Minutes of the Houston Planning Commission

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

July 21, 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
Algenita Segars

Talmadge Sharp, Sr.
Blake Tart III
Shaukat Zakaria
The Honorable Ed Chance
Jesse Hegemier for
   The Honorable Grady Prestage
Jackie L. Freeman for
   The Honorable Ed Emmett

EXOFFICIO MEMBERS

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

Absent

Arrived at 2:47 p.m. during item I; left at 5:01 p.m. during item 66

Absence

Arrived at 2:45 p.m. during item I; left at 3:35 p.m.
DIRECTOR'S REPORT
The Director's report was given by Marlene Gafrick, Director, Planning and Development Department.

APPROVAL OF THE JULY 7, 2011 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the July 7, 2011 Planning Commission meeting minutes with change from Garza to Kilkenny as chairing the meeting.
   Motion: Rice     Second: Sharp     Vote: Carries     Abstaining: Amandes

I. PRESENTATION FOR APPROVAL OF THE JULY 2011 SEMIANNUAL IMPACT FEE REPORT
The report was presented by Fabian Heaney, Sr. Project Manager, Public Works and Engineering Department.
Commission action: Approved the July 2010 Semi Annual Report of the Capital Improvements Advisory Committee on Impact Fees and forwarded the report to City Council for approval.
   Motion: Nelson     Second: Zakaria     Vote: Unanimous     Abstaining: None

II. PUBLIC HEARING ON THE PROPOSED HIGH DENSITY ORDINANCE
Commission chair Mark Kilkenny opened the public hearing to allow time for speakers.
Speakers for item II: Jack Lee, Mark Witte, Mike Wyatt, Tommy Friedlander, David Hightower, Ron Lindsey, Kendall Miller, Bill Huntsinger, and Barry Klein – opposed; Peter Brown and Eduard R. (Ted) Richardson – supportive; Karl Muench – undecided; Susan Baird and Marsha Hollis – no position stated.

III. PLATTING ACTIVITY      (Consent items A and B, 1- 51)
Items removed for separate consideration: 11, 14, 22, 23, 25, 40, 47, 48, and 50.

Staff recommendation: Approve staff’s recommendations for items 1 – 51 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1 – 51 subject to the CPC 101 form conditions.
   Motion: Garza     Second: Sharp     Vote: Unanimous     Abstaining: None

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

Staff recommendation: Approve staff’s recommendations for items 11, 14, 22, 23, 25, 40, 47, 48, and 50 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 11, 14, 22, 23, 25, 40, 47, 48, and 50 subject to the CPC 101 form conditions.
   Motion: Porras-Pirtle     Second: Zakaria     Vote: Unanimous     Abstaining: None

Commissioners Alleman, Amandes, and Rice returned.
C  PUBLIC HEARINGS

52  Balcor Parc Binz Subdivision    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: Jard    Second: Zakaria    Vote: Unanimous    Abstaining: None
Speakers for item 52: Michael Wigglesworth – no position stated; Robert Ness – applicant.

53  SFT Rice Blvd Subdivision    C3N    Defer
Staff recommendation: Defer the plat for two weeks and continue the public hearing at that time.
Commission action: Deferred the plat for two weeks and continue the public hearing at that time.
    Motion: Jard    Second: Tarrt    Vote: Unanimous    Abstaining: None
Speakers for item 53: Armando Martinez – applicant and Mary Spillard – opposed.

D  VARIANCES

Items 54 and 64 are taken together at this time.

Commissioner Alleman abstained and left the room.

54  Earthman San Felipe at Bering replat no 1    C2R    Disapprove
64  5740 San Felipe Street
Staff recommendation: Grant the requested variances and approve the plat subject to the CPC 101 form conditions.
Commission action: Denied the building line variance requests along San Felipe and Bering (item 54) and granted the variance requests along the private street (Item 64) and approved the plat subject to the CPC 101 form conditions.
    Motion: Rice    Second: Tarrt    Vote: Carries    Opposed: Jard,
    Segars, Asakura, Garza, Sharp, and Freeman.
Speaker for items 54 and 64: Patti Joiner – applicant.

Commissioner Alleman returned.

55  Oakwilde Wastewater Treatment Plant Subdivision    C2    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: Rice    Second: Freeman    Vote: Unanimous    Abstaining: None
Speaker for item 55: Karen Rose – applicant.

