Minutes of the Houston Planning Commission

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

March 3, 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 2:31 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

EXOFFICIO MEMBERS

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

Left at 3:43 p.m. during item 64
Left at 3:54 p.m. during item 69
Arrived at 2:37 p.m.
Arrived at 2:52 p.m. during item 51
Left at 3:53 p.m. during item 67
DIRECTOR’S REPORT
No report was given.

APPROVAL OF THE FEBRUARY 17, 2011 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the February 17, 2011 Planning Commission Meeting Minutes.
Motion: Sharp Second: Reed Vote: Unanimous Abstaining: None

APPROVAL OF THE FEBRUARY 24, 2011 SPECIAL MAJOR THOROUGHFARE AND FREEWAY PLAN STAFF RECOMMENDATION MEETING MINUTES
Commission action: Approved the February 17, 2011 Planning Commission Meeting Minutes.
Motion: Garza Second: Reed Vote: Unanimous Abstaining: None

I. PLATTING ACTIVITY (Consent items A and B, 1-50)
Items removed for separate consideration: 15, 19, 20, 22, 23, 24, 25, and 35.

Staff recommendation: Approve staff’s recommendations for items 1 – 50 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1 – 50 subject to the CPC 101 form conditions.
Motion: Garza Second: Freeman Vote: Unanimous Abstaining: None

Commissioners Alleman, Amandes, Porras-Pirtle, 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: Nelson Vote: Unanimous Abstaining: None

Commissioners Alleman, Amandes, Porras-Pirtle, Rice and Ross returned.

C PUBLIC HEARINGS

51 Bellfordyce replat no 1 C3N Grant
Staff recommendation: Deferred the plat for two weeks for further study and review and to allow time for the applicant to provide revised information.
Commission action: Granted the requested variance and approved the plat subject to the CPC 101 form conditions.
Motion: Ross Second: Rice Vote: Unanimous Abstaining: None
Speakers for item 63: Sheri Allshouse – opposed; Mary Lou Henry – applicant; Karen Rose – no position stated.

52 Edison Park 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: Garza Second: Freeman Vote: Unanimous Abstaining: None
53  Houston Oaks Sec 2 replat no 1 C3N Defer
and extension
Staff recommendation: Defer the plat for two weeks to allow time for the applicant to provide revised information and for Chapter 42 planning standards.
Commission action: Deferred the plat for two weeks to allow time for the applicant to provide revised information and for Chapter 42 planning standards.
Motion: Sharp Second: Porras- Pirtle Vote: Unanimous Abstaining: None

54  Place des Vosges partial replat no 1 C3N 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: Ross Second: Segars Vote: Unanimous Abstaining: None
Speaker for item 54- Tracy Youngblood – applicant.

55  Prince Nashua 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: Sharp Second: Segars Vote: Unanimous Abstaining: None

56  Riverway Green 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: Garza Second: Segars Vote: Unanimous Abstaining: None

57  Washington Gardens 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: Carries Abstaining: Rice
Opposed: Ross and Zakaria
Speakers for item 57: Mary Villareal – applicant.

58  West Memorial Municipal Utility District Water Plant no 3 C3N Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approve plat subject to the CPC 101 form conditions.
Motion: Wolff Second: Garza Vote: Unanimous Abstaining: None

D  VARIANCES

59  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: Segars Second: Alleman Vote: Unanimous Abstaining: None
Commissioner Rice abstained and left the room.

60  Cypress Lake Crossing GP GP Defer
Staff recommendation: Defer the plat for two weeks at the applicant’s request.
Commission action: Deferred the plat for two weeks at the applicant’s request.
Motion: Garza Second: Sharp Vote: Unanimous Abstaining: None
Commissioner Rice returned.

61 Fall Creek Recreational Center no 2 Subdivision C2 Defer
Staff recommendation: Defer the plat for two weeks to allow time for the applicant to pay additional fees incurred as a result of the plat revision and to submit a revised general plan.
Commission action: Deferred the plat for two weeks to allow time for the applicant to pay additional fees incurred as a result of the plat revision and to submit a revised general plan.
Motion: Garza Second: Zakaria Vote: Unanimous Abstaining: None

62 Georgian Square 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: Garza Vote: Unanimous Abstaining: None
Speaker for item 62: Steve Longmire – support.

