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 Porras-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
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. PLATING 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 REPLAT NO. 1
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: 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 C3N Approve
    REPLAT NO. 2
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 C2R 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: 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 ROAD 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 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
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. Kilkenny, adjourned the meeting at 5:48 p.m.

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