Presenter: John Kuo

**f. West Hardy Segment 1 (Kerry R. Gilbert & associates, Inc.)**

Presenter: Kerry Gilbert

**g. West Hardy Segment 2 (Planning and Development Department, City of Houston)**

Presenter: Amar Mohite

**IV. PLEASE EXCUSE THE ABSENCES OF COMMISSIONER TALMADGE SHARP**

This item was not addressed as it was on the agenda in error.

**V. PUBLIC COMMENT**

Speaker 1: Rochella Cooper – Addressed the Commission regarding the denial of the Minimum Lot Size Area Application she submitted and was addressed at the April 14, 2011 Planning Commission meeting.

Speaker 2: Mary Abshier – Wanted to go on record as being supportive of Rochella Cooper's Minimum Lot Size Area Application petition.

**VI. ADJOURNMENT**

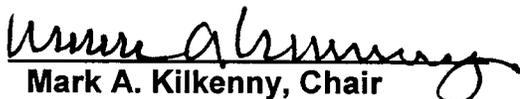
There being no further business brought before the Commission, Chair Mark A. Kilkenney adjourned the meeting at 4:14 p.m.

Motion: **Rice**

Second: **Reed**

Vote: **Unanimous**

Abstaining: **None**

  
Mark A. Kilkenney, Chair

  
Marlene Gafrick, Secretary