Minutes of the Houston Planning Commission

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

May 12, 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 2:34 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
Jeff Ross
Algenita Segars
Talmadge Sharp, Sr.
Blake Tart III
Beth Wolff
Shaukat Zakaria
The Honorable Ed Chance
The Honorable Ed Emmett
Jesse Hegemier for
The Honorable Grady Prestage

EXOFFICIO MEMBERS

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

Absent
Arrived at 2:38 p.m. during Director's Report
Left at 2:57 p.m. after item 52
DIRECTOR'S REPORT
The Director's report was given by Marlene L. Gafrick, Director, Planning and Development Department. Mark Loethen, Deputy Director, PWE Department spoke about the new permitting center.

APPROVAL OF THE APRIL 28, 2011 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the April 28, 2011 Planning Commission Meeting Minutes.
Motion: Reed  Second: Asakura  Vote: Carries  Abstaining: Ross

I. PLATTING ACTIVITY  (Consent items A and B, 1-46)
Items removed for separate consideration: 4, 6, 11, 22, 26, 27, 28, and 31.

Staff recommendation: Approve staff's recommendations for items 1 – 46 subject to the CPC 101 form conditions.
Commission action: Approved staff's recommendations for items 1 – 46 subject to the CPC 101 form conditions.
Motion: Rice  Second: Alleman  Vote: Unanimous  Abstaining: None

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

Staff recommendation: Approve staff's recommendations for items 4, 6, 11, 22, 26, 27, 28, and 31 subject to the CPC 101 form conditions.
Commission action: Approved staff's recommendations for items 4, 6, 11, 22, 26, 27, 28, and 31 subject to the CPC 101 form conditions.
Motion: Jard  Second: Tartt  Vote: Unanimous  Abstaining: None

Commissioners Amandes, Rice, and Ross returned.

C  PUBLIC HEARINGS

47  Blackstone Place amending plat no 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: Reed  Second: Rice  Vote: Unanimous  Abstaining: None

48  Chabad of Uptown 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: Segars  Second: Porras-Pirtle  Vote: Unanimous  Abstaining: None

49  Spring Branch Estates no 2 partial replat no 5  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: Ross  Second: Asakura  Vote: Unanimous  Abstaining: None
Commissions Amandes and Rice abstained and left the room.

50 Cypress Lake Crossing GP
Staff recommendation: Grant the requested variances and approve the general plan subject to the CPC 101 form conditions.
Commission action: Granted the requested variances and approved the general plan subject to the CPC 101 form conditions.
   Motion: Zakaria  Second: Nelson  Vote: Unanimous  Abstaining: None
Speaker for item 50: Debra Jordan – Harris County.

Commissions Amandes and Rice returned.

51 Dress for Success Eastside Subdivision C2R
Staff recommendation: Defer the plat for two weeks to allow time for further study and review and to allow the applicant time to coordinate with the district.
Commission action: Deferred the plat for two weeks to allow time for further study and review and to allow the applicant time to coordinate with the district.
   Motion: Ross  Second: Asakura  Vote: Unanimous  Abstaining: None

Commissions Amandes and Rice abstained and left the room.

52 Fort Bend County MUD no 25 Lift
Station no 9 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: Hegemier  Second: Segars  Vote: Unanimous  Abstaining: None

Commissions Amandes and Rice returned.

53 Graybelle Subdivision
C2
Withdrawn

54 Hanover West Gray Subdivision C2R
Staff recommendation: Grant the requested variance for a 15’ building line along Waugh Drive, 5’ building line for the main building and a 0’ building line for canopy along West Gray Drive and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance for a 15’ building line along Waugh Drive, 5’ building line for the main building and a 0’ building line for canopy along West Gray Drive and approve the plat subject to the CPC 101 form conditions.
   Motion: Asakura  Second: Reed  Vote: Carries  Abstaining: Garza
Speakers for item 54: Mary Lou Henry- applicant; Merton Eignus and Claude Wynn – supportive; Terrance Baggett, Debbie Damon, Jim McKinley, and Daniel Shea – opposed; Minette Carrabba, Robin Holzer, and Lloyd Matzner – undecided; Carl Smith, City Engineer, PWE, Jennifer Carroll-Traffic and Transportation, PWE, Richard Smith, City Engineer, PWE.

