Minutes of the Houston Planning Commission

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

April 28, 2011
Meeting to be held in
Council Chambers, Public Level, City Hall Annex
2:30 p.m.

Call to order:

Chair, Mark A. Kilkenny, called the meeting to order at 2:37 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
Absent
Algenita Segars
Absent
Talmadge Sharp, Sr.
Blake Tart III
Beth Wolff
Absent
Shaukat Zakaria
The Honorable Ed Chance
Jackie Freeman for
Arrived at 2:40 p.m. during Director's Report; left at 3:43 p.m. during item III
The Honorable Ed Emmett
Jesse Hegemier for
Left at 3:10 p.m. during items 73 and 74

EXOFFICIO MEMBERS

Carol A. Lewis
Daniel W. Krueger, P.E.
Dawn Ullrich
George Greanias
DIRECTOR’S REPORT
The Director’s report was given by Marlene L. Gafrick, Director, Planning and Development Department.

APPROVAL OF THE APRIL 14, 2011 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the April 14, 2011 Planning Commission Meeting Minutes.
Motion: Rice Second: Alleman Vote: Unanimous Abstaining: None

I. PLATTING ACTIVITY (Consent items A and B, 1-62)
Items removed for separate consideration: 7, 8, 9, 10, 20, 26, 28, 36, 41, and 52. Items 27 and 40 were taken separately.

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: Amandes Second: Alleman Vote: Unanimous Abstaining: None

Commissioners Alleman and Amandes abstained and left the room.

Staff recommendation: Approve staff’s recommendations for items 7, 8, 9, 10, 20, 26, 28, 36, 41, and 52 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 7, 8, 9, 10, 20, 26, 28, 36, 41, and 52 subject to the CPC 101 form conditions.
Motion: Rice Second: Reed Vote: Unanimous Abstaining: None

Commissioners Alleman and Amandes returned.

Item 27 was taken at this time to allow for a brief presentation by staff.

27 Kolbe Farms Sec 1 C3P 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: Reed Second: Porras-Pirtle Vote: Unanimous Abstaining: None

Item 40 will be taken later in the meeting with the variance items.

C PUBLIC HEARINGS

63 Aliana Sec 19 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: Asakura Second: Garza Vote: Unanimous Abstaining: None

64 Bercons Rodrigo Avenue Trails 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: Robinson Second: Alleman Vote: Unanimous Abstaining: None
65  Chabad of Uptown
Staff recommendation: Defer the plat for two weeks to allow time for further study and review of proposed and surrounding properties.
Commission action: Deferred the plat for two weeks to allow time for further study and review of proposed and surrounding properties.
   Motion: Nelson    Second: Zakaria    Vote: Unanimous    Abstaining: None
Commissioner Amandes abstained and left the room.

66  First Bend Sec 10 partial replat no 1
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-Pirtle    Second: Asakura    Vote: Unanimous    Abstaining: None

67  First Bend Sec 8 partial replat no 1
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: Reed    Vote: Unanimous    Abstaining: None
Commissioner Amandes returned.

68  Spring Branch Estates no 2 partial replat no 5
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: Freeman    Second: Tartrt    Vote: Unanimous    Abstaining: None

D  VARIANCES

Commissioners Alleman and Rice abstained and left the room.

69  Cypress Lake Crossing GP
Staff recommendation: Defer the plat for two weeks to allow time to coordinate with the adjacent municipality and to allow the applicant time to submit revised information.
Commission action: Deferred the plat for two weeks to allow time to coordinate with the adjacent municipality and to allow the applicant time to submit revised information.
   Motion: Zakaria    Second: Nelson    Vote: Unanimous    Abstaining: None

70  Fort Bend County MUD no 25 Lift Station no 9 Subdivision
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: Jard    Second: Reed    Vote: Unanimous    Abstaining: None

Commissioners Alleman and Rice returned.
Graybelle Subdivision
Staff recommendation: Defer the plat for two weeks to allow time for the applicant to provide a revised variance request and to work with the Planning and Public Works departments regarding the proposal.
Commission action: Deferred the plat for two weeks to allow time for the applicant to provide a revised variance request and to work with the Planning and Public Works departments regarding the proposal.
Motion: Robinson  Second: Reed  Vote: Unanimous  Abstaining: None

Hanover West Gray Subdivision
Staff recommendation: Defer the plat for two weeks to allow time for applicant to provide revised variance request and to allow time to coordinate with public works department.
Commission action: Deferred the plat for two weeks to allow time for applicant to provide revised variance request and to allow time to coordinate with public works department.
Motion: Robinson  Second: Freeman  Vote: Unanimous  Abstaining: None
Speaker for item 72: Greg Stephens – partially opposed.

Items 73 and 74 are taken together.

Jorden Road GP
Jorden Road North of IH10 Subdivision
Staff recommendation: Defer the plat for two weeks at the applicant’s request to allow time to work on Jorden Road right-of-way.
Commission action: Deferred the plat for two weeks at the applicant’s request to allow time to work Jorden Road right-of-way.
Motion: Rice  Second: Reed  Vote: Unanimous  Abstaining: None

Park at Meadowhill Run Sec 3
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: Jard  Second: Wolff  Vote: Unanimous  Abstaining: None

Pierce Junction Business Park
Staff recommendation: Defer the plat for two weeks to allow the applicant time to submit revised information.
Commission action: Deferred the plat for two weeks to allow the applicant time to submit revised information.
Motion: Freeman  Second: Alleman  Vote: Unanimous  Abstaining: None

R and S Subdivision
Staff recommendation: Grant the requested dual building line variance and allow the existing structures to be at the 11’ and 12.9’ from the ROW and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested dual building line variance and allow the existing structures to be at the 11’ and 12.9’ from the ROW and approve the plat subject to the CPC 101 form conditions.
Motion: Freeman  Second: Amandes  Vote: Unanimous  Abstaining: None
Items 40 and 78 are taken together at this time.

