Minutes of the Houston Planning Commission

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

March 17, 2011
Meeting to be held in
Council Chambers, Public Level, City Hall Annex
2:30 p.m.

Call to order:

Vice Chair, M. Sonny Garza, called the meeting to order at 2:34 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
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

Absent
Absent
Absent
Left at 3:39 p.m. during item 69
Absent
Arrived at 2:36 p.m. during approval of minutes
Absent
Absent
DIRECTOR’S REPORT
The Director’s report was given by Marlene L. Gafrick, Director, Planning and Development Department.

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

I. PLATTING ACTIVITY (Consent items A and B, 1-55)
Items removed for separate consideration: 35, 41, and 42. Item 43 was withdrawn and a Public Hearing date of April 14, 2011 was established.
    Motion: Reed        Second: Segars        Vote: Unanimous        Abstaining: None

Staff recommendation: Approve staff’s recommendations for items 1 – 55 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1 – 55 subject to the CPC 101 form conditions.
    Motion: Reed        Second: Rice        Vote: Unanimous        Abstaining: None

Commissioner Ross abstained and left the room.

Staff recommendation: Approve staff’s recommendations for items 35, 41, and 42 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 35, 41, and 42 subject to the CPC 101 form conditions.
    Motion: Wolff        Second: Porras- Pirtle        Vote: Unanimous        Abstaining: None

Commissioner Ross returned.

C PUBLIC HEARINGS

56 Aliana Sec 4       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: Freeman        Second: Reed        Vote: Unanimous        Abstaining: None

57 Braeswood Estates Subdivision       C3N       Defer
Staff recommendation: Defer the plat for two weeks to allow time for further study and review and legal review of separately filed deed restrictions.
Commission action: Deferred the plat for two weeks to allow time for further study and review and legal review of separately filed deed restrictions.
    Motion: Wolff        Second: Reed        Vote: Unanimous        Abstaining: None

58 Cinco Verde Retail One 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: Reed        Second: Segars        Vote: Unanimous        Abstaining: None
Speaker for item 58: Mike Loeingburg – opposed.

59 Drexel Place Subdivision       C3N       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: Robinson        Second: Reed        Vote: Unanimous        Abstaining: None
Speaker for item 59: Robert J. Lorio – opposed
60  Houston Oaks Sec 2 replat no 1 and extension  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: Wolff  Vote: Unanimous  Abstaining: None

61  Morton Creek Ranch Recreation Reserve no 1  C3N  Approve
Subdivision
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: Freeman  Vote: Unanimous  Abstaining: None

62  Park Place Corner Store Subdivision  C3N  Defer
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Deferred the plat for two weeks at the request of Council Member Rodriguez.
Motion: Ross  Second: Jard  Vote: Unanimous  Abstaining: None

D  VARIANCES

63  Blue Bell Industrial Park 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: Segars  Vote: Unanimous  Abstaining: None

64  Castro Cheese Company replat no 1  C2R  Defer
Staff recommendation: Defer the plat for two weeks to allow time for Legal Department review of separately filed deed restrictions.
Commission action: Deferred the plat for two weeks to allow time for Legal Department review of separately filed deed restrictions.
Motion: Wolff  Second: Segars  Vote: Unanimous  Abstaining: None

Commissioner Rice abstained and left the room.

65  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: Jard  Second: Nelson  Vote: Unanimous  Abstaining: None

Commissioner Rice returned.

66  Little York Commercial Center Subdivision  C2R  Approve
Staff recommendation: Deny the requested variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Denied the requested variance and approved the plat subject to the CPC 101 form conditions.
Motion: Jard  Second: Porras-Pirtle  Vote: Unanimous  Abstaining: None
Loves Travelstop Patton Subdivision

Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.

Commission action: Deferred the plat for two weeks to allow time for the neighborhood and the applicant to convene and address issues and concerns.

Motion: Robinson  Second: Segars  Vote: Unanimous  Abstaining: None

Speakers for item 67: Jennifer Jacoby – no position stated; Ken Price – no position stated; Robert Ness – applicant.

Southern Foods Group Sec 2

Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.

Commission action: Deferred the plat for two weeks to allow time for further study and review.

Motion: Reed  Second: Segars  Vote: Carries  Opposed: Rice

Speakers for item 68: Herman Gordon – undecided; Zema Paksima – applicant.

West Little York Landing Subdivision

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: Robinson  Second: Jard  Vote: Unanimous  Abstaining: None

Speakers for item 69: Gaylan Johnson – undecided; Basil Sebastian and Edwin Woodson – supportive; Alvin Byrd – Administrative Assistant, Councilmember Jarvis Johnson’s office.

E Special Exceptions

Palms at Willowbend Subdivision

Staff recommendation: Grant the requested special exception to exceed the block length along the eastern plat boundary and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the requested special exception to exceed the block length along the eastern plat boundary and approved the plat subject to the CPC 101 form conditions.

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

F Reconsideration of Requirements

NONE

G ADMINISTRATIVE

NONE

H DEVELOPMENT PLAT VARIANCES

1001 Waverly Street

Staff recommendation: Grant the requested variance to allow a 12’ garage setback line along W. 10th Street.

Commission action: Granted the requested variance to allow a 12’ garage setback line along W. 10th Street.

Motion: Jard  Second: Rice  Vote: Unanimous  Abstaining: None
72 6702 Irvington Boulevard  DPV  Approve
Staff recommendation: Grant the requested variance to allow the reduced building setback along
Irvington Boulevard for the temporary structure.
Commission action: Granted the requested variance to allow the reduced building setback along
Irvington Boulevard for the temporary structure.
Motion: Jard  Second: Rice  Vote: Unanimous  Abstaining: None

I  CERTIFICATES OF COMPLIANCE

73 Leslie Larson  COC  Approve
74 Robert D. Smith  COC  Approve
75 Juanita Reyes  COC  Approve
Staff recommendation: Issue the Certificates of Compliance for items 73-75.
Commission action: Issued the Certificates of Compliance for items 73-75.
Motion: Ross  Second: Rice  Vote: Unanimous  Abstaining: None

J  EXTENSIONS OF APPROVAL AND NAME CHANGES

76 Olive Grove Independent Living Subdivision  EOA  Approve
77 Rancho Verde Sec 5  EOA  Approve
Staff recommendation: Approve staff’s recommendation for item 76-77.
Commission action: Approved staff’s recommendation for item 76-77.
Motion: Rice  Second: Ross  Vote: Unanimous  Abstaining: None

II. ESTABLISH A PUBLIC HEARING DATE OF APRIL 14, 2011 FOR:

a. Arbor at Indiana replat no 1
b. Broad Oaks Green replat no 2
c. Cove Sec 6 partial replat no 1
d. Green Trails Sec 1 partial replat no 1
e. Lakeland Heights Sec 1 partial replat no 1
f. Meadows of Clear Creek Sec 4 partial replat no 1
g. Spring Branch Estates no 2 partial replat no 5
h. Zion Garden Subdivision

Staff recommendation: Establish a public hearing date of April 14, 2011 for items II a-h.
Commission action: Established a public hearing date of April 14, 2011 for items II a-h.
Motion: Wolff  Second: Porras-Pirtle  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 4:00 p.m.
Motion: Rice  Second: Nelson  Vote: Unanimous  Abstaining: None

M. Sonny Garza, Vice-Chair

Marlene Gaf trick, Secretary