

Minutes of the Houston Planning Commission

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

January 3, 2013
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 2:36 p.m. with a quorum present.

Mark A. Kilkenny, Chair	
M. Sonny Garza	
Susan Alleman	
Christopher B. Amandes	Absent
Keiji Asakura	
Fernando Brave	Absent
Kenneth Bohan	
Antoine Bryant	
Lisa Clark	
Brandon Dudley	Absent
Truman C. Edminster III	
James R. Jard	
Paul R. Nelson	
Linda Porras-Pirtle	
Algenita Segars	Absent
Eileen Subinsky	
Blake Tart III	
Shaukat Zakaria	Absent
Mark Mooney for The Honorable Ed Chance	
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

Prior to calling the meeting to order, Commissioner Kilkenny announced that agenda item #87 was withdrawn and would not be addressed before the Commission.

DIRECTOR'S REPORT

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

APPROVAL OF THE DECEMBER 13, 2012 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the December 13, 2012 Planning Commission meeting minutes.

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

I. CONSIDERATION OF THE SEMIANNUAL REPORT OF THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE ON IMPACT FEES RELATING TO WATER AND WASTEWATER IMPACT FEES AND TRANSFER OF REVENUES AND INTEREST TO THE COMBINED UTILITIES SYSTEM OPERATING FUND

Presentation was given by Jessica Dennis, Senior Project Manager, Public Works and Engineering Department.

II. CONSIDERATION OF THE LAND USE ASSUMPTIONS AND DRAINAGE IMPACT FEE IMPROVEMENTS PLAN ESTABLISHED WITHIN THE DRAINAGE IMPACT FEE STUDY REPORT

Presentation was given by Mark Loethen, Deputy Director, Public Works and Engineering Department.

Staff recommendation: No staff recommendation.

Commission action: Recommended to City Council the Consideration of the Land Use Assumptions and Drainage Impact Fee Improvement Plan Established Within the Drainage Impact Fee Study Report.

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

Speaker for item II: Donald Perkins, Chief of Staff for Councilmember Larry Green

III. PLATTING ACTIVITY (Consent items A and B, 1- 83)

Items removed for separate consideration: **16, 44, 45, 46, 47, 50, 51, 56, 57, and 58.**

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

Staff recommendation: Approve staff's recommendations for items **59-83** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **59 – 83** subject to the CPC 101 form conditions.

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

Commissioners Alleman and Edminster abstained and left the room.

Staff recommendation: Approve staff's recommendations for items **16, 44, 45, 46, 47, 50, 51, 56, 57, and 58** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **16, 44, 45, 46, 47, 50, 51, 56, 57, and 58** subject to the CPC 101 form conditions.

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

Commissioners Alleman and Edminster returned.

C PUBLIC HEARINGS

Commissioner Kilkenny abstained and left the room. Vice Chair, Sonny Garza chaired the meeting at this time.

84 Brar Place 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: **Bryant** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

Commissioner Kilkenny returned and continued chairing the meeting.

85 Contemporary Main Plaza 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: **Bryant** Second: **Tartt** Vote: **Unanimous** Abstaining: **None**

86 Fannin Station Sec 2 replat no 1 **C3N** **Withdrawn**
replat no 2
Staff recommendation: Withdrawn per the applicant's request.
Commission action: Withdrew and reset the public hearing for January 31, 2013 and waived fees associated with resubmission per the applicant's request.
Motion: **Jard** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**
Speakers for item 86: Mary Lou Henry- applicant

87 Glenshire Turn Subdivision **C3N** **Withdrawn**

88 McCulloch Place 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: **Bryant** Second: **Subinsky** Vote: **Unanimous** Abstaining: **None**

89 Milano Gardens Subdivision **C3N** **Withdrawn**
Staff recommendation: Change recommendation from disapprove to withdrawn per the applicant's request and establish a public hearing date for January 31, 2013.
Commission action: Changed recommendation from disapprove to withdrawn per the applicant's request and established a public hearing date for January 31, 2013.
Motion: **Porras- Pirtle** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

90 Shady Acres Manor 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: **Alleman** Vote: **Carries** Abstaining: **Edminster**

**91 Stratford at Willow Creek partial replat no 1 C3N Approve
and extensions**

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

92 Tricons Morse Street Villas Subdivision C3N Withdrawn

Staff recommendation: Change recommendation from disapprove to withdrawn per the applicant's request and establish a public hearing for January 31, 2013.

Commission action: Changed the recommendation from disapprove to withdrawn per the applicant's request and established a public hearing for January 31, 2013.

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

D VARIANCES

93 Airport Boulevard Estates Sec 2 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: **Jard** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

94 Bartlett Street Landing Subdivision C2R Defer

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

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

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

Speaker for item 94: Richard Smith, City Engineer's Office, Public Works and Engineering Department

95 Carree Court Subdivision C3R 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: **Alleman** Vote: **Unanimous** Abstaining: **None**

Speaker for item 95: Ida Thompson and Hubert Thompson – opposed; Charles Turner, applicant - supportive

Items 96 and 104 are taken together and acted on at this time with staff recommending a two week deferral for both.

