

## Minutes of the Houston Planning Commission

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

May 13, 2010

Meeting to be held in  
Council Chambers, Public Level, City Hall Annex  
2:30 p.m.

### Call to order:

**Vice- Chair, Mark A. Kilkenny, called the meeting to order at 2:37 p.m. with a quorum present.**

Mark A. Kilkenny, Vice- Chair	
Susan Alleman	
Christopher B. Amandes	
Keiji Asakura	
Sonny Garza	
Jim Jard	
Paul R. Nelson	Absent
Linda Porrás-Pirtle	Left at 5: 42 p.m. during item I
Robin Reed	
Richard A. Rice	
David Robinson	Left at 5:32 during item 57
Jeff Ross	
Algenita Segars	
Talmadge Sharp, Sr.	
Blake Tart III	
Beth Wolff	Left at 5:42 p.m. during item I
Shaukat Zakaria	Absent
Mark Mooney for The Honorable Ed Chance	Arrived at 2:38 p.m. during Director's Report; left at 4:39 p.m. during item 47
The Honorable Ed Emmett	Absent
The Honorable Grady Prestage	Absent

### EXOFFICIO MEMBERS

Carol A. Lewis	Absent
Mike Marcotte	Absent
Dawn Ullrich	Absent
Frank Wilson	Absent

## **DIRECTOR'S REPORT**

The Director's Report was given by Marlene L. Gafrick, Director, Planning and Development Department.

### **APPROVAL OF THE APRIL 29, 2010 PLANNING COMMISSION MEETING MINUTES**

Commission action: Approved the April 29, 2010 Planning Commission Meeting Minutes.

Motion: **Sharp**      Second: **Segars**      Vote: **Carries**      Abstaining: **Ross**

#### **I. REVIEW AND CONSIDERATION OF THE 10 YEAR UPDATE OF THE IMPACT FEE CAPITAL IMPROVEMENT PLAN AND MAXIMUM IMPACT FEE CALCULATIONS**

The Review and Consideration of the 10 Year Update of the Impact Fee Capital Improvement Plan and Maximum Impact Fee Calculations was presented by Mark Loethen -Chief Engineer, PWE.

Commission action: Accepted the Review and Consideration of the 10 Year Update of the Impact Fee Capital Improvement Plan and Maximum Impact Fee Calculations and forwarded to City Council for approval.

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

#### **II. PLATTING ACTIVITY (Consent items A and B, 1- 42)**

Items removed for separate consideration: **4, 5, 7, 10, and 30**. Item **2** was changed from grant the requested variance to approve the plat subject to the CPC 101 form conditions. Items **21 and 22** will be taken with item **53** in the variance section.

Staff recommendation: Approve staff's recommendation for items **1 - 42** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for items **1 - 42** subject to the CPC 101 form conditions.

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

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

Staff recommendation: Approve staff's recommendation for items **4, 5, 7, 10, and 30** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for items **4, 5, 7, 10, and 30** subject to the CPC 101 form conditions.

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

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

#### **C PUBLIC HEARINGS**

Item 49 was taken at this time to allow Council Member Oliver Pennington to speak.

**49 WEST OAKS PLAT NO. 2 PARTIAL      C3N      Approve**  
**REPLAT NO. 1**

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: **Reed**      Second: **Garza**      Vote: **Unanimous**      Abstaining: **None**

Speakers for item 49: Mary Lou Henry – applicant; Council Member Oliver Pennington – position not stated; David Cowan – opposed.

**43 CINCO RANCH SOUTHWEST SEC. 33 PARTIAL 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: **Segars** Second: **Wolff** Vote: **Unanimous** Abstaining: **None**

**44 DURHAM PLACE 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: **Rice** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

**45 FALL CREEK SEC. 11 PARTIAL 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: **Garza** Second: **Rice** Vote: **Carries** Abstaining: **Jard**

Speakers for item 45: Randy Owens and Jerry Turner – opposed; Rudy Velasquez – City of Houston Legal Department.

**46 FALL CREEK SEC. 11 PARTIAL REPLAT NO. 3 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: **Garza** Second: **Rice** Vote: **Carries** Abstaining: **Jard**

Speakers for item 46: Sarah Kozul, Randy Owens, and Jerry Turner – opposed.

**47 LANGWOOD SEC. 3 PARTIAL REPLAT NO. 1 C3N Approve**

Staff recommendation: Deny the requested variance for a zero foot building line, but grant a variance for a dual building line for the life of the carport structure as currently constructed and approve the plat subject to the CPC 101 form conditions.

Commission action: Denied the requested variance for a zero foot building line, but granted a variance for a dual building line for the life of the carport structure as currently constructed and approved the plat subject to the CPC 101 form conditions.

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

**48 LANGWOOD SEC. 3 PARTIAL REPLAT NO. 2 C3N Approve**

Staff recommendation: Deny the requested variance for a zero foot building line, but grant a variance for a dual building line for the life of the carport structure as currently constructed and approve the plat subject to the CPC 101 form conditions.

Commission action: Denied the requested variance for a zero foot building line, but granted a variance for a dual building line for the life of the carport structure as currently constructed and approved the plat subject to the CPC 101 form conditions.

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

**D VARIANCES**

**50 HAGER LABORATORY SERVICE SUBDIVISION REPLAT NO. 1 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: **Jard** Second: **Reed** Vote: **Unanimous** Abstaining: **None**

**51 LOUISIANA HADLEY CROSSING SUBDIVISION 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: **Robinson** Second: **Ross** Vote: **Unanimous** Abstaining: **None**  
Speaker for item 54: Belinda King – applicant.