55 Houston Living Midtown Subdivision C2R
Staff recommendation: Defer the plat for two weeks to allow time for the applicant to meet the notification requirement per the ordinance.
Commission action: Deferred the plat for two weeks to allow time for the applicant to meet the notification requirement per the ordinance.
   Motion: Rice  Second: Reed  Vote: Unanimous  Abstaining: None
56 Jorden Road GP               GP                      Withdrawn
57 Jorden Road North of IH10 Subdivision  C3P              Withdrawn

58 Lockwood Holdings 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: Garza    Second: Zakaria    Vote: Unanimous    Abstaining: None

59 Pierce Junction Business Park       C3P                  Defer
Staff recommendation: Defer the plat for two weeks to allow staff time to work with the applicant to determine the appropriate location of a street on the site and to allow applicant time to submit revised information.
Commission action: Deferred the plat for two weeks to allow staff time to work with the applicant to determine the appropriate location of a street on the site and to allow applicant time to submit revised information.
Motion: Jard    Second: Tattt     Vote: Unanimous    Abstaining: None

60 Shangri La Land Subdivision        C2                    Defer
Staff recommendation: Defer the plat for two weeks to allow time for the applicant to provide revised information.
Commission action: Deferred the plat for two weeks to allow time for the applicant to provide revised information.
Motion: Reed    Second: Alleman     Vote: Unanimous    Abstaining: None

61 Sweetwater Business Park           C2                    Approve
Staff recommendation: Grant the requested dual building line variance and allow the existing structures to be at the property line along Smart Street and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested dual building line variance and allowed the existing structures to be at the property line along Smart Street and approved the plat subject to the CPC 101 form conditions.
Motion: Garza    Second: Tattt     Vote: Unanimous    Abstaining: None

62 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: Jard    Second: Amandes     Vote: Unanimous    Abstaining: None

E Special Exceptions

63 Eagle Springs Sec 39              C3P                  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: Asakura    Second: Garza     Vote: Unanimous    Abstaining: None
F  Reconsideration of Requirements

64  Gribble Land Subdivision  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: Porras- Pirlle  Second: Zakaria  Vote: Unanimous  Abstaining: None

G  ADMINISTRATIVE
NONE

H  DEVELOPMENT PLAT VARIANCES

Items 65-68 were taken together at this time.

65  2624 Hazard Street  DPV  Defer
66  1613 Summer Street  DPV  Defer
67  2337 Bolsover Street  DPV  Defer
68  11805 Meadowglen Lane  DPV  Defer
Staff recommendation: Defer the requested variances for two weeks to allow time for Legal Department review.
Commission action: Deferred the requested variance for two weeks to allow time for Legal Department review.
Motion: Jard  Second: Segars  Vote: Unanimous  Abstaining: None

Commissioner Alleman abstained and left the room.

69  4001 Westheimer Road  DPV  Disapprove
Staff recommendation: Grant the requested variance.
Commission action: Denied the requested variance.
Motion: Ross  Second: Zakaria  Vote: Carries  Opposed:
Asakura, Garza, Segars, and Sharp  Abstaining: Tartt
Speaker for item 69: Dick Fuqua – supportive.

Commissioner Alleman returned.

I  CERTIFICATES OF COMPLIANCE

70  21531 Dunn Street  COC  Approve
71  24398 Cunningham Drive  COC  Approve
72  24011 Zahn Street  COC  Approve
73  20271 Dorothy Lane  COC  Approve
Staff recommendation: Issue the Certificates of Compliance for items 70-73.
Commission action: Issued the Certificates of Compliance for items 70-73.
Motion: Rice  Second: Sharp  Vote: Unanimous  Abstaining: None
EXTENSIONS OF APPROVAL AND NAME CHANGES

74  Katy Gaston Rd from Bellagio Dr. to HL&P  EOA  Approve
    Fee Strip
75  Klein ISD Zwink Elementary School NC/EOA  Approve
    Subdivision (previously Klein ISD Park at Klein Elementary School Subdivision)
Staff recommendation: Approve staff’s recommendation for items 74-75.
Commission action: Approved staff’s recommendation for items 74-75.
    Motion: Garza  Second: Sharp  Vote: Unanimous  Abstaining: None

II. ESTABLISH A PUBLIC HEARING DATE OF JUNE 9, 2011 FOR:
   a. Fannin Station Sec 1 partial replat no 1
   b. Lakes of Bella Terra Sec 12 replat no 1
   c. Lakes of Bella Terra Sec 13 replat no 1
   d. Soap Hand Carwash Subdivision
   e. Terrace at 28th Street replat no 1
   f. Woodlands Creekside Park West Sec 6 replat no 1
Staff recommendation: Establish a public hearing date of June 9, 2011 for item II a-f.
Commission action: Established a public hearing date of June 9, 2011 for item II a-f.
    Motion: Sharp  Second: Alleman  Vote: Unanimous  Abstaining: None

III. PUBLIC COMMENT
Commissioner Ross stated that the Mayor has appointed him to another position; therefore, he is
resigning from the Planning Commission effective today.

IV. ADJOURNMENT
There being no further business brought before the Commission, Chair Mark A. Kilkenny adjourned
the meeting at 4:35 p.m.
    Motion: Rice  Second: Reed  Vote: Unanimous  Abstaining: None

Mark A. Kilkenny, Chair

Marlene Gafrick, Secretary