96 Cougar Den Center replat no 1 C2R Defer
104 Willow Falls Sec 5 C3P Defer

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

Items 97 and 98 are taken together at this time.

97 Ferrer GP GP Approve
98 Lindsey Lake Subdivision C3P Approve

Staff recommendation: Grant the requested variance to not provide a north-south street through the tract, deny the variance to allow excessive block length along Mueschke Road, and approve the general plan and the plat subject to the CPC 101 form conditions.

Commission action: Granted the requested variance to not provide a north-south street through the tract, deny the variance to allow excessive block length along Mueschke Road, and approved the general plan and the plat subject to the CPC 101 form conditions.

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

Speakers for item 97: Barbara Ferrer and Emil Haddad – opposed; Jim Lindsey- undecided; Jorge Cedillo, Senior Planner, Harris County Public Infrastructure Department

99 Fort Bend Market Petco 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: **Asakura** Second: **Porras-Pirtle** Vote: **Unanimous** Abstaining: **None**

100 Greenbusch Tract 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: **Alleman** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

101 Kings Court partial replat no 3 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: **Garza** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

102 Meyers First Addition partial replat no 2 C2R Withdrawn

103 Spring Street Terrace Subdivision C2 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 approve the plat subject to the CPC 101 form conditions.

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

Item 104 was acted upon earlier in the meeting.

**E SPECIAL EXCEPTIONS
NONE**

F RECONSIDERATION OF REQUIREMENTS

105 West Road Business Park 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 approve the plat subject to the CPC 101 form conditions.
 Motion: **Tartt** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**

**G ADMINISTRATIVE
NONE**

H DEVELOPMENT PLAT VARIANCE

106 1715 Enclave Parkway DVP Approve
 Staff recommendation: Grant the requested variance.
 Commission action: Granted the requested variance with the condition that a 10" wood fence be built along the entire east boundary.
 Motion: **Subinsky** Second: **Bohan** Vote: **Unanimous** Opposed: **None**
 Speakers for item 106: Rene Joubert, applicant- supportive; Ann Lockwood, Michael Knowles, Juliet Wheeler, Karen Hoaglin, and Barbara Greenwalt – opposed.

I CERTIFICATES OF COMPLIANCE

107 23104 Reid Falls Drive	COC	Approve
108 24297 Pine Circle	COC	Approve
109 26905 Peach Creek Drive	COC	Approve

Staff recommendation: Approve staff's recommendation for items **107-109**.
 Commission action: Approved staff's recommendation for items **107-109**.

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

J EXTENSIONS OF APPROVAL AND NAME CHANGES

110 Harmony School of Ingenuity Subdivision	EOA	Approve
111 Lancaster Square	EOA	Approve
112 Pappas Restaurants at Hwy 59 Subdivision	EOA	Approve
113 Roesner Road from Pine Stone Lane to Elk Ridge Lane STD	EOA	Approve
114 Roesner Road from Spring Green Road to Pine Stone Lane STD	EOA	Approve
115 Silver Ranch Sec 6	EOA	Approve
116 Silver Ranch Sec 7	EOA	Approve
117 Wildwood at Northpointe Sec 4	EOA	Approve
118 Willowbend GP (prev. Monterrey at Willowbend)	NC	Defer

Staff recommendation: Approve staff's recommendation for item **110-118**.
 Commission action: Approved staff's recommendation for item **110-118**.

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

IV. ESTABLISH A PUBLIC HEARING DATE OF JANUARY 31, 2013

- a. Benders Landing Estates Sec 2 partial replat no 1
- b. Breckenridge Park partial replat no 1
- c. Cinco Ranch Southwest Sec 32 partial replat no 1
- d. NorthDen Holdings Campus Subdivision

Staff recommendation: Establish a public hearing date of January 31, 2013 for item **IV a-d**.

Commission action: Established a public hearing date of January 31, 2013 for item **IV a-d**.

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

V. PLEASE EXCUSE THE ABSENCES OF COMMISSIONERS KENNETH J. BOHAN AND FERNANDO L. BRAVE

Commission action: Excused the absences of Commissioner Fernando L. Brave.

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

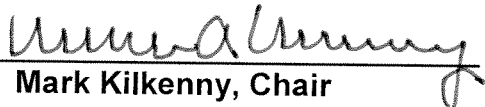
VI. PUBLIC COMMENT

Mark Kilkenny, Chair discussed the Commission subcommittees and provided a report that illustrates subcommittee structures. He also mentioned that a new subcommittee has been created and will be chaired by Commissioners Jard, Nelson, and Brave.

VII. ADJOURNMENT

There being no further business brought before the Commission Chair, Mark Kilkenny adjourned the meeting at 4:30 p.m.

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


Mark Kilkenny, Chair


Marlene Gafrick, Secretary