

## Minutes of the Houston Planning Commission

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

May 12, 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 2:34 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

Absent

Linda Porras-Pirtle

Robin Reed

Arrived at 2:38 p.m. during Director's Report

Richard A. Rice

Jeff Ross

Algenita Segars

Talmadge Sharp, Sr.

Blake Tart III

Beth Wolff

Absent

Shaukat Zakaria

The Honorable Ed Chance

Absent

The Honorable Ed Emmett

Absent

Jesse Hegemier for

Left at 2:57 p.m. after item 52

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. Mark Loethen, Deputy Director, PWE Department spoke about the new permitting center.

### APPROVAL OF THE APRIL 28, 2011 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the April 28, 2011 Planning Commission Meeting Minutes.

Motion: **Reed**                      Second: **Asakura**                      Vote: **Carries**                      Abstaining: **Ross**

#### I. PLATTING ACTIVITY (Consent items A and B, 1- 46)

Items removed for separate consideration: **4, 6, 11, 22, 26, 27, 28, and 31.**

Staff recommendation: Approve staff's recommendations for items **1 – 46** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 46** subject to the CPC 101 form conditions.

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

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

Staff recommendation: Approve staff's recommendations for items **4, 6, 11, 22, 26, 27, 28, and 31** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **4, 6, 11, 22, 26, 27, 28, and 31** subject to the CPC 101 form conditions.

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

**Commissioners Amandes, Rice, and Ross returned.**

#### C PUBLIC HEARINGS

**47 Blackstone Place amending plat no 1 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: **Reed**                      Second: **Rice**                      Vote: **Unanimous**                      Abstaining: **None**

**48 Chabad of Uptown 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: **Porras- Pirtle**                      Vote: **Unanimous**                      Abstaining: **None**

**49 Spring Branch Estates no 2 partial replat no 5 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: **Asakura**                      Vote: **Unanimous**                      Abstaining: **None**

## D VARIANCES

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

### 50 Cypress Lake Crossing GP

**GP**

**Approve**

Staff recommendation: Grant the requested variances and approve the general plan subject to the CPC 101 form conditions.

Commission action: Granted the requested variances and approved the general plan subject to the CPC 101 form conditions.

Motion: **Zakaria**

Second: **Nelson**

Vote: **Unanimous**

Abstaining: **None**

Speaker for item 50: Debra Jordan – Harris County.

**Commissioners Amandes and Rice returned.**

### 51 Dress for Success Eastside Subdivision

**C2R**

**Defer**

Staff recommendation: Defer the plat for two weeks to allow time for further study and review and to allow the applicant time to coordinate with the district.

Commission action: Deferred the plat for two weeks to allow time for further study and review and to allow the applicant time to coordinate with the district.

Motion: **Ross**

Second: **Asakura**

Vote: **Unanimous**

Abstaining: **None**

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

### 52 Fort Bend County MUD no 25 Lift Station no 9 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: **Hegemier**

Second: **Segars**

Vote: **Unanimous**

Abstaining: **None**

**Commissioners Amandes and Rice returned.**

### 53 Graybelle Subdivision

**C2**

**Withdrawn**

### 54 Hanover West Gray Subdivision

**C2R**

**Approve**

Staff recommendation: Grant the requested variance for a 15' building line along Waugh Drive, 5' building line for the main building and a 0' building line for canopy along West Gray Drive and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the requested variance for a 15' building line along Waugh Drive, 5' building line for the main building and a 0' building line for canopy along West Gray Drive and approve the plat subject to the CPC 101 form conditions.

Motion: **Asakura**

Second: **Reed**

Vote: **Carries**

Abstaining: **Garza**

Speakers for item 54: Mary Lou Henry- applicant; Merton Eignus and Claude Wynn – supportive; Terrance Baggett, Debbie Damon, Jim McKinley, and Daniel Shea – opposed; Minette Carrabba, Robin Holzer, and Lloyd Matzner – undecided; Carl Smith, City Engineer, PWE, Jennifer Carroll-Traffic and Transportation, PWE, Richard Smith, City Engineer, PWE.

### 55 Houston Living Midtown Subdivision

**C2R**

**Defer**

Staff recommendation: Defer the plat for two weeks to allow time for the applicant to meet the notification requirement per the ordinance.

Commission action: Deferred the plat for two weeks to allow time for the applicant to meet the notification requirement per the ordinance.

