Minutes of the Houston Planning Commission

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

August 18, 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 2:36 p.m. with a quorum present.

Mark A. Kilkenny, Chair
M. Sonny Garza
Susan Alleman
Christopher B. Amandes
Keiji Asakura Absent
James R. Jard Absent
Paul R. Nelson
Linda Porras-Pirtle Absent
Robin Reed
Richard A. Rice
Algenita Segars
Talmadge Sharp, Sr. Absent
Blake Tart III
Shaukat Zakaria
The Honorable Ed Chance Absent
The Honorable Grady Prestage Absent
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 Marlene Gafrick, Director, Planning and Development Department.

APPROVAL OF THE AUGUST 4, 2011 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the August 4, 2011 Planning Commission meeting minutes.
    Motion: Rice  Second: Reed  Vote: Carries  Abstaining: Amandes

APPROVAL OF THE AUGUST 11, 2011 PLANNING COMMISSION SPECIAL MEETING
MINUTES Commission action: Approved the August 11, 2011 Planning Commission Special meeting minutes.
    Motion: Alleman  Second: Zakaria  Vote: Carries  Abstaining: Rice

II. PLATTING ACTIVITY  (Consent items A and B, 1- 50)
Items removed for separate consideration: 5, 6, 26, and 31.

Staff recommendation: Approve staff’s recommendations for items 1 – 50 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1 – 50 subject to the CPC 101 form conditions.
    Motion: Freeman  Second: Alleman  Vote: Unanimous  Abstaining: None

Staff recommendation: Approve staff’s recommendations for items 5, 6, 26, and 31 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 5, 6, 26, and 31 subject to the CPC 101 form conditions.
    Motion: Zakaria  Second: Reed  Vote: Unanimous  Abstaining: None

C PUBLIC HEARINGS

51 Ace Metals Business Park 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

52 Addicks Stone Village replat no 1  C3N  Defer
Staff recommendation: Deny the requested variance and disapprove the plat.
Commission action: Deferred the plat for two weeks to allow time for applicant to meet with staff and submit revised information and continue the public hearing at that time.
    Motion: Zakaria  Second: Nelson  Vote: Carries  Opposed: Garza and Rice
Speakers for item 52: David Rivera – supportive representing the applicant and Andrew Wong – supportive representing the owner

53 Cinco Ranch Southwest Sec 61  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: Reed  Vote: Unanimous  Abstaining: None
54  Parkway Lakes Complex Subdivision     C3N     Defer
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:  Garza    Second:  Tarrt    Vote:  Unanimous    Abstaining:  None
Speakers for item 54:  Helaine Fuss Clendennen, David McClure, and Albert Green – opposed.

Commissioners Alleman and Rice abstained and left the room.

55  Towne Lake Sec 15 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:  Zakaria    Vote:  Unanimous    Abstaining:  None

Commissioners Alleman and Rice returned. Commission Chair, Kilkenny abstained and left the room. Vice Chair, Sonny Garza chaired the meeting during this time.

56  Vintage Lakes Sec 2 partial replat no 4     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:  Segars    Vote:  Unanimous    Abstaining:  None

Commission Chair Kilkenny returned and continued chairing the meeting.

D  VARIANCES

Commissioners Alleman and Rice abstained and left the room.
Items 57 and 59 are taken together at this time.

57  Towne Lake Central GP     GP     Approve
59  Towne Lake Sec 7     C3P     Approve
Staff recommendation:  Grant the requested variance and approve the general plan and the plat subject to the CPC 101 form conditions.
Commission action:  Granted the requested variance and approved the general plan and the plat subject to the CPC 101 form conditions.
Motion:  Segars    Second:  Reed    Vote:  Unanimous    Abstaining:  None

Commissioners Alleman and Rice returned.

58  Woodlands Village of Grogans Mill Lake Sec 2     C3P     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:  Reed    Vote:  Unanimous    Abstaining:  None
E Special Exceptions- This item was addressed with item 57 earlier in the meeting.

