

Minutes of the Houston Planning Commission

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

May 24, 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 2:37 p.m. with a quorum present.

Mark A. Kilkenny, Chair

M. Sonny Garza

Susan Alleman

Left at 4:10 p.m. during item 93

Christopher B. Amandes

Keiji Asakura

Fernando Brave

Antoine Bryant

Lisa Clark

Arrived at 2:41 p.m. during item I

Brandon Dudley

Truman C. Edminster III

James R. Jard

Paul R. Nelson

Linda Porras-Pirtle

Algenita Segars

Absent

Blake Tart III

Shaukat Zakaria

Mark Mooney for

The Honorable Ed Chance

Richard Stolleis 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 MAY 10, 2012 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the May 10, 2012 Planning Commission meeting minutes with a correction to reflect Chair, Mark Kilkenny called the meeting to order and adjourned the meeting.

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

I. PLATTING ACTIVITY (Consent items A and B, 1- 75)

Item **31** has been changed from defer to approve. Items removed for separate consideration: **7, 11, 22, 26, 27, 28, 29, 39, 40, 45, 46, 47, 48, 50, 51, 55, and 70.**

Staff recommendation: Approve staff's recommendations for items **1 – 75** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 75** subject to the CPC 101 form conditions.

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

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

Staff recommendation: Approve staff's recommendations for items: **7, 11, 22, 26, 27, 28, 29, 39, 40, 45, 46, 47, 48, 50, 51, 55, and 70** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items: **7, 11, 22, 26, 27, 28, 29, 39, 40, 45, 46, 47, 48, 50, 51, 55, and 70** subject to the CPC 101 form conditions.

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

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

C PUBLIC HEARINGS

76 Bercons Huldy Street Place 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: **Bryant** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

Commissioner Edminster abstained and left the room.

77 Laurel Place Sec 3 partial replat C3N Approve
no 1

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: **Bryant** Vote: **Unanimous** Abstaining: **None**

Commissioner Edminster returned.

78 Lovers Estates Subdivision

C3N

Defer

Staff recommendation: Defer the plat for two weeks to allow further study and review of the separately filed amendments.

Commission action: Deferred the plat for two weeks to allow further study and review the the separately filed amendments.

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

Speakers for item 78: John Hart, Reverend James Ray Bush, Margorie Solomon, Myrtle Visver, Kristi Magill Oliver, Eva Beasley, Sheila Swirczynski, Floria Hart, Mercy Lane, Alicia Williams – supportive; Mary Roberts, - opposed; Council Member Wanda Adams in support of the deferral undecided of the plat

79 Nicholson Place Subdivision

C3N

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: **Clark** Vote: **Unanimous** Abstaining: **None**

Speakers for item 79: Neale Shields - undecided

80 Oak Court 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: **Alleman** Vote: **Unanimous** Abstaining: **None**

81 River Oaks Sec no 5 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: **Edminster** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

82 Sin Dolor 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: **Clark** Vote: **Unanimous** Abstaining: **None**

83 Sukkot Office Park 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.

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

Commissioner Alleman and Amandes abstained and left the room.

84 Terra Firma Sec 2 replat no 1 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.
Motion: **Bryant** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**

Commissioner Alleman and Amandes returned.

85 Tricons McDuffie Street Villas 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: **Zakaria** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

Items 88, and 94 were taken and acted on at the same time with staff requesting a two week deferral for both items.

88 Dynamic Subdivision C2R Defer
94 West Main Reserve Subdivision C2R Defer
Staff recommendation: Defer the plats for two weeks at the applicants request and to allow time to receive additional information.
Commission action: Deferred the plat for two weeks at the applicants request and to allow time to receive additional information.
Motion: **Garza** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

86 Canyon Lakes West GP GP Approve
Staff recommendation: Grant the requested variance and approve the general plan subject to the CPC 101 form conditions.
Commission action: Granted the requested variance and approved the general plan subject to the CPC 101 form conditions.
Motion: **Garza** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

Commissioners Alleman abstained and left the room.

87 Commons Waterway Sec 7 C3P Approve
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: **Edminster** Second: **Garza** Vote: **Unanimous** Abstaining: **None**
Speakers for item 87: John Harmon – undecided

Commissioners Alleman returned.

