

## Minutes of the Houston Planning Commission

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

March 1, 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 2:30 p.m. with a quorum present.**

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

Keiji Asakura

Fernando Brave

Arrived at 2:31 p.m. during Director's Report

Antoine Bryant

Lisa Clark

Brandon Dudley

Truman C. Edminster III

James R. Jard

Paul R. Nelson

Absent

Linda Porrás-Pirtle

Algenita Segars

Arrived at 2:34 p.m. during Item I

Blake Tart III

Shaukat Zakaria

Mark Mooney for

The Honorable Ed Chance

D. Jesse Hegemier for

The Honorable Grady Prestage

Jackie Freeman for

Absent

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 FEBRUARY 16, 2012 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the February 16, 2012 Planning Commission meeting minutes.

Motion: **Garza**                      Second: **Bryant**      Vote: **Carries**                      Abstaining: **Alleman and Porras-Pittle**

### I. CONSIDERATION OF THE 2012 SPECIAL MAJOR THOROUGHFARE AND FREEWAY PLAN AMENDMENTS

Staff recommendation: Approve Phase 2 Metro Transit Corridor Amendments and forward to City Council for the adoption of the 2012 Major Thoroughfare and Freeway Plan.

Commission Action: Approved Phase 2 Metro Transit Corridor Amendments and forwarded to City Council for the adoption of the 2012 Major Thoroughfare and Freeway Plan

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

### II. PLATTING ACTIVITY                      (Consent items A and B, 1- 58)

Items removed for separate consideration: **2, 19, 20, 27, 31, 33, 34, 35, 37, 41, 43, and 54** subject to the CPC 101 form conditions.

Staff recommendation: Approve staff's recommendations for items **1 – 58** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 58** subject to the CPC 101 form conditions.

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

**Commissioners Alleman, Amandes, Bryant and Edminster abstained and left the room.**

Staff recommendation: Approve staff's recommendations for items **2, 19, 20, 27, 31, 33, 34, 35, 37, 41, 43, and 54** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **2, 19, 20, 27, 31, 33, 34, 35, 37, 41, 43, and 54** subject to the CPC 101 form conditions.

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

**Commissioners Alleman, Amandes, Bryant and Edminster returned.**

## C PUBLIC HEARINGS

### 59 Lomcrest Plaza 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: **Amandes**                      Second: **Porras-Pirtle**      Vote: **Unanimous**                      Abstaining: **None**

### 60 Spectrum Medical Plaza Subdivision replat      C3N                      Disapprove no 1

Staff recommendation: Disapprove the plat.

Commission action: Disapproved the plat.

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

Speakers: Rupenara Radia – applicant; Arva L. Howard – Legal Department

**61 Townhomes on Petty Street replat no 2 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: **Brave** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

**62 Waldrons Grant Sec 3 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: **Clark** Second: **Porras-Pirtle** Vote: **Unanimous** Abstaining: **None**

**63 Zarros Subdivision C3N Defer**  
Staff recommendation: Defer the plat for two weeks for further study and review.  
Commission action: Deferred the plat for two weeks for further study and review.  
Motion: **Jard** Second: **Brave** Vote: **Unanimous** Abstaining: **None**

## **D VARIANCES**

**Agenda items 64 and 70 are taken together at this time.**

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

**64 Braband business Park no 2 Subdivision C2R Approve**  
**70 Metalplate Industrial Complex Subdivision C2 Approve**  
Staff recommendation: Approve the plats subject to the CPC 101 form conditions. (Staff determined no variance request was required)  
Commission action: Approved the plats subject to the CPC 101 form conditions.  
Motion: **Garza** Second: **Edminister** Vote: **Unanimous** Abstaining: **None**

**Commissioner Alleman returned.**

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

**65 Canyon Village at Westheimer Lakes 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: **Hegemier** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

**Commissioner Amandes returned.**

**Agenda items 66, 67, 68 and 69 are taken together at this time.**

**Commissioners Asakura and Edminister abstained and left the room.**

**66 Cypress Landing Park Sec 3 C3P Defer**  
**67 Fairgrounds First Addition Clock 39 C2 Defer**  
**Partial replat no 1**  
**68 Generation Park West GP GP Defer**  
**69 McKenzie Park GP GP Defer**

Staff recommendation: Defer the applications for two weeks per request of the applicants to allow time to provide additional information.

