

Minutes of the Houston Planning Commission

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

August 18, 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 2:36 p.m. with a quorum present.

| | |
|--|--------|
| Mark A. Kilkenney, Chair | |
| M. Sonny Garza | |
| Susan Alleman | |
| Christopher B. Amandes | |
| Keiji Asakura | Absent |
| James R. Jard | Absent |
| Paul R. Nelson | |
| Linda Porrás-Pirtle | Absent |
| Robin Reed | |
| Richard A. Rice | |
| Algenita Segars | |
| Talmadge Sharp, Sr. | Absent |
| Blake Tart III | |
| Shaukat Zakaria | |
| The Honorable Ed Chance | Absent |
| The Honorable Grady Prestage | Absent |
| Jackie L. 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 AUGUST 4, 2011 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the August 4, 2011 Planning Commission meeting minutes.

Motion: **Rice** Second: **Reed** Vote: **Carries** Abstaining: **Amandes**

APPROVAL OF THE AUGUST 11, 2011 PLANNING COMMISSION SPECIAL MEETING

MINUTES Commission action: Approved the August 11, 2011 Planning Commission Special meeting minutes.

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

II. PLATTING ACTIVITY (Consent items A and B, 1- 50)

Items removed for separate consideration: **5, 6, 26, and 31.**

Staff recommendation: Approve staff's recommendations for items **1 – 50** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 50** subject to the CPC 101 form conditions.

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

Staff recommendation: Approve staff's recommendations for items **5, 6, 26, and 31** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **5, 6, 26, and 31** subject to the CPC 101 form conditions.

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

C PUBLIC HEARINGS

51 Ace Metals Business Park 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: **Reed** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

52 Addicks Stone Village replat no 1

C3N

Defer

Staff recommendation: Deny the requested variance and disapprove the plat.

Commission action: Deferred the plat for two weeks to allow time for applicant to meet with staff and submit revised information and continue the public hearing at that time.

Motion: **Zakaria** Second: **Nelson** Vote: **Carries** Opposed: **Garza and**

Rice

Speakers for item 52: David Rivera – supportive representing the applicant and Andrew Wong – supportive representing the owner

53 Cinco Ranch Southwest Sec 61

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: **Reed** Vote: **Unanimous** Abstaining: **None**

54 Parkway Lakes Complex 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: **Garza** Second: **Tartt** Vote: **Unanimous** Abstaining: **None**
Speakers for item 54: Helaine Fuss Clendennen, David McClure, and Albert Green – opposed.

Commissioners Alleman and Rice abstained and left the room.

55 Towne Lake Sec 15 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: **Zakaria** Vote: **Unanimous** Abstaining: **None**

Commissioners Alleman and Rice returned. Commission Chair, Kilkenny abstained and left the room. Vice Chair, Sonny Garza chaired the meeting during this time.

56 Vintage Lakes Sec 2 partial replat no 4 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: **Zakaria** Second: **Segars** Vote: **Unanimous** Abstaining: **None**

Commission Chair Kilkenny returned and continued chairing the meeting.

D VARIANCES

**Commissioners Alleman and Rice abstained and left the room.
Items 57 and 59 are taken together at this time.**

57 Towne Lake Central GP GP Approve
59 Towne Lake Sec 7 C3P Approve
Staff recommendation: Grant the requested variance and approve the general plan and the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance and approved the general plan and the plat subject to the CPC 101 form conditions.
Motion: **Segars** Second: **Reed** Vote: **Unanimous** Abstaining: **None**

Commissioners Alleman and Rice returned.

58 Woodlands Village of Grogans Mill Lake C3P Approve
Sec 2
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: **Segars** Second: **Reed** Vote: **Unanimous** Abstaining: **None**

E Special Exceptions- This item was addressed with item 57 earlier in the meeting.