63 Little York Commercial Center Subdivision C2R Defer
Staff recommendation: Defer the plat for two weeks to allow time for Legal review and to allow the applicant time to submit revised information.
Commission action: Deferred the plat for two weeks to allow time for Legal review and to allow the applicant time to submit revised information.
Motion: Reed Second: Zakaria Vote: Unanimous Abstaining: None

64 Pinch Commercial Reserve 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: Freeman Second: Sharp Vote: Unanimous Abstaining: None

65 Sandelius Commons 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: Wolff Second: Asakura Vote: Unanimous Abstaining: None

66 Woodlands Village of Grogans Mill Lake C3R Approve
Woodlands East Shore Sec 4 and Sec 7 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: Mooney Second: Tatt Vote: Unanimous Abstaining: None

E Special Exceptions
NONE
Reconsideration of Requirements

67  Baker Industrial Complex Subdivision  C2  Approve
Staff recommendation: Grant the requested reconsideration of requirement and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested reconsideration of requirement and approved the plat subject to the CPC 101 form conditions.
Motion: Segars  Second: Sharp  Vote: Unanimous  Abstaining: None

68  North Hills Park Subdivision  C2  Approve
Staff recommendation: Grant the requested reconsideration of requirement and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested reconsideration of requirement and approved the plat subject to the CPC 101 form conditions.
Motion: Sharp  Second: Porras-Pirtle  Vote: Carries  Abstaining: Segars

69  St Martins Episcopal Church partial replat no 1  C2R  Approve
Staff recommendation: Grant the requested reconsideration of requirement and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested reconsideration of requirement and approved the plat subject to the CPC 101 form conditions.
Motion: Sharp  Second: Alleman  Vote: Unanimous  Abstaining: None

G  ADMINISTRATIVE
NONE

H  DEVELOPMENT PLAT VARIANCES

70  3819 Kirby Drive  DPV  Approve
Staff recommendation: Grant the requested variance to allow the vertical remodel to encroach into the 25’ building setback.
Commission action: Granted the requested variance to allow the vertical remodel to encroach into the 25’ building setback.
Motion: Wolff  Second: Jard  Vote: Unanimous  Abstaining: None

71  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: Zakaria  Second: Alleman  Vote: Unanimous  Abstaining: None

I  CERTIFICATES OF COMPLIANCE

72  Murphy Oil Corporation  COC  Approve
73  Mario Orlando Turcios  COC  Approve
74  Blanca E. Resendez  COC  Approve
75  Roberto Cuevas  COC  Approve
Staff recommendation: Issue the Certificates of Compliance for items 72-75.
Commission action: Issued the Certificates of Compliance for items 72-75.
Motion: Sharp  Second: Wolff  Vote: Unanimous  Abstaining: None
EXTENSIONS OF APPROVAL AND NAME CHANGES

76  Re-Cal Services Subdivision  EOA  Approve
Staff recommendation: Approve staff’s recommendation for item 76.
Commission action: Approved staff’s recommendation for item 76.
Motion: Zakaria  Second: Reed  Vote: Unanimous  Abstaining: None

II.  ESTABLISH A PUBLIC HEARING DATE OF MARCH 31, 2011 FOR:
a. Beverly Street Enclave Subdivision
b. Parkway Ranch partial replat no 1
c. Tangle Lane Estates Subdivision
d. Waferly Addition replat no 1
e. Woodlands Village of Creekside Park Lake Paloma Trail Reserves Subdivision
Staff recommendation: Establish a public hearing date of March 31, 2011 for items II a-e.
Commission action: Established a public hearing date of March 31, 2011 for items II a-e.
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 4:06 p.m.
Motion: Garza  Second: Sharp  Vote: Unanimous  Abstaining: None

Mark A. Kilkenny, Chair

Marlene Gafrick, Secretary