59 Towne Lake Sec 7

F Reconsideration of Requirements
None

G ADMINISTRATIVE
NONE

H DEVELOPMENT PLAT VARIANCE

60 1730 W Tidwell Road DPV Approve
Staff recommendation: Grant the requested variance to allow the residential development to take a vehicular access to the designated major thoroughfare subject to the conditions listed within the staff report.
Commission action: Granted the requested variance to allow the residential development to take a vehicular access to the designated major thoroughfare subject to the conditions listed within the staff report.
Motion: Zakaria Second: Segars Vote: Unanimous Abstaining: None
Speakers: Yajaira Morales – supportive.

61 4002 Dumbarton Street DPV Approve
Staff recommendation: Grant the requested variance to allow a reduced building setback line of 20 feet along Stella Link Road, as well as to allow the new residential development to take direct vehicular access to the major thoroughfare.
Commission action: Granted the requested variance to allow a reduced building setback line of 20 feet along Stella Link Road, as well as to allow the new residential development to take direct vehicular access to the major thoroughfare.
Motion: Rice Second: Segars Vote: Unanimous Abstaining: None

I CERTIFICATES OF COMPLIANCE
NONE

J EXTENSIONS OF APPROVAL AND NAME CHANGES

62 Lakemont Pointe Dr from Lakemont Bend Dr. EOA Approve
to Beechnut Blvd STD

63 Woodlands Village of Creekside Park Creekside
Green Drive Reserves Subdivision Approve

Staff recommendation: Approve staff’s recommendation for items 62-63.
Commission action: Approved staff’s recommendation for items 62-63.
Motion: Segars Second: Garza Vote: Carries Abstaining:
Amandes on item #62

Agenda item IV and V were taken out of order and addressed at this time. Commissioner Alleman abstained and left the room.
IV. Presentation of staff’s recommendations for the 2011 Major Thoroughfare and Freeway Plan Requested Amendments:
   a. W. Hardy Road, Seg. 1
   b. W. Hardy Road, Seg. 2
Staff recommendation: Delete West Hardy Road as a major collector between FM 1960 and East Richey Road; and to delete West Hardy Road as a major collector between East Richey Road and East Airtex Drive.
Commission action: Deleted West Hardy Road as a major collector between FM 1960 and East Richey Road; deleted West Hardy Road as a major collector between East Richey Road and East Airtex Drive.
   Motion: Freeman Second: Segars Vote: Unanimous Abstaining: None

V. Forward Planning Commission Actions to City Council for the adoption of the 2011 Major Thoroughfare and Freeway Plan
Motion: Segars Second: Reed Vote: Unanimous Abstaining: None

II. Establish a public hearing date of September 15, 2011 for:
   a. Bercons Driscoll Street Villas Subdivision
   b. Birdsall Contrade Subdivision
   c. Christine Court Subdivision
   d. Devonshire Manor Subdivision
   e. Long Meadow Farms Sec 10 partial replat no 1
   f. Woodlands Village of Grogans Mill Lake Woodlands East Shore
      Sec 1 partial replat no 2
Staff recommendations: Establish a public hearing date of September 15, 2011 for item II a-f.
Commission action: Established a public hearing date of September 15, 2011 for item II a-f.
   Motion: Segars Second: Freeman Vote: Unanimous Abstaining: None

III. Public Hearing and Consideration of a Special Minimum Lot Size Area Application for the 1900 Block of West 14th 1/2 St., North and South sides, between Beall Street and Dead End
Staff recommendation: Approve the application and forward to City Council for approval.
Commission action: Approved the application and forwarded to City Council for approval.
   Motion: Amandes Second: Tattt Vote: Unanimous Abstaining: None
Speakers for item III: Gary Antene and Denise Goehring – supportive.

VI. 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.

VII. ADJOURNMENT
There being no further business brought before the Commission, Chair Mark Kilkenny adjourned the meeting at 3:50 p.m.
   Motion: Reed Second: Alleman Vote: Unanimous Abstaining: None

Mark Kilkenny, Chair
Marlene Gafrick, Secretary