56  Silver Crest Sec 1    C3P    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: Nelson    Vote: Unanimous    Abstaining: None
Items 57 and 58 are taken together at this time.

57 Spring Plaza GP
58 Spring Plaza Sec 1

Staff recommendation: Grant the requested variances and approve the general plan and the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variances and approved the general plan and the plat subject to the CPC 101 form conditions.

Motion: Sharp Second: Garza Vote: Unanimous Abstaining: None

59 Woodlands East Gate at East Shore

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: Asakura Second: Alleman Vote: Unanimous Abstaining: None

E Special Exceptions
NONE

F Reconsideration of Requirements

60 Cinco Ranch Southwest Sec 63

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: Segars Second: Asakura Vote: Unanimous Abstaining: None

61 North Fort Bend Water Authority Pump Station replat and extension

Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.

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

G ADMINISTRATIVE
NONE

H DEVELOPMENT PLAT VARIANCE

62 12851 Butterfly Lane

Staff recommendation: Grant the requested variance to allow a 15' building along Beltway 8.
Commission action: Granted the requested variance to allow a 15' building along Beltway 8.

Motion: Segars Second: Freeman Vote: Unanimous Abstaining: None
63  542 Arlington Street  
Staff recommendation: Grant the requested variance to allow the reduced building setback line along White Oak Drive subject to the staff report conditions.
Commission action: Grant the requested variance to allow the reduced building setback line along White Oak Drive subject to the staff report conditions.
Motion: Segars  Second: Zakaria  Vote: Carries  Opposed: Jard, Nelson, Asakura, Alleman, and Amandes
Speakers for item 63: Edgar Coronado – applicant; Bill Baldwin and Jonathan Smulian – opposed.

Item 64 was taken with item 54 earlier in the agenda.

65  6800 Gulf Freeway  
Staff recommendation: Defer the requested variance for two weeks at applicant’s request to allow time to provide additional and revised information about the proposed project.
Commission action: Deferred the requested variance for two weeks at applicant’s request to allow time to provide additional and revised information about the proposed project.
Motion: Jard  Second: Zakaria  Vote: Unanimous  Abstaining: None

66  8 Waverly Court  
Staff recommendation: Grant the requested variance to allow a reduced building setback line along Yoakum Boulevard.
Commission action: Grant the requested variance to allow a reduced building setback line along Yoakum Boulevard.
Motion: Rice  Second: Sharp  Vote: Unanimous  Abstaining: None

I  CERTIFICATES OF COMPLIANCE
NONE

J  EXTENSIONS OF APPROVAL AND NAME CHANGES

67  Auburn Lakes Pines Sec 5  
68  Villas at Holzwarth Subdivision  
Staff recommendation: Approve staff’s recommendation for items 67-68.
Commission action: Approved staff’s recommendation for items 67-68.
Motion: Garza  Second: Tattt  Vote: Carries  Abstaining: Alleman

IV. Establish a public hearing date of August 18, 2011 for:
   a. Ace Metals Business Park Subdivision
   b. Cinco Ranch Southwest Sec 61
   c. Parkway Lakes Complex Subdivision
   d. Towne Lake Sec 15 partial replat no 1
   e. Vintage Lakes Sec 2 partial replat no 4

Staff recommendations: Establish a public hearing date of August 18, 2011 for item IV a-e.
Commission action: Established a public hearing date of August 18, 2011 for item IV a-e.
Motion: Garza  Second: Sharp  Vote: Carries  Abstaining: Rice (item e)
V. Public Hearing and Consideration of a Special Minimum Lot Size area application for the 1800 block of West 14th ½ Street, North and South sides, between Dian Street and Dead End.

Commission action: Approved the special minimum lot size area application for the 1800 block of West 14th ½ Street, North and South sides, between Dian Street and Dead End and forwarded to City Council for consideration.

Motion: Garza Second: Amandes Vote: Carries Opposed: Alleman and Porras- Pirtle

Speakers for item V: Don R. McConnell – opposed; Mary Abshier and Kevin Strickland – supportive.

VI. PUBLIC COMMENT
NONE

VII. ADJOURNMENT
There being no further business brought before the Commission, Chair Mark Kilkenny adjourned the meeting at 5:30 p.m.

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

Mark Kilkenny, Chair

Marlene Gafrick, Secretary