Minutes of the Houston Planning Commission

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

February 17, 2011
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
Keiji Asakura
James R. Jard
Paul R. Nelson
Linda Porras-Pirtle
Robin Reed
Richard A. Rice
David Robinson
Jeff Ross
Algenita Segars
Talmadge Sharp, Sr.
Blake Tart III
Beth Wolff
Shaukat Zakaria
Mark Mooney for
The Honorable Ed Chance
Jackie Freeman for
The Honorable Ed Emmett
The Honorable Grady Prestage

Arrived at 2:40 p.m. during item 63
Absent

EXOFFICIO MEMBERS

Carol A. Lewis
Daniel W. Krueger, P.E.
Dawn Ullrich
George Greanias

Absent

Left at 2:52 p.m. during item 67
DIRECTOR’S REPORT
No report was given.

APPROVAL OF THE FEBRUARY 3, 2011 PLANNING COMMISSION MEETING MINUTES
  Motion: Rice   Second: Zakaria   Vote: Unanimous Abstaining: None

I. PLATTING ACTIVITY  (Consent items A and B, 1- 62)
Items removed for separate consideration: 32, 39, and 62. Item 20 was taken out of order and will be addressed with item 72 in the variance section.

Staff recommendation: Approve staff’s recommendations for items 1 – 62 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1 – 62 subject to the CPC 101 form conditions.
  Motion: Wolff   Second: Sharp   Vote: Unanimous Abstaining: None

Commissioners Rice and Ross abstained and left the room.

Staff recommendation: Approve staff’s recommendations for items 32, 39, and 62 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 32, 39, and 62 subject to the CPC 101 form conditions.
  Motion: Sharp   Second: Garza   Vote: Unanimous Abstaining: None

Commissioners Rice and Ross returned.

C PUBLIC HEARINGS

63 Cypress Corner Place North 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: Sharp   Second: Rice   Vote: Unanimous Abstaining: None
Speaker for item 63: Jason Ellison, Chair of Trustees, Cypress United Methodist Church – undecided, statement and email correspondence submitted for the record.

64 Driscoll Place Sec 2 Amending plat no 1 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: Robinson   Second: Alleman   Vote: Unanimous Abstaining: None

65 Grace Bible Church 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: Wolff   Second: Garza   Vote: Unanimous Abstaining: None

66 MacGregors Blodgett Park partial replat no 3 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: Robinson   Second: Tartt   Vote: Unanimous Abstaining: None
67  Sabine Street Addition replat no 1  C3N  Approve
Staff recommendation: Grant the requested variance to allow a 5 foot building line for lot 1 along Sabine Street and approve the plat subject to the CPC 101 form conditions. Grant the requested variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance to allow a 5 foot building line for lot 1 along Sabine Street and approved the plat subject to the CPC 101 form conditions.

Motion: Jard  Second: Robinson  Vote: Unanimous  Abstaining: None
Speakers for item 67: Justin Despot – undecided and Kirby Mears – supportive.

68  Sing Ragni Addition 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: Wolff  Second: Asakura  Vote: Unanimous  Abstaining: None

69  Strong Pine Plaza 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: Rice  Second: Sharp  Vote: Unanimous  Abstaining: None

D  VARIANCES

70  Blue Bell Industrial Park Subdivision  C2R  Defer
Staff recommendation: Defer the plat for two weeks to allow time for Legal Department review.
Commission action: Deferred the plat for two weeks to allow time for Legal Department review.

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

71  Fall Creek Recreational Center no 2 Subdivision  C2  Defer
Staff recommendation: Defer the plat for two weeks to allow time for the applicant to provide revised and additional information.
Commission action: Deferred the plat for two weeks to allow time for the applicant to provide revised and additional information.

Motion: Wolff  Second: Sharp  Vote: Unanimous  Abstaining: None

Items 20 and 72 are taken together at this time.

20  Farm League Park Sec 1  C3F  Approve
72  Farm League Park GP  GP  Approve
Staff recommendation: Grant the requested variance and the general plan and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance and the general plan and approved the plat subject to the CPC 101 form conditions.

Motion: Wolff  Second: Nelson  Vote: Unanimous  Abstaining: None

73  Georgian Square Subdivision  C2R  Defer
Staff recommendation: Defer the plat for two weeks to allow time for the applicant to submit revised information.
Commission action: Deferred the plat for two weeks to allow time for the applicant to submit revised information.

Motion: Robinson  Second: Sharp  Vote: Unanimous  Abstaining: None
74 Little York Commercial Center Subdivision C2R Defer
Staff recommendation: Defer the plat for two weeks to allow time for the applicant to submit revised information.
Commission action: Deferred the plat for two weeks to allow time for the applicant to submit revised information.
   Motion: Rice  Second: Alleman  Vote: Unanimous  Abstaining: None

75 Sandelius Commons Subdivision C2R Defer
Staff recommendation: Defer the plat for two weeks to allow time for staff to pull previously submitted development plans on this site for further study and review.
Commission action: Deferred the plat for two weeks to allow time for staff to pull previously submitted development plans on this site for further study and review.
   Motion: Freeman  Second: Sharp  Vote: Unanimous  Abstaining: None

76 Stewart Cadillac 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: Rice  Second: Sharp  Vote: Unanimous  Abstaining: None
Speaker for item 76: Karen Rose – supportive.

