Minutes of the Houston Planning Commission

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

March 31, 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 2:34 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
Mark Mooney for
The Honorable Ed Chance
Jackie Freeman for
The Honorable Ed Emmett
D. Jess Hegemier for
The Honorable Grady Prestage

Left at 4:39 during Items 76 and 77
Absent
Arrived at 2:44 p.m. during agenda item 61
Absent
Left at 4:12 during agenda item 72

EXOFFICIO MEMBERS

Carol A. Lewis
Daniel W. Krueger, P.E.
Dawn Ullrich
George Greanias
The Director’s report was given by Michael Schaffer, Deputy Director, Planning and Development Department.

APPROVAL OF THE MARCH 17, 2011 PLANNING COMMISSION MEETING MINUTES
Motion: Rice Second: Garza Vote: Unanimous Abstaining: None

APPROVAL OF THE FEBRUARY 24, 2011 SPECIAL MAJOR THOROUGHFARE AND FREEWAY PLAN STAFF RECOMMENDATION MEETING MINUTES
Motion: Rice Second: Asakura Vote: Unanimous Abstaining: None

I. PLATTING ACTIVITY (Consent items A and B, 1-59)
Items removed for separate consideration: 5, 6, 10, 18, 30, 31, 35 and 59.
Motion: Garza Second: Porras-Pirtle Vote: Unanimous Abstaining: None

Staff recommendation: Approve staff’s recommendations for items 1 – 59 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1 – 59 subject to the CPC 101 form conditions.
Motion: Reed Second: Rice Vote: Unanimous Abstaining: None

Commissioners Alleman, Amandes and Rice abstained and left the room.

Staff recommendation: Approve staff’s recommendations for items 5, 6, 10, 18, 30, 31, 35 and 59 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 5, 6, 10, 18, 30, 31, 35 and 59 subject to the CPC 101 form conditions.
Motion: Robinson Second: Nelson Vote: Unanimous Abstaining: None

Commissioners Alleman, Amandes and Rice returned.

C PUBLIC HEARINGS

60 Beverly Street Enclave 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: Freeman Second: Robinson Vote: Unanimous Abstaining: None

61 Braeswood Estates 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: Freeman Second: Zakaria Vote: Unanimous Abstaining: None

Commissioner Amandes abstained and left the room.
62  Drexel Place 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:  Zakaria  Vote:  Unanimous  Abstaining:  None
Commissioner Amandes returned.

63  Park Place Corner Store 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:  Porras-Prtle  Second:  Freeman  Vote:  Unanimous  Abstaining:  None

64  Parkway Ranch Partial Replat No 1  C3N  Defer
Staff recommendation:  Defer the plat for two weeks for additional information and for Chapter 42 Planning Standards.
Commission action:  Deferred the plat for two weeks for additional information and for Chapter 42 Planning Standards.
Motion:  Zakaria  Second:  Robinson  Vote:  Unanimous  Abstaining:  None
Agenda item 78 is taken at this time as it correlates with agenda item 64.

78  Parkway Ranch Sec 2  C3R  Defer
Staff recommendation:  Defer the plats for two weeks for additional information and for Chapter 42 Planning Standards.
Commission action:  Deferred the plats for two weeks for additional information and for Chapter 42 Planning Standards.
Motion:  Reed  Second:  Alleman  Vote:  Unanimous  Abstaining:  None
Speaker for item 78:  Joe McMullen, applicant.
The regular agenda is resumed at this time.

