Minutes of the Houston Planning Commission

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

April 14, 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 2:38 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

Arrived at 3:15 p.m. during item 60

EXOFFICIO MEMBERS

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

Absent
DIRECTOR'S REPORT
The Director's report was given by Marlene L. Gafrick, Director, Planning and Development Department.

APPROVAL OF THE MARCH 31, 2011 PLANNING COMMISSION MEETING MINUTES
Motion: Rice Second: Segars Vote: Carries Abstaining: Ross, Sharp, Wolff

I. PLATTING ACTIVITY (Consent items A and B, 1-55)
Items removed for separate consideration: 15, 28, 31, 32, 34, and 35.

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: Sharp Second: Wolff Vote: Unanimous Abstaining: None

Commissioners Alleman and Amandes abstained and left the room.

Staff recommendation: Approve staff's recommendations for items 15, 28, 31, 32, 34, and 35 subject to the CPC 101 form conditions.
Commission action: Approved staff's recommendations for items 15, 28, 31, 32, 34, and 35 subject to the CPC 101 form conditions.
Motion: Garza Second: Zakaria Vote: Unanimous Abstaining: None

Item 15 was taken at this time to allow for speakers.

15 Katy ISD Wolfe Elementary Subdivision C2 Approve
Staff recommendation: Approve staff's recommendations for item subject to the CPC 101 form conditions.
Commission action: Approved staff's recommendations for item subject to the CPC 101 form conditions.
Motion: Rice Second: Asakura Vote: Unanimous Abstaining: None
Speaker for item 15: Steven Shurn - supportive.

Commissioners Alleman and Amandes returned.

C PUBLIC HEARINGS

56 Arbor at Indiana 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: Ross Vote: Unanimous Abstaining: None

57 Assistance League of Houston 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: Sharp Vote: Unanimous Abstaining: None
Speakers for item 57: Carol Limbacher and Dan Pinnell - supportive.
58  Broad Oaks Green Replat 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: Garza  Second: Sharp  Vote: Unanimous  Abstaining: None
   Speaker for item 58: Benjamin Kline – supportive.

Item 59 was addressed at this time, but was tabled until later in the meeting to allow staff
time for further study on the petition given by speaker Chris Rios.

59  Cove Sec 6 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: Rice  Second: Ross  Vote: Unanimous  Abstaining: None
   Speaker for item 59: Chris Rios – opposed; Mary Lou Henry – applicant.

60  Green Trails Sec 1 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: Jard  Second: Nelson  Vote: Unanimous  Abstaining: None
   Speakers for item 60: John Jackson, Cara Silva, and Robert Silva – opposed; Sean Burch and
   Tobin Synatschk – supportive.

61  Lakeland Heights Sec 1 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: Jard  Second: Segars  Vote: Unanimous  Abstaining: None

62  Meadows of Clear Creek Sec 4 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: Freeman  Second: Sharp  Vote: Unanimous  Abstaining: None

Items 63 and 75 are taken together at this time, but voted on separately.

63  Parkway Ranch partial replat no 1  C3N  Approve
   Staff recommendation: Grant the requested special exception to allow 1 point of access from West Montgomery and approve the plat subject to the CPC 101 form conditions.
   Commission action: Granted the requested special exception to allow 1 point of access from West Montgomery and approved the plat subject to the CPC 101 form conditions.
   Motion: Freeman  Second: Sharp  Vote: Unanimous  Abstaining: None
   Speaker for item 63: Robert Lin - applicant

75  Parkway Ranch  C3R  Approve
   Staff recommendation: Grant the requested special exception to allow 1 point of access from West Montgomery and approve the plat subject to the CPC 101 form conditions.
   Commission action: Granted the requested special exception to allow 1 point of access from West Montgomery and approved the plat subject to the CPC 101 form conditions.
   Motion: Garza  Second: Porras-Pirtle  Vote: Unanimous  Abstaining: None
Spring Branch Estates no 2 partial replat no 5  C2R  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: Wolff  Vote: Unanimous  Abstaining: None

Zion Garden Subdivision  GP  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: Sharp  Vote: Unanimous  Abstaining: None

D  VARIANCES

Castro Cheese Company replat no 1  C2R  Approve
Staff recommendation: Grant the requested variance for a dual building line and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance for a dual building line and approved the plat subject to the CPC 101 form conditions.
Motion: Jard  Second: Porras-Pirtle  Vote: Unanimous  Abstaining: None

Grace Church of Humble Worship Center  C2R  Approve
Campus 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: Rice  Second: Jard  Vote: Unanimous  Abstaining: None

Items 68 and 69 were taken together at this time.
Commissioner Ross abstained and left the room.

Jorden Road GP  GP  Defer
Staff recommendation: Approve the general plan subject to the CPC 101 form conditions.

Jorden Road North of IH10 Subdivision  C3P  Defer
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 the applicant time to discuss with Mr. Crowell regarding the proposed alignment of Jorden Road.
Motion: Jard  Second: Tartt  Vote: Unanimous  Abstaining: None
Speakers for item 69: David Crowell – undecided; Mary Lou Henry – oppose; Jerry Scott – position not stated.