59 Towne Lake Sec 7

**F Reconsideration of Requirements
None**

**G ADMINISTRATIVE
NONE**

H DEVELOPMENT PLAT VARIANCE

60 1730 W Tidwell Road DPV Approve

Staff recommendation: Grant the requested variance to allow the residential development to take a vehicular access to the designated major thoroughfare subject to the conditions listed within the staff report.

Commission action: Granted the requested variance to allow the residential development to take a vehicular access to the designated major thoroughfare subject to the conditions listed within the staff report.

Motion: **Zakaria** Second: **Segars** Vote: **Unanimous** Abstaining: **None**
Speakers: Yajaira Morales – supportive.

61 4002 Dumbarton Street DPV Approve

Staff recommendation: Grant the requested variance to allow a reduced building setback line of 20 feet along Stella Link Road; as well as to allow the new residential development to take direct vehicular access to the major thoroughfare.

Commission action: Granted the requested variance to allow a reduced building setback line of 20 feet along Stella Link Road; as well as to allow the new residential development to take direct vehicular access to the major thoroughfare.

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

**I CERTIFICATES OF COMPLIANCE
NONE**

J EXTENSIONS OF APPROVAL AND NAME CHANGES

**62 Lakemont Pointe Dr from Lakemont Bend Dr. EOA Approve
to Beechnut Blvd STD**

**63 Woodlands Village of Creekside Park Creekside Approve
Green Drive Reserves Subdivision**

Staff recommendation: Approve staff's recommendation for items **62-63**.

Commission action: Approved staff's recommendation for items **62-63**.

Motion: **Segars** Second: **Garza** Vote: **Carries** Abstaining:
Amandes on item #62

Agenda item IV and V were taken out of order and addressed at this time. Commissioner Alleman abstained and left the room.

IV. Presentation of staff's recommendations for the 2011 Major Thoroughfare and Freeway Plan Requested Amendments:

- a. **W. Hardy Road, Seg. 1**
- b. **W. Hardy Road, Seg. 2**

Staff recommendation: Delete West Hardy Road as a major collector between FM 1960 and East Richey Road; and to delete West Hardy Road as a major collector between East Richey Road and East Airtex Drive.

Commission action: Deleted West Hardy Road as a major collector between FM 1960 and East Richey Road; deleted West Hardy Road as a major collector between East Richey Road and East Airtex Drive.

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

V. Forward Planning Commission Actions to City Council for the adoption of the 2011 Major Thoroughfare and Freeway Plan

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

II. Establish a public hearing date of September 15, 2011 for:

- a. **Bercons Driscill Street Villas Subdivision**
- b. **Birdsall Contrade Subdivision**
- c. **Christine Court Subdivision**
- d. **Devonshire Manor Subdivision**
- e. **Long Meadow Farms Sec 10 partial replat no 1**
- f. **Woodlands Village of Grogans Mill Lake Woodlands East Shore Sec 1 partial replat no 2**

Staff recommendations: Establish a public hearing date of September 15, 2011 for item II a-f.

Commission action: Established a public hearing date of September 15, 2011 for item II a-f.

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

III. Public Hearing and Consideration of a Special Minimum Lot Size Area Application for the 1900 Block of West 14th ½ St., North and South sides, between Beall Street and Dead End

Staff recommendation: Approve the application and forward to City Council for approval.

Commission action: Approved the application and forwarded to City Council for approval.

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

Speakers for item III: Gary Antene and Denise Goehring – supportive.

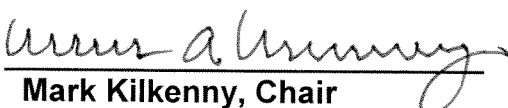
VI. PUBLIC COMMENT

Speaker 1: David Schwartz on behalf of Houston Association of Realtors' Governmental Affairs Advisory Group – Addressed the Commission regarding the proposed High Density Ordinance.

VII. ADJOURNMENT

There being no further business brought before the Commission, Chair Mark Kilkeny adjourned the meeting at 3:50 p.m.

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


Mark Kilkeny, Chair


Marlene Gafrick, Secretary