65  Tangle Lane Estates 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:  Freeman  Vote:  Unanimous  Abstaining:  None

66  Waverly 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:  Robinson  Second:  Asakura  Vote:  Unanimous  Abstaining:  None

67  Woodlands Village of Creekside Park  C3N  Approve
Lake Paloma Trail Reserves
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:  Tart  Vote:  Unanimous  Abstaining:  None
68  Castro Cheese Company Replat No 1  C2R  Defer
Staff recommendation: Defer the plat for two weeks for legal deed restrictions review by the Legal Department.
Commission action: Deferred the plat for two weeks for legal deed restrictions review by the Legal Department.
Motion: Reed  Second: Garza  Vote: Unanimous  Abstaining: None

69  Cypress Lake Crossing GP is withdrawn by the applicant

70  Divetech 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: Freeman  Second: Porras-Pirtle  Vote: Unanimous  Abstaining: None

71  Grand Mission Regional Detention Basin Subdivision  C3P  Approve
Commission action: Granted the requested variance and approved the plat subject to the CPC 101 form conditions.
Motion: Segars  Second: Reed  Vote: Unanimous  Abstaining: None

72  Loves Travelstop Patton Subdivision  C2R  Defer
Staff recommendation: Defer the plat for two weeks to allow time for the applicant and the community to reach an agreement.
Commission action: Deferred the plat for two weeks to allow time for the applicant and the community to reach an agreement.
Motion: Reed  Second: Segars  Vote: Carries  Opposed: Rice
Speaker for item 72: Kathryn Tillman.

73  Palm Shopping Center 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: Garza  Second: Nelson  Vote: Unanimous  Abstaining: None

74  Sanders on Washington Subdivision  C2R  Defer
Staff recommendation: Defer the plat for two weeks for Chapter 42 Planning Standards.
Commission action: Deferred the plat for two weeks for Chapter 42 Planning Standards.
Motion: Rice  Second: Zakaria  Vote: Unanimous  Abstaining: None

75  Southern Foods Group Sec 2  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: Zakaria  Second: Porras-Pirtle  Vote: Unanimous  Abstaining: None
E  Special Exceptions

Agenda item 78 was taken with agenda item 64.

F  Reconsideration of Requirements

79  Rex Subdivision  C2R  Defer
Staff recommendation: Defer the plat for two weeks for Chapter 42 Planning Standards.
Commission action: Deferred the plat for two weeks for Chapter 42 Planning Standards.
  Motion: Rice  Second: Asakura  Vote: Unanimous  Abstaining: None

G  ADMINISTRATIVE
NONE

H  DEVELOPMENT PLAT VARIANCES
NONE

I  CERTIFICATES OF COMPLIANCE

80  Lesbia Calero and Henry Reyes  COC  Approve
Staff recommendation: Issue the Certificate of Compliance for item 80.
Commission action: Issued the Certificate of Compliance for item 80.
  Motion: Porras-Pirtle  Second: Garza  Vote: Unanimous  Abstaining: None

J  EXTENSIONS OF APPROVAL AND NAME CHANGES

81  Cypress Creek Bend Drive and Sawmill Creek  EOA  Approve
  Drive STD
82  Cypress Creek Lakes Sec 10  EOA  Approve
83  Fall Creed Sec 39  EOA  Approve
84  Highland Glen North Hills Park  NC  Approve
     (Formerly North Hills Park)
85  HISD Lewis Elementary School Subdivision  EOA  Approve
86  HISD Sherman Elementary School Subdivision  EOA  Approve
87  Sunbelt Spas Subdivision  EOA  Approve
Staff recommendation: Approve staff's recommendation for items 81-87.
Commission action: Approved staff's recommendation for item 81-87.
  Motion: Zakaria  Second: Asakura  Vote: Unanimous  Abstaining: None

II.  ESTABLISH A PUBLIC HEARING DATE OF APRIL 28, 2011 FOR:
a. Allana Sec 19 Replat No 1
b. Bercons Rodrigo Avenue Trails Subdivision
c. Chabad of Uptown Subdivision
d. First Bend Sec 8 Partial Replat No 1
e. First Bend Sec 10 Partial Replat No 1
Staff recommendation: Establish a public hearing date of April 28, 2011 for items II a-e.
Commission action: Established a public hearing date of April 28, 2011 for items II a-e.
  Motion: Reed  Second: Asakura  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 4:39 p.m.
Motion: Reed    Second: Rice    Vote: Unanimous    Abstaining: None

Mark Kilkenny, Chair

Marlene Gafrick, Secretary