Commission action: Deferred the applications for two weeks per request of the applicants to allow time to provide additional information.

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

**Commissioners Asakura and Edminister returned.**

**Agenda item 70 was taken with item 64 earlier in the agenda.**

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

**71 Mount Royal Village Sec 5 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: **Porras-Pirtle** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

**Commissioner Edminister returned.**

**72 National Sport Zone 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: **Asakura** Second: **Brave** Vote: **Unanimous** Abstaining: **None**

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

**73 Woodlands Village of Creekside Park Sec 36 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: **Asakura** Second: **Edminister** Vote: **Unanimous** Abstaining: **None**

**Commissioner Alleman returned.**

**E Special Exceptions**

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

**74 Victorian Gardens GP GP Approve**

Staff recommendation: Grant the special exception and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the special exception and approved the plat subject to the CPC 101 form conditions.

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

Commissioner Edminister returned.

**F Reconsideration of Requirements  
None**

**G ADMINISTRATIVE  
NONE**

**H DEVELOPMENT PLAT VARIANCE**

**75 2401 Elmen Street DPV Approve**

Staff recommendation: Grant the requested variance to allow a reduced building setback line along Fairview Street.

Commission action: Granted the requested variance to allow a reduced building setback line along Fairview Street.

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

**76 Omitted**

**77 1105 W. Webster DPV Defer**

Staff recommendation: Deny the requested variance to allow an encroachment into the 17' building line along W. Webster, specifically for a new detached garage structure.

Commission action: Deferred the requested variance for two weeks per request of the applicant to allow time to meet with staff and provide additional information.

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

Speakers: Stephen Laney – applicant

**I CERTIFICATES OF COMPLIANCE**

**78 22774 Antique Lane COC Approve**

**79 23267 Ford Rd COC Approve**

**80 19926 S Plantation Estates Dr COC Approve**

**81 23613 Aestival COC Approve**

Staff recommendation: Approve staff's recommendation for items 78-81.

Commission action: Approved staff's recommendation for items 78-81.

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

**J EXTENSIONS OF APPROVAL AND NAME CHANGES**

**82 Baker Industrial Complex Subdivision EOA Approve**

**83 County Line Instruments Subdivision EOA Approve**

**84 Dickeys West Park partial replat no 1 EOA Approve**

**85 Warehouse Center Drive east of Houston EOA Approve**

**Intercontinental Trade Center replat no 3 STD**

**86 Woodlands Creekside Park West Sec 8 EOA Approve**

Staff recommendation: Approve staff's recommendation for items 82-86.

Commission action: Approved staff's recommendation for items 82-86.

Motion: **Segars** Second: **Bryant** Vote: **Carries** Abstaining: **Alleman**

(item 86)

**III. ESTABLISH A PUBLIC HEARING DATE OF MARCH 29, 2012 FOR:**

- a. Stripes Sonoma Ranch Subdivision**
- b. Towne lake Sec 16 partial replat no 1**

Staff recommendation: Establish a public hearing date of March 29, 2012 for item **III a-b.**

Commission action: Established a public hearing date of March 29, 2012 for item **III a-b.**

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

**IV. CONSIDERATION OF AN APPEAL OF THE DECISION OF THE HOUSTON ARCHAEOLOGICAL AND HISTORICAL COMMISSION ON FEBRUARY 9, 2012 FOR THE DENIAL OF A CERTIFICATE OF APPROPRIATENESS FOR 501 WOODLAND STREET – WOODLAND HEIGHTS HISTORIC DISTRICT:**

Commission action: Reverse the decision of the Houston Archaeological and Historical Commission on February 9, 2012 for the denial of a Certificate of Appropriateness for 501 Woodland Street – Woodland Heights Historic District.

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

**V. PLEASE EXCUSE THE ABSENCES OF COMMISSION LISA CLARK**

No need to take action Commission Clark present.

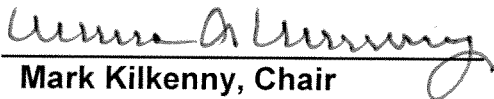
**VI. PUBLIC COMMENT**

Commission Jard spoke to the commission about an Editorial in the Houston Chronicle this past week about Complete Streets.

**VII. ADJOURNMENT**

There being no further business brought before the Commission, Chair Mark Kilkeny adjourned the meeting at 3:23 p.m.

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

  
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Mark Kilkeny, Chair

  
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Marlene Gafrick, Secretary