40  Villages of Senterra Lakes Sec 4  C3P  Approve
78  Villages of Senterra Lakes GP  GP  Approve
Staff recommendation: Grant the requested variance to exceed the block length along northern GP boundary and approve the general plan and the plat subject to the CPC 101 form conditions.
Commission action: Grant the requested variance to exceed the block length along northern GP boundary and approve the general plan and the plat subject to the CPC 101 form conditions.
Motion: Rice  Second: Reed  Vote: Unanimous  Abstaining: None

79  Woodlands Village of Grogans Mill
Lake Harrison Sec 1
C3P  Approve
Staff recommendation: Grant the requested variance for 5' building line for 6 lots and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance for 5' building line for 6 lots and approve the plat subject to the CPC 101 form conditions.
Motion: Mooney  Second: Nelson  Vote: Unanimous  Abstaining: None

80  Wyman Gordon Complex GP
GP  Defer
Staff recommendation: Defer the plat for two weeks to allow time for further study and review.
Commission action: Deferred the plat for two weeks to allow time for further study and review.
Motion: Rice  Second: Asakura  Vote: Unanimous  Abstaining: None

E  Special Exceptions
NONE

F  Reconsideration of Requirements

81  Rex 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: Tartt  Vote: Unanimous  Abstaining: None

82  Waft Holdings Reserve 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: Reed  Second: Porras-Pirtle  Vote: Unanimous  Abstaining: None

G  ADMINISTRATIVE
NONE
Commissioner Alleman abstained and left the room.

83  4001 Westheimer Road  DPV  Defer
Staff recommendation: Defer the requested variance for two weeks to allow time for the applicant to revise the valet parking plan and coordinate with Public Works traffic division.
Commission action: Deferred the requested variance for two weeks to allow time for the applicant to revise the valet parking plan and coordinate with Public Works traffic division.
  Motion: Robinson  Second: Reed  Vote: Unanimous  Abstaining: None

Commissioner Alleman returned.

I  CERTIFICATES OF COMPLIANCE

84  Robert E. McCafrey  COC  Approve
85  City of Houston Park & Recreation Department  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: Freeman  Second: Porras-Pirtle  Vote: Unanimous  Abstaining: None

J  EXTENSIONS OF APPROVAL AND NAME CHANGES

86  Cypress Landing East Sec 6  EOA  Approve
87  JRK Estates Reserve Subdivision  EOA  Approve
88  Oakcrest North Sec 6  EOA  Approve
89  Springwoods Village Delta Sec 1  EOA  Approve
90  Springwoods Village from 1-45 to Holzwarth  EOA  Approve
91  Woodlands Army Reserve Center Subdivision  EOA  Approve
Staff recommendation: Approve staff’s recommendation for items 86-91.
Commission action: Approved staff’s recommendation for items 86-91.
  Motion: Amandes  Second: Garza  Vote: Unanimous  Abstaining: None

II.  ESTABLISH A PUBLIC HEARING DATE OF MAY 26, 2011 FOR:
  a. Deerbrook Estates Sec 1 partial replat no 2 and Extension
  b. Govardhan Subdivision
  c. Harris County MUD no 53 Black Rock Water Plant Subdivision
  d. Kings River Estates Sec 6 partial replat no 1
  e. Lakes of Bella Terra Sec 12 replat no 1
  f. Lakes of Bella Terra Sec 13 replat no 1
  g. On Point Westgate Subdivision
Staff recommendation: Establish a public hearing date of May 26, 2011 for item II a-g.
Commission action: Established a public hearing date of May 26, 2011 for item II a-g.
  Motion: Reed  Second: Alleman  Vote: Unanimous  Abstaining: None

III.  APPLICANT PRESENTATIONS AND DISCUSSION OF REQUESTED AMENDMENTS TO THE 2010 MAJOR THOROUGHFARE AND FREeways PLAN:
  a. Bagby Street (Walter P. Moore & Associates and Midtown Redevelopment Authority)
  b. Burnett Street (Planning and Development Department, City of Houston)
  c. Buffalo Speedway (TBG Partners)
  d. Mary Lou Henry
   Presenter: Charles Penland

  e. Parker Road (Public Works and Engineering Department, City of Houston) 
   Presenter: John Kuo

  f. West Hardy Segment 1 (Kerry R. Gilbert & associates, Inc.) 
   Presenter: Kerry Gilbert

  g. West Hardy Segment 2 (Planning and Development Department, City of Houston) 
   Presenter: Amar Mohite

IV. PLEASE EXCUSE THE ABSENCES OF COMMISSIONER TALMADGE SHARP

This item was not addressed as it was on the agenda in error.

V. PUBLIC COMMENT

Speaker 1: Rochella Cooper – Addressed the Commission regarding the denial of the Minimum Lot Size Area Application she submitted and was addressed at the April 14, 2011 Planning Commission meeting.

Speaker 2: Mary Abshier – Wanted to go on record as being supportive of Rochella Cooper’s Minimum Lot Size Area Application petition.

VI. ADJOURNMENT

There being no further business brought before the Commission, Chair Mark A. Kilkenny adjourned the meeting at 4:14 p.m.

   Motion: Rice          Second: Reed        Vote: Unanimous        Abstaining: None

Mark A. Kilkenny, Chair

Marlene Gafrick, Secretary