Minutes of the Houston Planning Commission

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

August 4, 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
DIRECTOR’S REPORT
The Director’s report was given by Michael Schaffer, Deputy Director, Planning and Development Department.

APPROVAL OF THE JULY 21, 2011 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the July 21, 2011 Planning Commission meeting minutes.
  Motion: Rice  Second: Alleman  Vote: Unanimous  Abstaining: None

Item II Platting Activity was taken at this time and Item I will be taken later in the meeting.

II. PLATTING ACTIVITY  (Consent items A and B, 1-47)
Items removed for separate consideration: 41.

Staff recommendation: Approve staff’s recommendations for items 1 – 47 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1 – 47 subject to the CPC 101 form conditions.
  Motion: Garza  Second: Reed  Vote: Unanimous  Abstaining: None

Staff recommendation: Approve staff’s recommendations for items 41 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 41 subject to the CPC 101 form conditions.
  Motion: Reed  Second: Rice  Vote: Unanimous  Abstaining: None

C  PUBLIC HEARINGS

48  Addicks Stone Village Relat no 1  C3N  Deny
Staff recommendation: Deny the requested variance and disapprove the plat.
Commission action: Denied the requested variance and disapproved the plat per staff recommendations.
  Motion: Rice  Second: Porriss-Pirtie  Vote: Carries  Opposed: Zakaria
Speakers for item 48: Warren Escovy – applicant; Andrew Hojoon Whang – owner

49  Allas 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: Garza  Second: Reed  Vote: Unanimous  Abstaining: None

50  Cedar Creek Commons 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: Rice  Second: Alleman  Vote: Unanimous  Abstaining: None

51  Milano at McDuffie 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: Garza  Second: Reed  Vote: Unanimous  Abstaining: None
Speakers for item 51: Armando Martinez - applicant
52  SFT Rice Blvd. Subdivision C3N Approve
(DEF) (PH072111)
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: Asakura  Vote: Unanimous  Abstaining: None
Speaker for item 52: Armando Martinez - applicant

D  VARIANCES

Items 53 and 54 are taken together at this time.

53  Bavaria GP GP Approve
54  Bavaria Sec 1 CSF 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: Alleman  Second: Reed  Vote: Unanimous  Abstaining: None

Commissioner Rice abstained and left the room.

55  Towne Lake Central GP GP Defer
Staff recommendation: Defer the application for two weeks per request of the applicant to allow time to provide additional and revised information about the proposed project.
Commission action: Deferred the application for two weeks per request of the applicant to allow time to provide additional and revised information about the proposed project.
  Motion: Jard  Second: Tarte  Vote: Unanimous  Abstaining: None

Commissioner Rice returned.

E  Special Exceptions
   NONE

F  Reconsideration of Requirements
   None

G  ADMINISTRATIVE
   NONE

H  DEVELOPMENT PLAT VARIANCE

56  6628 Synott Road DPV Approve
Staff recommendation: Grant the requested variance based on the conditions listed in the staff report.
Commission action: Granted the requested variance based on the conditions listed in the staff report.
  Motion: Porras-Pirtle  Second: Reed  Vote: Unanimous  Abstaining: None
57 6800 Gulf Freeway  
Staff recommendation: Deny the requested variance based on presentation.  
Commission action: Denied the requested variance based on presentation.  
Motion: Nelson  Second: Garza  Vote: Carries  Opposed: Segars, Zakaria  Abstaining: Tartt  
Speakers for item 57: Lance Gilliam – applicant

I  CERTIFICATES OF COMPLIANCE

58 26600 Coach Light  
59 25381 Blue Jay Ln.  
Staff recommendation: Issue the Certificates of Compliance for items 58 and 59.  
Commission action: Issued the Certificates of Compliance for items 58 and 59.  
Motion: Garza  Second: Reed  Vote: Unanimous  Abstaining: None

J  EXTENSIONS OF APPROVAL AND NAME CHANGES

60 Baldwin farms Subdivision  
61 Beamer Villas Subdivision  
62 Cypress Creek Lakes Sec 11  
Staff recommendation: Approve staff’s recommendation for items 60-62.  
Commission action: Approved staff’s recommendation for items 60-62.  
Motion: Segars  Second: Garza  Vote: Unanimous  Abstaining: None

Motion to reconsider the Commission’s action on Item 48.  
Motion: Jard  Second: Segars  Vote: Carries  Opposed: Rice

Item 48 was taken again at this time with new commission action to change the motion from denied to deferred.

48 Addicks Stone Village Relat no 1  
Commission action: Deferred variance for two weeks to give applicant time to come back with possible solutions.  
Motion: Garza  Second: Zakaria  Vote: Carries  Opposed: Porras-Pirtle, Rice, Jard, Nelson, Tartt

Item I was taken at this time

I. CONSIDERATION OF THE RECOMMENDATIONS FOR CHANGES TO THE HIGH DENSITY ORDINANCE

Commission action: 42-1 Abutting Development section to instruct the Director to better define single family residential to mean detached deed restricted single family homes and to include a percent for the residential.  
Motion: Reed  Second: Tartt  Vote: Unanimous  Abstaining: None

Commission action: To accept the recommendations with that change and forward them to City Council.  
Motion: Jard  Second: Tartt  Vote: Unanimous  Abstaining: None
IV. PUBLIC COMMENT
Speaker 1: David Schwartz on behalf of Houston Association of Realtors' Governmental Affairs Advisory Group – Addressed the Commission regarding the proposed High Density Ordinance.

V. ADJOURNMENT
There being no further business brought before the Commission, Chair Mark Kilkenny adjourned the meeting at 3:48 p.m.
   Motion: Reed          Second: Porras-Pirtle  Vote: Unanimous   Abstaining: None

Mark Kilkenny, Chair

Marlene Gafrick, Secretary