

## Minutes of the Houston Planning Commission

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

March 15, 2012  
Meeting to be held in  
Council Chambers, Public Level, City Hall Annex  
2:30 p.m.

### Call to order:

**Vice Chair, Sonny Garza called the meeting to order at 2:36 p.m. with a quorum present.**

Mark A. Kilkenny, Chair	Absent
M. Sonny Garza	
Susan Alleman	
Christopher B. Amandes	Absent
Keiji Asakura	
Fernando Brave	Absent
Antoine Bryant	
Lisa Clark	Arrived at 2:44 p.m. during item I
Brandon Dudley	Arrived at 2:50 p.m. during item I
Truman C. Edminster III	
James R. Jard	Absent
Paul R. Nelson	
Linda Porras-Pirtle	
Algenita Segars	
Blake Tart III	
Shaukat Zakaria	
Mark Mooney for	Absent
The Honorable Ed Chance	
The Honorable Grady Prestage	Absent
Jackie Freeman for	
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 MARCH 1, 2012 PLANNING COMMISSION MEETING MINUTES**

Commission action: Approved the March 1, 2012 Planning Commission meeting minutes.

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

#### **I. Update on the City's Mobility Plan**

The update on the City's Mobility Plan was presented by Jeff Weatherford, Deputy Director- Public Works and Engineering Traffic & Engineering Division

#### **II. PLATTING ACTIVITY                      (Consent items A and B, 1- 49)**

Items removed for separate consideration: **5, 6, 11, 15, 16, 25, 27, 30, 31, 32, 33, 39, and 47.**

Staff recommendation: Approve staff's recommendations for items **1 – 49** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 49** subject to the CPC 101 form conditions.

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

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

Staff recommendation: Approve staff's recommendations for items **5, 6, 11, 15, 16, 25, 27, 30, 31, 32, 33, 39, and 47** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **5, 6, 11, 15, 16, 25, 27, 30, 31, 32, 33, 39, and 47** subject to the CPC 101 form conditions.

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

**Commissioners Alleman and Edminster returned.**

## **C PUBLIC HEARINGS**

#### **50 Bercons Stanford Street Villas 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: **Edminster**                      Second: **Bryant**                      Vote: **Unanimous**                      Abstaining: **None**

#### **51 Contemporary Garden Oaks partial replat no 1                      C3N                      Defer**

Staff recommendation: Defer the plat for two weeks at the applicant's request and continue the public hearing at that time.

Commission action: Deferred the plat for two weeks at the applicant's request and continued the public hearing at that time.

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

#### **52 Posh Plaza Subdivision                      C3N                      Defer**

Staff recommendation: Defer the plat for two weeks at the applicant's request to allow time for further study and review and for applicant to meet with residents.

Commission action: Deferred the plat for two weeks at the applicant's request to allow time for further study and review and for the applicant to meet with residents.

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

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

**53 Towne Lake Sec 15 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: **Asakura** Second: **Segars** Vote: **Unanimous** Abstaining: **None**

**Commissioners Alleman and Edminster returned:**

**54 Westgate Street Gardens Subdivision C3N Defer**  
Staff recommendation: Defer the plat for two weeks to allow time for applicant to provide additional information.  
Commission action: Deferred the plat for two weeks to allow time for applicant to provide additional information.  
Motion: **Edminster** Second: **Tartt** Vote: **Unanimous** Abstaining: **None**

**55 Zarros Subdivision C3N 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: **Clark** Vote: **Unanimous** Abstaining: **None**

## **D VARIANCES**

**56 Concord Church 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: **Segars** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

**57 Cypress Landing Park Sec 3 C3P Approve**  
Staff recommendation: Grant the requested variance and approve the plat subject to the following specific conditions: 1) 60' temporary access easement must be recorded prior to final submittal; 2) applicant must coordinate with Harris County Engineer's Office with respect to driveway configuration at Mueschke Road; 3) no further development (i.e. Cypress Landing Park Sec 4) until the second point of access to the south via Renner Crossing Drive is constructed, and subject to the CPC 101 form conditions.  
Commission action: Grant the requested variance and approve the plat subject to the following specific conditions: 1) 60' temporary access easement must be recorded prior to final submittal; 2) applicant must coordinate with Harris County Engineer's Office with respect to driveway configuration at Mueschke Road; 3) no further development (i.e. Cypress Landing Park Sec 4) until the second point of access to the south via Renner Crossing Drive is constructed, and subject to the CPC 101 form conditions.  
Motion: **Bryant** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**

**58 Eagle Springs Water Well Site no 3 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**

**59 Fairgrounds First Addition Block 39 C2 Approve**  
**partial replat no 1**  
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: **Porras-Pirtle** Second: **Tartt** Vote: **Unanimous** Abstaining: **None**  
Speaker for item 59: Mary Lou Henry – applicant.

