Minutes of the Houston Planning Commission

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

May 26, 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 2:38 p.m. with a quorum present.

Mark A. Kilkenny, Chair Left at 4:46 p.m. during item 73
M. Sonny Garza
Susan Alleman
Christopher B. Amandes
Keiji Asakura
James R. Jard
Paul R. Nelson
Linda Porras-Pirtle
Robin Reed Left at 4:52 p.m. during item 76
Richard A. Rice
Jeff Ross
Absents
Algenita Segars
Talmadge Sharp, Sr.
Blake Tart III
Beth Wolff
Shaukat Zakaria
The Honorable Ed Chance
The Honorable Ed Emmett
The Honorable Grady Prestage
Jackie L. Freeman

EXOFFICIO MEMBERS

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

APPROVAL OF THE May 12, 2011 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the May 12, 2011 Planning Commission Meeting Minutes.
Motion: Segars    Second: Tartt    Vote: Carries    Abstaining: Wolff

I. PLATTING ACTIVITY (Consent items A and B, 1-56)
Items removed for separate consideration: 9, 10, 23, 40, and 41.

Staff recommendation: Approve staff’s recommendations for items 1 – 56 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1 – 56 subject to the CPC 101 form conditions.
Motion: Wolff    Second: Amanades    Vote: Unanimous    Abstaining: None

Staff recommendation: Approve staff’s recommendations for items 9, 10, 23, 40, and 41 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 9, 10, 23, 40, and 41 subject to the CPC 101 form conditions.
Motion: Reed    Second: Porras-Prtle    Vote: Unanimous    Abstaining: None

Item 50 was taken at this time.

50 Inwood Keast Subdivision C2R Defer
Staff recommendation: Defer the plat for two weeks per Council Member Stadig’s request.
Commission action: Deferred the plat for two weeks per Council Member Stadig’s request.
Motion: Wolff    Second: Asakura    Vote: Unanimous    Abstaining: None

Item 66 was taken at this time per Council Member Adams request.

66 Pierce Junction Business Park Subdivision C3P Withdrawn
Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Withdrawn at the applicants request.

 Speakers for item 66: Mary Lou Henry – applicant; Will Noel – supportive; Dan Woods, Vanessa Crayton – opposed; Mary Cunigan – opposed/undecided; and Council Member Adams

Item 69 was taken at this time per Council Member Sullivan’s request.
Item 69 and 42 are taken together at this time.

69 Woodbridge Village GP GP Defer
42 Woodbridge Sec 1 C3F Defer
Staff recommendation: Defer the general plan and consent item for two weeks for further study and review.
Commission action: Deferred the general plan and consent item for two weeks for further study and review.
Motion: Jard    Second: Tartt    Vote: Unanimous    Abstaining: None
Speakers for item 69: Christy Smidt – applicant and Council Member Sullivan

C  PUBLIC HEARINGS

57  Deerbrook Estates Sec 1 partial replat no 2 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: Freedman  Second: Zakaria  Vote: Unanimous  Abstaining: None

58  Govardhan 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: Zakaria  Second: Reed  Vote: Unanimous  Abstaining: None
Speakers for item 58: Valerie Larison – opposed; Mary McKenzie – applicant; Carl Smith – City Engineer, Public Works and Engineering

59  Harris County MUD no 53 Black Rock Water Plant 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: Tatt  Second: Nelson  Vote: Unanimous  Abstaining: None
Speaker for Item 59: Albert Eatmon - Undecided

60  Kings River Estates Sec 6 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: Wolff  Second: Porras-Pirtle  Vote: Unanimous  Abstaining: None

61  On Point Westgate 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: Alleman  Vote: Unanimous  Abstaining: None

D  VARIANCES

62  Dress for Success Eastside 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: Segars  Second: Tatt  Vote: Unanimous  Abstaining: None
Commissioner Alleman abstained and left the room.

63  HISD Eastwood Academy 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: Jard  Second: Segars  Vote: Carries  Abstaining: Alleman
Commissioner Alleman returned.
64  Houston Living Midtown Subdivision  C2R  Defer
Staff recommendation: Defer application for two weeks to allow time for staff to obtain specifications of the insulation details proposed for the existing walls along Lester and Washington Avenue and a revised variance request.
Commission action: Deferred application for two weeks to allow time for staff to obtain specifications of the insulation details proposed for the existing walls along Lester and Washington Avenue and a revised variance request.
Motion: Wolff  Second: Segars  Vote: Unanimous  Abstaining: None

65  Mill Place 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: Jard  Second: Tatt  Vote: Carries  Abstaining: Amandes
Speakers for item 65: Merg Meraia – undecided; Carl Smith – City Engineer, Public Works and Engineering; Houtan Jalayer - applicant, John Anderson - undecided

Item 66 was taken earlier in the meeting.

