

Minutes of the Houston Planning Commission

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

January 17, 2013
Meeting to be held in
Council Chambers, Public Level, City Hall Annex
2:30 p.m.

Call to order:

Chair, Mark Kilkenney called the meeting to order at 2:33 p.m. with a quorum present.

Mark A. Kilkenney, Chair	
M. Sonny Garza	
Susan Alleman	Absent
Christopher B. Amandes	
Keiji Asakura	Absent
Fernando Brave	Absent
Kenneth Bohan	
Antoine Bryant	
Lisa Clark	
Brandon Dudley	
Truman C. Edminster III	
James R. Jard	
Paul R. Nelson	Absent
Linda Porras-Pirtle	
Algenita Segars	
Eileen Subinsky	
Blake Tart III	
Shaukat Zakaria	
Mark Mooney for	
The Honorable Ed Chance	Absent
Richard W. 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 JANUARY 3, 2012 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the January 3, 2013 Planning Commission meeting minutes.

Motion: **Subinsky** Second: **Clark** Vote: **Carries** Abstaining: **Amandes**

I. PLATTING ACTIVITY (Consent items A and B, 1- 74)

Items **6 and 7** were taken out of order and will be addressed later in the agenda with item **86**. Item **62** was changed from withdrawn by applicant to establish a public hearing date for February 14, 2013.

Items removed for separate consideration: **23, 30, 34, 35, 36, 46, 48, 51, 52, 53, and 56**.

Staff recommendation: Approve staff's recommendations for items **1 – 74** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 74** subject to the CPC 101 form conditions.

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

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

Staff recommendation: Approve staff's recommendations for items **23, 30, 34, 35, 36, 46, 48, 51, 52, 53, and 56** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **23, 30, 34, 35, 36, 46, 48, 51, 52, 53, and 56** subject to the CPC 101 form conditions.

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

Commissioners Amandes, Bryant, Clark and Edminster returned.

C PUBLIC HEARINGS

75 Almeda Vista II Subdivision C3N Defer

Staff recommendation: Defer the plat for two weeks at the applicant's request to allow time for further study and legal review of applicable deed restrictions.

Commission action: Deferred the plat for two weeks at the applicant's request to allow time for further study and legal review of the applicable deed restrictions.

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

76 Maple Heights Subdivision replat no 1 and extension C3N Defer

Staff recommendation: Defer the plat for two weeks to allow time for the applicant to meet with staff to discuss more details of the proposed multifamily development and to meet with the representatives of the surrounding community to discuss concerns expressed.

Commission action: Deferred the plat for two weeks to allow time for the applicant to meet with staff to discuss more details of the proposed multifamily development and to meet with the representatives of the surrounding community to discuss concerns expressed.

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

Speakers for item 76: Scott Davis- applicant; Daniel Fulkersen, Jennifer Richey, Mary Paulette, and Mandi Peavy- opposed.

77 Villas at Broad Oaks Subdivision C3N Defer
Staff recommendation: Defer the plat for two weeks for further study and legal review regarding access and use of a private street.
Commission action: Deferred the plat for two weeks for further study and legal review regarding access and use of a private street.
Motion: **Bryant** Second: **Subinsky** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

Agenda items 79, 81, and 82 are taken and acted upon together at this time with staff recommending a two week deferral for all items.

79 Bavaria Sec 5 C3P Defer
81 Cougar Den Center replat no 1 C2R Defer
82 Larkin Place Subdivision C2R Defer
Staff recommendation: Defer the plats for two weeks at the applicant's request or for further study and review.
Commission action: Deferred the plats for two weeks at the applicant's request or for further study and review.
Motion: **Bryant** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

78 Bartlett Street Landing Subdivision C3N Approve
Staff recommendation: Grant the requested variance not to provide street widening and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance not to provide street widening, but include a 10' setback on both streets and approved the plat subject to the CPC 101 form conditions
Motion: **Jard** Second: **Bohan** Vote: **Unanimous** Abstaining: **None**

Commissioners Jard and Segars abstained and left the room.