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

**60 Generation Park West 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: **Segars** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

**Commissioner Asakura returned.**

**61 McKenzie Park GP GP Withdrawn**

**F Reconsideration of Requirements**  
**None**

**G ADMINISTRATIVE**  
**NONE**

**H DEVELOPMENT PLAT VARIANCE**

**62 1105 W Webster Street DPV Approve**  
Staff recommendation: Grant the requested variance to allow the 5' garage setback for the proposed residential addition.  
Commission action: Granted the requested variance to allow the 5' garage setback for the proposed residential addition.  
Motion: **Segars** Second: **Asakura** Vote: **Unanimous** Abstaining: **None**

**I CERTIFICATES OF COMPLIANCE**

**63 25387 Needham RD COC Approve**  
Staff recommendation: Approve staff's recommendation for item **63**.  
Commission action: Approved staff's recommendation for item **63**.  
Motion: **Segars** Second: **Asakura** Vote: **Unanimous** Abstaining: **None**

**J EXTENSIONS OF APPROVAL AND NAME CHANGES**

**64 Edison Park replat no 1 EOA Approve**  
**65 Fall Creek Recreational Center No 2 EOA Approve**  
**66 Grand Mission Sec 17 EOA Approve**  
**67 Metro Griggs Road Storage Facility EOA Approve**  
**Subdivision**  
**68 Palms at Willowbend Subdivision EOA Approve**  
**69 Springwoods Village Drive and Reserve EOA Approve**  
**Subdivision**

Staff recommendation: Approve staff's recommendation for items **64-69**.  
Commission action: Approved staff's recommendation for items **64-69**.  
Motion: **Bryant** Second: **Porras-Pirtle** Vote: **Carries** Abstaining: **Alleman**  
(item 67)

**III. ESTABLISH A PUBLIC HEARING DATE OF APRIL 12, 2012 FOR:**

- a. Anderson Estate Subdivision**
- b. Lakes of Avalon Village Sec 2 partial replat no 1**
- c. Lakes of Avalon Village Sec 2 partial replat no 2**
- d. Moritz Park Subdivision**
- e. Oak Forest of Marabella Subdivision**
- f. Post Oak Grove Subdivision**

Staff recommendation: Establish a public hearing date of April 12, 2012 for item **III a-f**.  
Commission action: Established a public hearing date of April 12, 2012 for item **III a-f**.  
Motion: **Edminster** Second: **Asakura** Vote: **Unanimous** Abstaining: **None**

**IV. CONSIDERATION OF AN APPEAL OF THE DECISION OF THE HOUSTON ARCHAEOLOGICAL AND HISTORICAL at 7911 GLEN PRAIRIE STREET:**

Commission action: Reversed the decision of the Houston Archaeological and Historical Commission on February 9, 2012 for the denial of a Certificate of Appropriateness for 7911 Glen Prairie Street – Glenbrook Valley Historic District.

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

Speakers for item IV- Tommy Schnitzberger and Lydia Fisher – supportive.

**V. PUBLIC COMMENT  
NONE**

**VI. ADJOURNMENT**

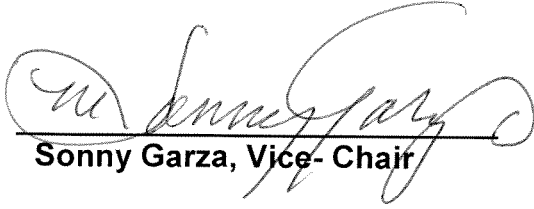
There being no further business brought before the Commission, Vice-Chair Sonny Garza adjourned the meeting at 3:39 p.m.

Motion: **Zakaria**

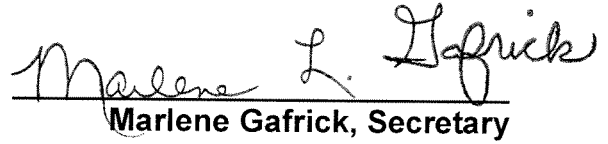
Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**



Sonny Garza, Vice- Chair



Marlene Gafrick, Secretary