Commissioners Amandes and Clark abstained and left the room.

89 Lakes of Bella Terra GP GP Approve
Harrison Sec 1

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

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

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

Commissioners Amandes and Clark returned.

90 Montrose Addition partial replat no 4 C2R Approve

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

Speakers for item 90: Claude Wynn and David Robinson – supportive

91 Saddle Gate Business Center C2 Approve
Subdivision

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: **Porras-Pirtle** Second: **Tartt** Vote: **Unanimous** Abstaining: **None**

92 Towns at Seville Lift Station C2 Approve
Subdivision

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: **Jard** Second: **Asakura** Vote: **Unanimous** Abstaining: **None**

93 West End Terrace partial C2R Approve
replat no 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: **Asakura** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

E SPECIAL EXCEPTIONS
NONE

**F RECONSIDERATION OF REQUIREMENTS
NONE**

**G ADMINISTRATIVE
NONE**

H DEVELOPMENT PLAT VARIANCE

95 4309 Bertha Street DPV Approve
Staff recommendation: Grant the requested variance to allow the front porch of a single family residence to be located at approximately 4'-3" from the property line.
Commission action: Granted the requested variance to allow the front porch of a single family residence to be located at approximately 4'-3" from the property line.
Motion: **Zakaria** Second: **Clark** Vote: **Unanimous** Opposed: **None**

96 1303 Cortlandt Street DPV Approve
Staff recommendation: Grant the requested variance to allow the garage to setback at 13'-10" from the property line along East 13th street instead of the required 17' setback along a local street.
Commission action: Granted the requested variance to allow the garage to setback at 13'-10" from the property line along East 13th street instead of the required 17' setback along a local street.
Motion: **Asakura** Second: **Bryant** Vote: **Unanimous** Opposed: **None**

97 8810 Linkpass Lane DPV Approve
Staff recommendation: Grant the requested variance to allow the garage to setback 5' from the property line along Stella Link, a designated major thoroughfare instead of the required minimum 10' setback for the proposed development.
Commission action: Granted the requested variance to allow the garage to setback 5' from the property line along Stella Link, a designated major thoroughfare instead of the required minimum 10' setback for the proposed development.
Motion: **Zakaria** Second: **Bryant** Vote: **Unanimous** Opposed: **None**

**I CERTIFICATES OF COMPLIANCE
NONE**

J EXTENSIONS OF APPROVAL AND NAME CHANGES

- 98 Bridgeland Creekside Crossing Drive EOA Approve**
at Josey Ranch Road STD
- 99 Bridgeland Hidden Creek Sec 4 EOA Approve**
- 100 Cypress Creeks Lakes Sec 12 EOA Approve**
- 101 Maria Square Subdivision EOA Approve**
- 102 Towne Lake Parkway North STD EOA Approve**

Staff recommendation: Approve staff's recommendation for item **98-102**.
Commission action: Approved staff's recommendation for item **98-102**.
Motion: **Bryant** Second: **Porras-Pirtle** Vote: **Carries** Abstaining: **Edminster**
on item #102

II. ESTABLISH A PUBLIC HEARING DATE OF JUNE 21, 2012 FOR:

- a. Bercons McDuffie Street Place Subdivision**
- b. Carnegie Park Subdivision**
- c. Cove Sec 6 partial replat no 3**
- d. Ella Oaks Subdivision**
- e. Lofts on 24th Street Subdivision**
- f. Orm Enterprise Subdivision**
- g. Priestly Fraternity of St Peter Subdivision**
- h. Tricon Minola Street Place Subdivision**

Staff recommendation: Establish a public hearing date of June 7, 2012 for item **II a-h**.

Commission action: Established a public hearing date of June 7, 2012 for item **II a-h**.

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

III. PUBLIC COMMENT
NONE

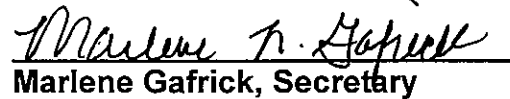
IV. ADJOURNMENT

There being no further business brought before the Commission, Chair Mark Kilkenney adjourned the meeting at 4:16 p.m.

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



Mark A. Kilkenney, Chair



Marlene Gafrick, Secretary