77 Studewood Reserves 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: Ross  Second: Garza  Vote: Unanimous  Abstaining: None

E Special Exceptions

78 Pine Mill Ranch GP GP Approve
Staff recommendation: Grant the requested special exception variance and approve the general plan subject to the CPC 101 form conditions.
Commission action: Granted the requested special exception variance and approved the general plan subject to the CPC 101 form conditions.
   Motion: Ross  Second: Zakaria  Vote: Unanimous  Abstaining: None

F Reconsideration of Requirements

79 Santikos Palladium at Long Meadow C3P Approve
Staff recommendation: Grant the requested reconsideration of requirement and the variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested reconsideration of requirement and the variance and approved the plat subject to the CPC 101 form conditions.
   Motion: Wolff  Second: Porras- Pirtle  Vote: Unanimous  Abstaining: None

80 St Martins Episcopal Church partial replat C2R Defer
no 1
Staff recommendation: Defer the plat for two weeks to allow time for further study and research on the 35’ right-of-way.
Commission action: Deferred the plat for two weeks to allow time for further study and research on the 35’ right-of-way.
   Motion: Sharp  Second: Alleman  Vote: Unanimous  Abstaining: None
Speaker for item 80: Philip Bryant – conditionally supportive.
G  ADMINISTRATIVE

H  DEVELOPMENT PLAT VARIANCES

81  4602 Norhill Boulevard  DPV  Approve
Staff recommendation: Grant the requested variance to allow a building setback line of 10-feet for the carport structure.
Commission action: Granted the requested variance to allow a building setback line of 10-feet for the carport structure.
Motion: Ross  Second: Garza  Vote: Unanimous  Abstaining: None

82  3819 Kirby Drive  DPV  Defer
Staff recommendation: Defer the plat for two weeks to allow time for applicant to meet with staff and provide revised information.
Commission action: Deferred the plat for two weeks to allow time for applicant to meet with staff and provide revised information.
Motion: Jard  Second: Nelson  Vote: Unanimous  Abstaining: None

83  1001 Waverly Street  DPV  Defer
Staff recommendation: Defer the plat for two weeks to allow time for legal review of separately filed deed restrictions.
Commission action: Deferred the plat for two weeks to allow time for legal review of separately filed deed restrictions.
Motion: Robinson  Second: Wolff  Vote: Unanimous  Abstaining: None
Speaker for item 83: Anna Yue – supportive.

I  CERTIFICATES OF COMPLIANCE

84  Celia Vega Ibarra  COC  Approve
85  Blanca Estela Grandados  COC  Approve
Staff recommendation: Issue the Certificates of Compliance for items 84-85.
Commission action: Issued the Certificates of Compliance for items 84-85.
Motion: Garza  Second: Sharp  Vote: Unanimous  Abstaining: None

J  EXTENSIONS OF APPROVAL AND NAME CHANGES

86  Baker Hughes Rankin Center Subdivision  EOA  Approve
87  Royal Shores  EOA  Approve
88  Spring Villas Sec 1 replat No 1  EOA  Approve
89  Townside Villas Subdivision  NC  Approve
(Previously Waterhill Homes on Polk)
90  West Orem Dr. from SH 288 to Drainage Fee Strip West of Furman  EOA  Approve
Staff recommendation: Approve staff’s recommendation for items 86-90.
Commission action: Approved staff’s recommendation for items 86-90.
Motion: Rice  Second: Alleman  Vote: Unanimous  Abstaining: None
II. ESTABLISH A PUBLIC HEARING DATE OF MARCH 17, 2011 FOR:
   a. Aliana Sec 4
   b. Braeswood Estates Subdivision
   c. Cinco Verde Retail One Subdivision
   d. Cove Sec 6 partial replat no 1
   e. Drexel Place Subdivision
   f. Morton Creek Ranch Recreation Reserve no 1 Subdivision
   g. Park Place Corner Store Subdivision

Staff recommendation: Establish a public hearing date of March 17, 2011 for items II a-g.
Commission action: Established a public hearing date of March 17, 2011 for items II a-g.
   Motion: Sharp   Second: Garza   Vote: Unanimous   Abstaining: None

III. PUBLIC COMMENT
   NONE

IV. ADJOURNMENT
There being no further business brought before the Commission, Chair Mark A. Kilkenny adjourned the meeting at 3:56 p.m.
   Motion: Zakaria   Second: Wolff   Vote: Unanimous   Abstaining: None

Mark A. Kilkenny, Chair

Michael Schaffer, Secretary