Minutes of the Houston Planning Commission

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

September 1, 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 2:33 p.m. with a quorum present.

Mark A. Kilkenny, Chair
M. Sonny Garza
Susan Alleman
Christopher B. Amandes
Keiji Asakura
Fernando Brave
Antoine Bryant
Brandon Dudley
James R. Jard
Paul R. Nelson
Linda Porras-Pirtle
Robin Reed
Richard A. Rice
Algenita Segars
Arrived at 2:38 during Item I a-b
Blake Tart III
Shaukat Zakaria
The Honorable Ed Chance
Absent
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 Marlene Gafrick, Director, Planning and Development Department.

APPROVAL OF THE AUGUST 18, 2011 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the August 18, 2011 Planning Commission meeting minutes.

Motion: Rice          Second: Zakaria   Vote: Carries      Abstaining: Porras-Purtle and Asakura

I. PLATTING ACTIVITY (Consent items A and B, 1-51)
Items removed for separate consideration: 4, 29, 30, 31, 32, 47 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: Zakaria        Second: Tatt      Vote: Unanimous    Abstaining: None

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

Staff recommendation: Approve staff’s recommendations for items 4, 29, 30, 31, 32, 47 and 50 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 4, 29, 30, 31, 32, 47 and 50 subject to the CPC 101 form conditions.

Motion: Porras-Purtle  Second: Reed      Vote: Unanimous    Abstaining: None

Commissioners Rice, Alleman and Amandes returned.

C PUBLIC HEARINGS

52 Addicks Stone Village replat no 1    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: Zakaria        Second: Reed      Vote: Carries      Opposed: Rice
Speakers for item 52: Warren Escovy – applicant - supportive

53 Lazy River Extension 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: Jard           Second: Freeman   Vote: Unanimous    Abstaining: None

54 Parkway Lakes Complex Subdivision  C3N    Withdrawn

55 Woodbend Park Subdivision 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: Rice           Second: Alleman   Vote: Unanimous    Abstaining: None
VARIANCES

56 Bridgeland Harris County MUD no 418 Regional Lift Station no 2

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: Freeman Second: Nelson Vote: Unanimous Abstaining: None

57 Fairgrounds Addition Block 13 partial replat no 1

C2R Defer

Staff recommendation: Defer the plat for two weeks to allow time for the applicant to provide additional and revised information.
Commission action: Deferred the plat for two weeks to allow time for the applicant to provide additional and revised information.

Motion: Jard Second: Tarlt Vote: Unanimous Abstaining: None

58 Fall Creek View Drive and Redstone Maintenance Reserve Subdivision

C3R 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: Zakaria Second: Jard Vote: Unanimous Abstaining: None

Commissioners Alleman abstained and left the room.

59 HISD Rusk Elementary School 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: Rice Second: Asakura Vote: Unanimous Abstaining: None

Commissioners Alleman returned.

60 Petroleum Air Subdivision 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: Reed Second: Segars Vote: Unanimous Abstaining: None

Special Exceptions

NONE
F   Reconsideration of Requirements

61  Katy Gaston Reserve Subdivision          C2  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: Porras-Pirtle  Second: Zakaria  Vote: Unanimous  Abstaining: None

G   ADMINISTRATIVE
NONE

H   DEVELOPMENT PLAT VARIANCE

62  1212 McGowen Street          DPV  Approve
Staff recommendation: Grant the requested variance.
Commission action: Granted the requested variance.
  Motion: Segars  Second: Tattt  Vote: Unanimous  Abstaining: None

I   CERTIFICATES OF COMPLIANCE

63  21472 Hammond Dr.          COC  Approve
64  20994 Briar Cove Circle     COC  Approve
Staff recommendation: Issue the Certificates of Compliance for items 63-64.
Commission action: Issued the Certificates of Compliance for items 63-64.
  Motion: Reed  Second: Porras-Pirtle  Vote: Unanimous  Abstaining: None

J   EXTENSIONS OF APPROVAL AND NAME CHANGES

65  Channelview ISD Aguirre Middle School Subdivision          EOA  Approve
66  Emes Place Subdivision       EOA  Approve
67  Union Pacific Cavalcade Subdivision (Prev. TXI Cavalcade Subdivision)  NC  Approve
Staff recommendation: Approve staff’s recommendation for items 65-67.
Commission action: Approved staff’s recommendation for items 65-67.
  Motion: Garza  Second: Segars  Vote: Carries  Abstaining: None

Alleman on item #65

II. Establish a public hearing date of September 29, 2011 for:
   a. Broad Oaks Place partial replat no 2
   b. Bercons Woodhead Street Enclave Subdivision
   c. Candlelight Place Sec 4
   d. Cinco Ranch Southwest Sec 13 partial replat no 2
   e. Eagle Creek Sec 1 partial replat no 1
   f. Polk Green Replat no 1
   g. Post Oak Green Sec 1 partial replat no 1

Staff recommendation: Establish a public hearing date of June 9, 2011 for item II a-g.
Commission action: Established a public hearing date of June 9, 2011 for item II a-g.
  Motion: Garza  Second: Zakaria  Vote: Unanimous  Abstaining: None
III. Forward to City Council for adoption the 2011 Special Major Thoroughfare and Freeway Plan Amendments for Fort Bend County which were approved by the Planning Commission February 24, 2011.

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

IV. Excuse the absences of Commissions Jard and Prestage

    No need to take action both Commissioners present.

V. PUBLIC COMMENT

VI. ADJOURNMENT

    There being no further business brought before the Commission, Chair Mark Kilkenny adjourned the meeting at 3:12 p.m.

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

Mark Kilkenny, Chair

Marlene Gafrick, Secretary