Commissioner Ross returned. Commissioner Alleman abstained and left the room.

Loves Travelstop Patton Subdivision  C2R  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
71  R and S Subdivision  C2  Defer
Staff recommendation: Defer the plat for two weeks to allow time for the applicant to provide additional and/or revised information, as well as to allow time for staff to coordinate with the county and transportation group on the history of this project and adjacent right-of-way.
Commission action: Deferred the plat for two weeks to allow time for the applicant to provide additional and/or revised information, as well as to allow time for staff to coordinate with the county and transportation group on the history of this project and adjacent right-of-way.
Motion: Jard  Second: Wolff  Vote: Unanimous  Abstaining: None

72  Sanders on Washington 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: Asakura  Vote: Unanimous  Abstaining: None

73  Woodlands Village of Grogans Mill  GP  Approve
Lake Harrison
Staff recommendation: Approve the general plan subject to the CPC 101 form conditions.
Commission action: Approved the general plan subject to the CPC 101 form conditions.
Motion: Ross  Second: Asakura  Vote: Unanimous  Abstaining: None

74  Woodlands Village of Grogans Mill  C3P  Withdrawn
Lake Harrison

E  Special Exceptions

Item 75 was taken with item 63 earlier in the meeting.

76  Thybach Estate Subdivision  C2R  Approve
Staff recommendation: Grant the requested special exception to exceed the block length Briar Forest Drive and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested special exception to exceed the block length along Briar Forest Drive and approved the plat subject to the CPC 101 form conditions.
Motion: Freeman  Second: Wolff  Vote: Unanimous  Abstaining: None

F  Reconsideration of Requirements

77  Hacienda De Los Pinos Subdivision  C2  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: Sharp  Second: Alleman  Vote: Unanimous  Abstaining: None

78  Meadow Ranch Subdivision  C2R  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: Garza  Second: Rice  Vote: Unanimous  Abstaining: None
79  Rex Subdivision  
Staff recommendation: Defer the plat for two weeks to allow time for Chapter 42 planning standards and to allow the applicant time to provide revised information.  
Commission action: Deferred the plat for two weeks to allow time for Chapter 42 planning standards and to allow the applicant time to provide revised information.  
Motion: Wolff  Second: Tartt  Vote: Unanimous  Abstaining: None

G  ADMINISTRATIVE  
NONE

H  DEVELOPMENT PLAT VARIANCES  
NONE

I  CERTIFICATES OF COMPLIANCE  

80  Ruben Gomez Centeno  COC  Approve  
81  Hilsa Lorena Cipriano Rivas  COC  Approve  
82  Maria F. Saavedra  COC  Approve  
83  David B. Clark  COC  Approve  
Staff recommendation: Issue the Certificates of Compliance for items 80-83.  
Commission action: Issued the Certificates of Compliance for items 80-83.  
Motion: Segars  Second: Sharp  Vote: Unanimous  Abstaining: None

J  EXTENSIONS OF APPROVAL AND NAME CHANGES

84  Klein ISD Bernshausen Elementary  EOA  Approve  
     School Sec 2  
85  Oakcrest North Sec 5 partial replat no 1  EOA  Approve  
86  Woodbridge Village Sec 4  EOA  Approve  
Staff recommendation: Approve staff’s recommendation for items 84-86.  
Commission action: Approved staff’s recommendation for items 84-86.  
Motion: Reed  Second: Rice  Vote: Carries  Abstaining: 
Alleman and Amandes on item 84

II.  ESTABLISH A PUBLIC HEARING DATE OF MAY 12, 2011 FOR:  
a. Blackstone Place amending plat no 1 partial replat no 1  
Staff recommendation: Establish a public hearing date of May 12, 2011 for item II a.  
Commission action: Established a public hearing date of May 12, 2011 for item II a.  
Motion: Sharp  Second: Wolff  Vote: Unanimous  Abstaining: None

III.  PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR THE 1800 BLOCK OF WEST 14th ½ ST., NORTH AND SOUTH SIDES, BETWEEN DIAN STREET AND DEAD END  
Commission action: Denied the minimum lot size area application for the 1800 block of West 14th ½ Street, north and south sides, between Dian Street and Dead End.  
Motion: Jard  Second: Zakaria  Vote: Carries  Opposed: Amandes, Garza, Sharp, Robinson, Ross  
Speaker for item III: Don R. McConnell – opposed.

IV.  PLEASE EXCUSE THE ABSENCES OF COMMISSIONER TALMADGE SHARP  
Commissioner Sharp’s absences are excused.
V. PUBLIC COMMENT
   NONE

   Item 59 was continued and voted on at this time.

VI. ADJOURNMENT
   There being no further business brought before the Commission, Chair Mark A. Kilkenny adjourned the meeting at 4:53 p.m.
   Motion: Sharp  Second: Garza  Vote: Unanimous  Abstaining: None

Mark A. Kilkenny, Chair

Marlene Gafrick, Secretary