

## Minutes of the Houston Planning Commission

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

August 16, 2012  
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 2:35 p.m. with a quorum present.**

Mark A. Kilkenny, Chair

M. Sonny Garza

Susan Alleman

Absent

Christopher B. Amandes

Keiji Asakura

Fernando Brave

Kenneth Bohan

Antoine Bryant

Lisa Clark

Arrived at 2:39 p.m. during item 73

Brandon Dudley

Truman C. Edminster III

James R. Jard

Absent

Paul R. Nelson

Linda Porras-Pirtle

Algenita Segars

Eileen Subinsky

Blake Tart III

Shaukat Zakaria

Mark Mooney for

Absent

The Honorable Ed Chance

Richard W. Stolleis for

The Honorable Grady Prestage

Jackie Freeman for

The Honorable Ed Emmett

### EXOFFICIO MEMBERS

Carol A. Lewis

Daniel W. Krueger, P.E.

Dawn Ullrich

George Greanias

## DIRECTOR'S REPORT

None

### APPROVAL OF THE AUGUST 2, 2012 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the August 2, 2012 Planning Commission meeting minutes.

Motion: **Subinsky** Second: **Bohan** Vote: **Carries** Abstaining: **Amandes, Brave, and Porras-Pirtle**

#### I. PLATTING ACTIVITY (Consent items A and B, 1- 72)

Items removed for separate consideration: **14, 20, 33, 34, 35, 36, 43, and 66.**

Staff recommendation: Approve staff's recommendations for items **1 – 72** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 72** subject to the CPC 101 form conditions.

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

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

Staff recommendation: Approve staff's recommendations for items **14, 20, 33, 34, 35, 36, 43, and 66** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **14, 20, 33, 34, 35, 36, 43, and 66** subject to the CPC 101 form conditions.

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

**Commissioners Amandes and Edminster returned.**

#### C PUBLIC HEARINGS

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

#### 73 Fairdale Place Estates Subdivision C3N 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: **Bryant** Second: **Segars** Vote: **Unanimous** Abstaining: **None**

**Commissioner Asakura returned.**

#### 74 North Enclave at Westminster Village Subdivision C3N Defer

Staff recommendation: Defer the plat for two weeks for further study and review and continue the public hearing at that time.

Commission action: Deferred the plat for two weeks for further study and review and continued the public hearing at that time.

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

Speakers for item 74: Amy Sutton – opposed

## D VARIANCES

### 75 Benders Landing Estates 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: **Edminster** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

**Items 76, 80, 81, and 86 were taken together at this time and acted on at the same time with staff requesting a two week deferral.**

### 76 Bomar Park View Subdivision

C2R

Defer

### 80 Knapp Chevrolet Subdivision

C2R

Defer

### 81 Kolbe Farms Subdivision

C3P

Defer

### 86 West Clay Park Subdivision

C2R

Defer

Staff recommendation: Defer the plats for two weeks to allow time for additional information and for further study and review.

Commission action: Deferred the plats for two weeks to allow time for additional information and for further study and review.

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

### 77 Brunswick Meadows Sec 18

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

### 78 GI Building Inc 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: **Porra-Pirtle** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

### 79 Gleannloch Storage 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: **Brave** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

### 82 Lake Oaks Subdivision

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: **Bryant** Second: **Subinsky** Vote: **Unanimous** Abstaining: **None**

**Agenda items 83 and 87 are taken together at this time.**

**83 Park Lakes North GP GP Approve**  
**87 Woodland Hills School Site Subdivision C2 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: **Clark** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**

**84 Shadow Creek South 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: **Clark** Second: **Bohan** Vote: **Unanimous** Abstaining: **None**

**85 Werrington Park Sec 4 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: **Brave** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**

## **E SPECIAL EXCEPTIONS**

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

**88 Towne Lake Sec 17 C3P Approve**

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

**Commissioner Edminster returned.**

**89 Windsor Estates GP GP Approve**

**90 Windsor Estates Sec 1 C3P Approve**

Staff recommendation: Grant the requested special exception and approve the general plan and its associated plat subject to the CPC 101 form conditions.

Commission action: Granted the requested special exception and approve the general plan and its associated plat subject to the CPC 101 form conditions.

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

**F RECONSIDERATION OF REQUIREMENTS**

**91 Foundry United Methodist Church Fry Road C2 Approve**  
**Subdivision**

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

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

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

**Agenda items 92 and 93 are taken together and acted on at this time with staff recommending a two week deferral.**

**92 Tricons Standard Street Enclave Subdivision C2R Defer**  
**93 Unity Center Subdivision C2 Defer**

Staff recommendation: Defer the plats for two weeks for further study and review

Commission action: Deferred the plats for two weeks for further study and review.

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

**H DEVELOPMENT PLAT VARIANCE**

**94 2403 Bagby Street DPV Approve**

Staff recommendation: Grant the requested variance to encroach into the 10' building line along Bagby and McIlhenny Streets.

Commission action: Granted the requested variance to encroach into the 10' building line along Bagby and McIlhenny Streets

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

**95 10301 Fulton Street DPV Defer**

Staff recommendation: Defer the application for two weeks at the applicant's request.

Commission action: Deferred the application for two weeks at the applicant's request.

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

**96 1132 Highland Street DPV Approve**

Staff recommendation: Grant the requested variance to allow a 20' building line for the proposed residential extension.

Commission action: Granted the requested variance to allow a 20' building line for the proposed residential extension.

