

Minutes of the Houston Planning Commission

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

September 13, 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 2:29 p.m. with a quorum present.

Mark A. Kilkenny, Chair	
M. Sonny Garza	
Susan Alleman	
Christopher B. Amandes	
Keiji Asakura	
Fernando Brave	Arrived at 2:47 p.m. during item 91
Kenneth Bohan	Arrived at 2:37 p.m. during item 91
Antoine Bryant	Absent
Lisa Clark	
Brandon Dudley	
Truman C. Edminster III	
James R. Jard	Arrived at 2:31 p.m. during the Director's Report
Paul R. Nelson	
Linda Porras-Pirtle	
Algenita Segars	Arrived at 2:32 p.m. during Approval of the Minutes
Eileen Subinsky	Absent
Blake Tart III	Absent
Shaukat Zakaria	
Mark Mooney for The Honorable Ed Chance	Absent
Richard W. Stolleis for The Honorable Grady Prestage	
Jackie Freeman for The Honorable Ed Emmett	Absent

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 30, 2012 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the August 30, 2012 Planning Commission meeting minutes.

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

I. PLATTING ACTIVITY (Consent items A and B, 1- 90)

Item **12, 17, and 92** have been withdrawn per applicants request. Items removed for separate consideration: **19, 20, 21, 22, 23, 24, 37, 40, 41, 45, 48, 49, 53, 54, 58, 59, 60, 61, 62, 63, 64, 70, and 73.**

Staff recommendation: Approve staff's recommendations for items **1 – 90** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 90** subject to the CPC 101 form conditions.

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

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

Staff recommendation: Approve staff's recommendations for items **19, 20, 21, 22, 23, 24, 37, 40, 41, 45, 48, 49, 53, 54, 58, 59, 60, 61, 62, 63, 64, 70, and 73** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **19, 20, 21, 22, 23, 24, 37, 40, 41, 45, 48, 49, 53, 54, 58, 59, 60, 61, 62, 63, 64, 70, and 73** subject to the CPC 101 form conditions.

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

Commissioners Alleman, Amandes, Clark and Edminster returned.

C PUBLIC HEARINGS

91 Ashby Place Homes replat no1

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: **Clark** Second: **Zakaria** Vote: **Unanimous** Abstaining: **None**

Speakers for item 91: Ellen Leemann, Julie Pryzant, Jeff E. Ross – opposed; Dave Bonem representing Council Member Cohen requested deferral

92 Connors Trail Amending Plat no 1 replat no 1 and extension

C3N

Withdrawn

Staff recommendation: Establish a public hearing date of October 11, 2012.

Commission action: Established a public hearing date of October 11, 2012.

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

D VARIANCES

Commissioners Amandes abstained and left the room.

Items **93, 94, 97 and 99** were taken and acted on at the same time with staff requesting a two week deferral for all five items.

93	Auburn Trails at Oakhurst GP	GP	Defer
94	Auburn Trails at Oakhurst Sec 9	C3P	Defer
97	Episcopal Diocese of Texas HCEC Subdivision	C2R	Defer

99 Long Meadows Farms GP **GP** **Defer**
 Staff recommendation: Defer the plats for two weeks to allow time for Chapter 42 planning standards and additional information requested.
 Commission action: Deferred the plat for two weeks to allow time for Chapter 42 planning standards and additional information requested.

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

95	Bomar Park View Subdivision	C2R	Withdrawn
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96	City of Houston PWE Maintenance Facility Subdivision	C2R	Approve
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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: **Garza** Second: **Segars** Vote: **Unanimous** Abstaining: **None**

98	Kiam Villas Subdivision partial replat no 2	C2R	Approve
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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: **Nelson** Second: **Asakura** Vote: **Unanimous** Abstaining: **None**

Commissioners Amandes returned.

100	West Clay Park Subdivision	C2R	Approve
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Staff recommendation: Deny the requested variance and approve the plat subject to the CPC 101 form conditions.

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

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

E SPECIAL EXCEPTIONS

101	Long Meadow Farms Sec 31	C3P	Defer
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Staff recommendation: Defer the plat for two weeks for Chapter 42 Planning Standards.

Commission action: Deferred the plat for two weeks for Chapter 42 Planning Standards.

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

Commissioners Alleman and Edminster abstained and left the room.

102 Towne Lake Sec 17

C3P

Approve

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

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

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

Commissioners Alleman and Edminster returned.

F RECONSIDERATION OF REQUIREMENTS

103 Monterrey at Willowbend GP

GP

Approve

Staff recommendation: Defer the requested reconsideration of requirement for further study and review.

Commission action: Deferred the requested reconsideration of requirement for further study and review.

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

**G ADMINISTRATIVE
NONE**

H DEVELOPMENT PLAT VARIANCE

104 10301 Fulton Street

DPV

Withdrawn

105 1901 Houston Avenue

DPV

Approve

Staff recommendation: Grant the request variance subject to the following conditions (1) Provide 5' sidewalk along Houston Avenue and Shearn Street, (2) Provide 3" caliper street trees along Houston Avenue and Shearn Street pursuant to Chapter 33 species and space requirements.

Commission action: Granted the request variance subject to the following conditions (1) Provide 5' sidewalk along Houston Avenue and Shearn Street, (2) Provide 3" caliper street trees along Houston Avenue and Shearn Street pursuant to Chapter 33 species and space requirements.

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

Speaker for item 105: Robert Shumway – opposed.

I CERTIFICATES OF COMPLIANCE

106 26348 Peach Creek Drive

COC

Approve

107 18859 Iris Lane

COC

Approve

Staff recommendation: Approve staff's recommendation for item 106-107.

Commission action: Approved staff's recommendation for item 106-107.

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

J EXTENSIONS OF APPROVAL AND NAME CHANGES

108 Plantation Lakes Sec 16

EOA

Approve

Staff recommendation: Approve staff's recommendation for item 108.

Commission action: Approved staff's recommendation for item 108.

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

II. ESTABLISH A PUBLIC HEARING DATE OF OCTOBER 11, 2012

- a. Allston Houston Heights replat no 1
- b. Bercons McDuffie Street Landing Subdivision
- c. Colorado Springs Homes replat no 1
- d. Grand Mission Estates Sec 13
- e. Johnson Street Estates replat no 1
- f. SWWR Tract 1 partial replat no 1
- g. Tricons Hazard Street Vista Subdivision
- h. Tricons Woodhead Street Vista Subdivision
- i. Westgate Street Heights Subdivision

Staff recommendation: Establish a public hearing date of October 11, 2012 for item **II a-i**.

Commission action: Established a public hearing date of October 11, 2012 for item **II a-i**.

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

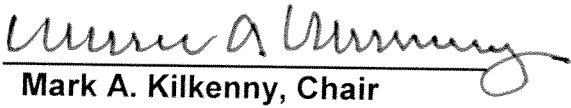
III. PUBLIC COMMENT

Speaker: Mary Lou Henry addressed the Commission and said that staff has been inconsistent in requiring ROW widening on streets designated as exceptions to the exception. This will be a problem if the city decides to designate such streets as collector streets.

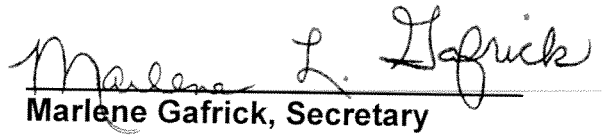
IV. ADJOURNMENT

There being no further business brought before the Commission, Chair, Mark A. Kilkenny adjourned the meeting at 3:20 p.m.

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



Mark A. Kilkenny, Chair



Marlene Gafrick, Secretary