80 Chapmans Third Addition partial replat C2R Approve
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 approve the plat subject to the CPC 101 form conditions.
Motion: **Bryant** Second: **Subinsky** Vote: **Unanimous** Abstaining: **None**

83 New Caney MS FFA Athletics Subdivision C2 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: **Garza** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

84 Precision Pro Subdivision C2R 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: **Porras-Pirtle** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

85 Willow Falls Sec 5 **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: **Asakura** Second: **Porras-Pirtle** Vote: **Unanimous** Abstaining: **None**

E SPECIAL EXCEPTIONS

Agenda items 86, 6, and 7 and are taken together at this time.

Commissioner Amandes abstained and left the room.

86 Barker Village GP **GP** **Approve**
6 Barker Village Model Homes Subdivision **C3P** **Approve**
7 Barker Village Recreation Center Subdivision **C3P** **Approve**
Staff recommendation: Grant the requested special exception and approve the general plan and the plats subject to the CPC 101 form conditions.
Commission action: Granted the requested special exception and approved the general plan and the plats subject to the CPC 101 form conditions.
Motion: **Garza** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

Commissioner Amandes returned.

A motion was made to reconsider agenda item 78 at this time. A new motion was made on the item and is reflected accordingly.

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

F RECONSIDERATION OF REQUIREMENTS

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

87 Cypress Creek Lakes Sec 18 **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 approve the plat subject to the CPC 101 form conditions.
Motion: **Segars** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**

Commissioner Kilkenny returned and continued chairing the meeting.

Commissioner Amandes abstained and left the room.

88 Weekly at Hollister Subdivision **C3R** **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**

Commissioner Amandes returned.

**G ADMINISTRATIVE
NONE**

**H DEVELOPMENT PLAT VARIANCE
NONE**

I CERTIFICATES OF COMPLIANCE

89 27452 Saddle Rock COC Approve

Staff recommendation: Approve staff's recommendation for item **89**.

Commission action: Approved staff's recommendation for item **89**.

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

J EXTENSIONS OF APPROVAL AND NAME CHANGES

90 Brenwood South Sect 1 EOA Approve

91 Bridgeland Hidden Creek Sec 5 EOA Approve

92 Bridgeland Hidden Creek Sec 6 EOA Approve

93 Main Place at Greenbriar Subdivision EOA Approve

94 Miren Properties Subdivision EOA Approve

95 Ricewood Village Sec 10 EOA Approve

96 Spring Plaza Sec 1 EOA Approve

97 West Orem Drive from SH 288 to Drainage EOA Approve

Fee Strip west of Furman STD

98 Monterrey at Willowbend Lift Station NC Approve

(prev. Willowbend Lift Station)

99 Monterrey at Willowbend Sec 1 NC Approve

(prev. Willowbend Sec 1)

100 New Richfountain Subdivision NC Approve

(prev. McDonalds Richmond and Fountain View Subdivision)

101 Willowbend GP (prev Monterrey at Willowbend GP) Approve

Staff recommendation: Approve staff's recommendation for items **90-101**.

Commission action: Approved staff's recommendation for items **90-101**.

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

II. ESTABLISH A PUBLIC HEARING DATE OF FEBRUARY 14, 2013

a. Carnegie Vistas at St George Subdivision

b. Eado Skyline replat no 1 and extension

c. Furmanite Subdivision

d. Lakes of Bella Terra Sec 13 partial replat no 1

e. Sawyer Heights Oaks replat no 1

Staff recommendation: Establish a public hearing date of February 14, 2013 for item **II a-e**.

Commission action: Established a public hearing date of February 14, 2013 for item **II a-e**.

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

III. PUBLIC COMMENT

Michael Sample, member of the Fondren Safety Society addressed the Commission regarding concerns that he and residents have about two potential developments along Fondren/Piney Point.

IV. ADJOURNMENT

There being no further business brought before the Commission Chair, Mark Kilkeny adjourned the meeting at 3:38 p.m.

Motion: **Garza**

Second: **Subinsky**

Vote: **Unanimous**

Abstaining: **None**


Mark Kilkeny, Chair


Marlene Gafrick, Secretary