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

**I CERTIFICATES OF COMPLIANCE**  
**NONE**

**J EXTENSIONS OF APPROVAL AND NAME CHANGES**

97	Harris County ESD no 48 Station no 5	EOA	Approve
98	Kings River Estates Sec 6 partial replat no 1	EOA	Approve
99	Wildwood Glen Sec 1	EOA	Approve
100	Katy Gap Lift Station (prev. Towns at Serville Lift Station)	NC	Approve

Staff recommendation: Approve staff's recommendation for item 97-100.

Commission action: Approved staff's recommendation for item 97-100.

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

**II. ESTABLISH A PUBLIC HEARING DATE OF SEPTEMBER 13, 2012**

- a. Ashby Place Homes replat no 1
- b. Connors Trail Amending Plat no 1 replat no 1 and extension

Staff recommendation: Establish a public hearing date of September 13, 2012 for item II a-b.

Commission action: Established a public hearing date of September 13, 2012 for item II a-b.

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

**III. CONSIDERATION OF STAFF'S RECOMMENDATION ON 2012 MAJOR THOROUGHFARE AND FREEWAYPLAN AMENDMENT REQUEST**

**Item III a and b were taken together.**

- a. Kirby Drive- Fannin Street to ETJ
- b. Kirby Drive- IH 610 to Fannin Street

Staff recommendation: Reclassify the existing and proposed alignment of major thoroughfare Kirby Drive between Fannin and the City of Houston ETJ from a designated 100-foot Major Thoroughfare (T-4-100) to 120- foot Principal Thoroughfare (P-4-100) and reclassify proposed Kirby Drive between IH 610 South and Fannin Street from designated 100-foot Major Thoroughfare (P-4-100) to Principle Thoroughfare.

Commission action: Reclassified the existing and proposed alignment of major thoroughfare Kirby Drive between Fannin and the City of Houston ETJ from a designated 100-foot Major Thoroughfare (T-4-100) to 120- foot Principal Thoroughfare (P-4-120) and reclassified proposed Kirby Drive between IH 610 South and Fannin Street from designated 100-foot Major Thoroughfare (T-4-100) to Principle Thoroughfare (P-4-100).

Motion: **Brave** Second: **Clark** Vote: **Carries** Abstaining: **Bryant**

- c. West Road
  - 1) Gessner to Windfern
  - 2) East of Windfern

Staff recommendation: Deny the requested realignment of West Road between Gessner Drive and Windfern Road.

Commission action: Denied the requested realignment of West Road between Gessner Drive and Windfern Road.

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

**Agenda items III d (1, 2, and 3 are presented as group one)**

- d. Waller County Amendment
  - 1) Cane Island/Bartlett Road
  - 2) Schlipf Road
  - 3) Franz Road

Staff recommendation: Realign **Bartlett Road** south of Morton Road to align with proposed Cane Island Parkway as a major thoroughfare within the City of Houston's ETJ. Add **Bartlett Road** between FM 529 and Clay Road as a major thoroughfare to the MTFP. Realign **Pitts Road** south of Morton Road to make a T-intersection with Bartlett Road. Realign major thoroughfare **Franz Road** west of proposed major thoroughfare Pitts Road, approximately 200' south of its current location to align with existing Franz Road in City of Katy.

Realign major thoroughfare **Schlipf Road** approximately 600' east of its current alignment south of Franz Road.

Realign major thoroughfare **Franz Road** approximately 1600' north of its current alignment between Bartlett Road and FM 2855.

Commission action: Realigned **Bartlett Road** south of Morton Road to align with proposed Cane Island Parkway as a major thoroughfare within the City of Houston's ETJ.

Added **Bartlett Road** between FM 529 and Clay Road as a major thoroughfare to the MTFP.

Realigned **Pitts Road** south of Morton Road to make a T-intersection with Bartlett Road.

Realigned major thoroughfare **Franz Road** west of proposed major thoroughfare Pitts Road, approximately 200' south of its current location to align with existing Franz Road in City of Katy.

Realigned major thoroughfare **Schlipf Road** approximately 600' east of its current alignment south of Franz Road.

Realigned major thoroughfare **Franz Road** approximately 1600' north of its current alignment between Bartlett Road and FM 2855.

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

**Agenda items III d (4, 5, and 6 are presented as group 2)**

- 4) Flukinger Road/James R Muse Parkway
- 5) Blinka Road
- 6) Owens Road

Staff recommendation: Add **Flukinger Road** and **James R. Muse Parkway** within City of Houston's ETJ, as a major thoroughfare between US 290 Business/Hempstead Highway and Cameron Road.

Realign unnamed north-south major thoroughfare along existing **Blinka Road**.

Add **Owens Road** within City of Houston's ETJ, as a major thoroughfare between FM 362 and James R Muse Parkway.

Commission action: Added **Flukinger Road** and **James R. Muse Parkway** within City of Houston's ETJ, as a major thoroughfare between US 290 Business/Hempstead Highway and Cameron Road.

Realigned unnamed north-south major thoroughfare along existing **Blinka Road**.

Added **Owens Road** within City of Houston's ETJ, as a major thoroughfare between FM 362 and James R Muse Parkway.

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

A motion to forward the recommendations for items III a, b, and d to City Council for approval was made.

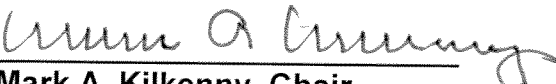
Motion: **Bryant**      Second: **Clark**      Vote: **Unanimous**      Abstaining: **None**

**IV. PUBLIC COMMENT**  
**NONE**

**V. ADJOURNMENT**

There being no further business brought before the Commission, Chair, Mark A. Kilkenney adjourned the meeting at 4:04 p.m.

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

  
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Mark A. Kilkenney, Chair

  
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Marlene Gafrick, Secretary