67  Shangri La Land Subdivision  C2  Approve
Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Grant requested variance and approved the plat subject to the CPC 101 form conditions.
Motion: Freeman  Second: Alleman  Vote: Unanimous  Abstaining: None

68  Wisdom Subdivision  C2  Approve
Staff recommendation: Approve the plat subject to CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: Reed  Second: Porras-Pirtle  Vote: Unanimous  Abstaining: None

Item 69 was taken earlier in the meeting.

70  Wyman Gordon Complex GP  GP  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: Garza  Second: Freeman  Vote: Unanimous  Abstaining: None

E  Special Exceptions

71  Forbidden gardens replat no 1  C2R  Defer
Staff recommendation: Defer the plat for two weeks to allow time for staff to receive additional information requested.
Commission action: Deferred the plat for two weeks to allow time for staff to receive additional information requested.
Motion: Reed  Second: Alleman  Vote: Unanimous  Abstaining: None

F  Reconsideration of Requirements
72  Travis Street Plaza Apartments  C2R  Approve
Staff recommendation: Defer the plat for two weeks to allow time for staff to receive additional information.
Commission action: Granted the requested variance and approved the plat subject to the CPC 101 form conditions and working with staff on potential site plan issues.
  Motion: Jard Second: Segars  Vote: Unanimous  Abstaining: None
Speaker for item 72: Peter Postlmayn – applicant.

G  ADMINISTRATIVE
NONE

H  DEVELOPMENT PLAT VARIANCES
Commissioner Kilkenney left the meeting and Commissioner Garza proceeded to Chair the meeting.

73  11805 Meadowglen Lane  DPSE  Defer
Staff recommendation: Defer the application for two weeks at the applicant’s request.
Commission action: Deferred the application for two weeks at the applicant’s request.
  Motion: Reed Second: Alleman  Vote: Unanimous  Abstaining: None
Speaker for item 73: Tracy Youngblood – applicant.

74  1613 Summer Street  DPV  Approve
Staff recommendation: Grant the requested variance.
Commission action: Granted the requested variance.
  Motion: Jard Second: Asakura  Vote: Unanimous  Abstaining: None

75  2337 Bolsover Street  DPV  Approve
Staff recommendation: Grant the requested variance.
Commission action: Granted the requested variance.
  Motion: Segars Second: Asakura  Vote: Unanimous  Abstaining: None

76  2624 Hazard  DPV  Approve
Staff recommendation: Grant the requested variances.
Commission action: Granted the requested variances.
  Motion: Asakura Second: Wolff  Vote: Unanimous  Abstaining: None

I  CERTIFICATES OF COMPLIANCE

77  1452 Coach Light Lane  COC  Approve
78  19800 Heather Lane  COC  Approve
79  21012 Briar Timber Drive  COC  Approve
Staff recommendation: Issue the Certificates of Compliance for items 77-79.
Commission action: Issued the Certificates of Compliance for items 77-79.
  Motion: Amandes Second: Segars  Vote: Unanimous  Abstaining: None

J  EXTENSIONS OF APPROVAL AND NAME CHANGES

80  Fort Bend County MUD no 50  EOA  Approve
Wastewater Treatment Plant
81  Nemec Place Subdivision  EOA  Approve
82 Pacos bakery Subdivision EOA Approve
83 River Oaks Overlook Subdivision NC/EOA Approve
           Subdivision (previously River Oak Outlook Subdivision)
84 Truckee Woods Subdivision EOA Approve
Staff recommendation: Approve staff’s recommendation for items 80-84.
Commission action: Approved staff’s recommendation for items 80-84.
       Motion: Segars               Second: Tarrt           Vote: Unanimous        Abstaining: None

II.   ESTABLISH A PUBLIC HEARING DATE OF JUNE 23, 2011 FOR:
   a. Balcor parc Binz Subdivision
   b. Oasis pointe Townhomes partial replat no 1
   c. Texas Greystone Subdivision
   d. Thomas Morgan replat no 1
Staff recommendation: Establish a public hearing date of June 9, 2011 for item II a-d.
Commission action: Established a public hearing date of June 9, 2011 for item II a-d.
       Motion: Alleman               Second: Segars           Vote: Unanimous        Abstaining: None

III.   PUBLIC HEARING AND CONSIDERATION TO RECIND A SPECIAL BUILDING LINE
       REQUIREMENT AREA FOR THE 1800 BLOCK OF WEST PIERCE ST., SOUTH SIDE,
       BETWEEN WAUGH DRIVE AND HAZARD STREET:
Commission action: Approved to recind the Special Building Line Requirement area for the 1800
Block of West Pierce St., South Side, between Waugh Drive and Hazard Street.
       Motion: Wolff                Second: Segars           Vote: Unanimous        Abstaining: None
Speaker for Item III: Mary Lou Henry - applicant

IV.    PUBLIC COMMENT
       NONE

V.     ADJOURNMENT
There being no further business brought before the Commission, Chair Sonny Garza adjourned the
meeting at 5:05 p.m.
       Motion: Amandes              Second: Tarrt           Vote: Unanimous        Abstaining: None

Mark A. Kilkenny, Chair

Marlene Gafrick, Secretary