**52 NATIONAL SPORT ZONE SUBDIVISION C2 Withdrawn**

**Items 21, 22, and 53 are taken together.**

**21 PRESERVE AT NORTHAMPTON GP GP Defer**  
**22 PRESERVE AT NORTHAMPTON SEC. 1 C3P Defer**  
**53 PRESERVE AT NORTHAMPTON DETENTION C3P Defer**  
**RESERVE SUBDIVISION**

Staff recommendation: Defer the general plan and the plats for two weeks at the applicant's request.

Commission action: Deferred the general plan and the plats for two weeks at the applicant's request.

Motion: **Ross** Second: **Wolff** Vote: **Unanimous** Abstaining: **None**

**54 SPEEDEE MART ON ELLA SUBDIVISION 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 to include additional landscaping requirements and sign ordinance compliance and approved the plat subject to the CPC 101 form conditions.

Motion: **Sharp** Second: **Ross** Vote: **Unanimous** Abstaining: **None**  
Speaker for item 54: Omid Sharifian – applicant.

**55 SPRINGWOODS VILLAGE DELTA SEC. 1 C2 Approve**

Staff recommendation: Defer the plat for two weeks to allow time for the applicant to provide additional and revised information.

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

Motion: **Ross** Second: **Robinson** Vote: **Unanimous** Abstaining: **None**  
Speaker for item 55: Charles Penland – applicant.

**56 TEXAS STEEL CONVERSION HOLMES C2R Approve**  
**ROAD SUBDIVISION**

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 to include 1.5" caliper trees along the public rights-of-way and subject to the CPC 101 form conditions.

Motions: **Segars** Second: **Robinson** Vote: **Unanimous** Abstaining: **None**  
Speaker for item 56: Belinda King – applicant.

**E SPECIAL EXCEPTIONS**

**57 WATER HAVEN AT BRIDGELAND SEC. 5 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: **Wolff** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

**F RECONSIDERATION OF REQUIREMENTS**

**58 ODUTAYOU ESTATES SUBDIVISION C2 Defer**

Staff recommendation: Defer the plat for two weeks to allow time for the applicant to provide a copy of drainage plan and for further review by staff.

Commission action: Deferred the plat for two weeks to allow time for the applicant to provide a copy of drainage plan and for further review by staff.

Motion: **Wolff** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

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

**59 TOWNE LAKE SEC. 8 C3F Approve**

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

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

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

**Commissioner Rice returned.**

**G ADMINISTRATIVE  
NONE**

**H DEVELOPMENT PLAT VARIANCES  
NONE**

**I CERTIFICATES OF COMPLIANCE**

60	Tuttle Enterprises, Inc.	COC	Approve
61	Edward A. Mihalov	COC	Approve
62	Gregorio Carrasco	COC	Approve
63	Sindi Martinez	COC	Approve
64	Ruben Gomez Centeno	COC	Approve

Staff recommendation: Issue the Certificates of Compliance for items 60-64.

Commission action: Issued the Certificates of Compliance for items 60-64.

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

**J EXTENSIONS OF APPROVAL AND NAME CHANGES**

65	Aldine ISD Spears Gears Road Sec. 1	EOA	Approve
66	Barkers Crossing Sec. 5	EOA	Approve
67	Barkers Crossing Sec. 7	EOA	Approve
68	Compass Bank Richmond Subdivision	EOA	Approve
69	Fannin Station Sec. 2	EOA	Approve
70	Post Oak Green Subdivision	EOA	Approve
71	Three Oaks Subdivision	EOA	Approve
72	West Greens Road from Future Ella Blvd to Spears Gears Rd STD	EOA	Approve
73	Woodbridge Sec. 1	EOA	Approve

Staff recommendation: Approve staff's recommendation for items **65 - 73**.

Commission action: Approved staff's recommendation for items **65 - 73**.

Motion: **Ross** Second: **Reed** Vote: **Carries** Abstaining: **Alleman**  
on item **65** and **Amandes** on item **68**

**III. ESTABLISH A PUBLIC HEARING DATE OF JUNE 10, 2010 FOR:**

- a. Meadow Vista Sec. 1 Partial Replat No. 1
- b. Meyerland Sec. 8 Replat 1 Partial Replat No. 1
- c. Windstone Colony South Sec. 1 Replat No. 1

Staff recommendation: Establish a public hearing date of June 10, 2010 for items **III a-c**.

Commission action: Established a public hearing date of June 10, 2010 for items **III a-c**.

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

**IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR PROPERTY  
LOCATED AT 1210 W. CLAY STREET**

Staff recommendation: Defer the requested variance for two weeks to allow time for the applicant to provide revised and additional information.

Commission action: Deferred the requested variance for two weeks to allow time for the applicant to provide revised and additional information.

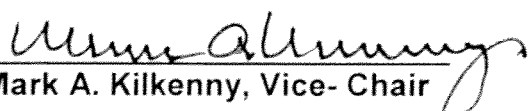
Motion: **Jard** Second: **Segars** Vote: **Unanimous** Abstaining: **None**


**V. PUBLIC COMMENT  
NONE**

**VI. ADJOURNMENT**

There being no further business brought before the Commission, Vice -Chair, Mark A. Kilkeny, adjourned the meeting at 5:48 p.m.

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

  
Mark A. Kilkeny, Vice- Chair

  
Marlene L. Gafrick, Secretary