Motion: **Rice**

Second: **Reed**

Vote: **Unanimous**

Abstaining: **None**

- 56 **Jorden Road GP** **GP** **Withdrawn**
- 57 **Jorden Road North of IH10 Subdivision** **C3P** **Withdrawn**
- 58 **Lockwood Holdings Subdivision** **C2R** **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: **Unanimous** Abstaining: **None**
- 59 **Pierce Junction Business Park** **C3P** **Defer**  
 Staff recommendation: Defer the plat for two weeks to allow staff time to work with the applicant to determine the appropriate location of a street on the site and to allow applicant time to submit revised information.  
 Commission action: Deferred the plat for two weeks to allow staff time to work with the applicant to determine the appropriate location of a street on the site and to allow applicant time to submit revised information.  
 Motion: **Jard** Second: **Tartt** Vote: **Unanimous** Abstaining: **None**
- 60 **Shangri La Land Subdivision** **C2** **Defer**  
 Staff recommendation: Defer the plat for two weeks to allow time for the applicant to provide revised information.  
 Commission action: Deferred the plat for two weeks to allow time for the applicant to provide revised information.  
 Motion: **Reed** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**
- 61 **Sweetwater Business Park** **C2** **Approve**  
 Staff recommendation: Grant the requested dual building line variance and allow the existing structures to be at the property line along Smart Street and approve the plat subject to the CPC 101 form conditions.  
 Commission action: Granted the requested dual building line variance and allowed the existing structures to be at the property line along Smart Street and approved the plat subject to the CPC 101 form conditions.  
 Motion: **Garza** Second: **Tartt** Vote: **Unanimous** Abstaining: **None**
- 62 **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: **Jard** Second: **Amandes** Vote: **Unanimous** Abstaining: **None**
- E Special Exceptions**
- 63 **Eagle Springs Sec 39** **C3P** **Approve**  
 Staff recommendation: Grant the requested special exception and approve the plat subject to the CPC 101 form conditions.  
 Commission action: Granted the requested special exception and approved the plat subject to the CPC 101 form conditions.  
 Motion: **Asakura** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

**F Reconsideration of Requirements**

**64 Gribble Land Subdivision**

**C2R**

**Approve**

Staff recommendation: Grant the requested reconsideration of requirement and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the requested reconsideration of requirement and approved the plat subject to the CPC 101 form conditions.

Motion: **Porras- Pirtle**

Second: **Zakaria**

Vote: **Unanimous**

Abstaining: **None**

**G ADMINISTRATIVE**

**NONE**

**H DEVELOPMENT PLAT VARIANCES**

Items 65-68 were taken together at this time.

**65 2624 Hazard Street**

**DPV**

**Defer**

**66 1613 Summer Street**

**DPV**

**Defer**

**67 2337 Bolsover Street**

**DPV**

**Defer**

**68 11805 Meadowglen Lane**

**DPV**

**Defer**

Staff recommendation: Defer the requested variances for two weeks to allow time for Legal Department review.

Commission action: Deferred the requested variance for two weeks to allow time for Legal Department review.

Motion: **Jard**

Second: **Segars**

Vote: **Unanimous**

Abstaining: **None**

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

**69 4001 Westheimer Road**

**DPV**

**Disapprove**

Staff recommendation: Grant the requested variance.

Commission action: Denied the requested variance.

Motion: **Ross**

Second: **Zakaria**

Vote: **Carries**

Opposed:

Asakura, Garza, Segars, and Sharp Abstaining: Tartt

Speaker for item 69: Dick Fuqua – supportive.

**Commissioner Alleman returned.**

**I CERTIFICATES OF COMPLIANCE**

**70 21531 Dunn Street**

**COC**

**Approve**

**71 24398 Cunningham Drive**

**COC**

**Approve**

**72 24011 Zahn Street**

**COC**

**Approve**

**73 20271 Dorothy Lane**

**COC**

**Approve**

Staff recommendation: Issue the Certificates of Compliance for items **70-73**.

Commission action: Issued the Certificates of Compliance for items **70-73**.

Motion: **Rice**

Second: **Sharp**

Vote: **Unanimous**

Abstaining: **None**

**J EXTENSIONS OF APPROVAL AND NAME CHANGES**

74 Katy Gaston Rd from Bellagio Dr. to HL&P Fee Strip EOA Approve

75 Klein ISD Zwink Elementary School Subdivision (previously Klein ISD Park at Klein Elementary School Subdivision) NC/EOA Approve

Staff recommendation: Approve staff's recommendation for items 74-75.

Commission action: Approved staff's recommendation for items 74-75.

Motion: Garza Second: Sharp Vote: Unanimous Abstaining: None

**II. ESTABLISH A PUBLIC HEARING DATE OF JUNE 9, 2011 FOR:**

- a. Fannin Station Sec 1 partial replat no 1
- b. Lakes of Bella Terra Sec 12 replat no 1
- c. Lakes of Bella Terra Sec 13 replat no 1
- d. Soap Hand Carwash Subdivision
- e. Terrace at 28<sup>th</sup> Street replat no 1
- f. Woodlands Creekside Park West Sec 6 replat no 1

Staff recommendation: Establish a public hearing date of June 9, 2011 for item II a-f.

Commission action: Established a public hearing date of June 9, 2011 for item II a-f.

Motion: Sharp Second: Alleman Vote: Unanimous Abstaining: None

**III. PUBLIC COMMENT**

Commissioner Ross stated that the Mayor has appointed him to another position; therefore, he is resigning from the Planning Commission effective today.

**IV. ADJOURNMENT**

There being no further business brought before the Commission, Chair Mark A. Kilkenney adjourned the meeting at 4:35 p.m.

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

  
Mark A. Kilkenney, Chair

  
Marlene Gafrick, Secretary