Minutes of the Houston Planning Commission

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

October 13, 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 2:32 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
Blake Tart III
Shaukat Zakaria
The Honorable Ed Chance
Jesse Hegemier for
The Honorable Grady Prestage
Jackie Freeman for
The Honorable Ed Emmett

EXOFFICIO MEMBERS

Carol A. Lewis
Daniel W. Krueger, P.E.
Dawn Ullrich
George Greanias
CHAIR’S REPORT
The Chair’s report was given by Mark A. Kilkenny, Chair, Houston Planning Commission.

DIRECTOR’S REPORT
The Director’s report was given by Marlene Gafrick, Director, Planning and Development Department.

APPROVAL OF THE SEPTEMBER 29, 2011 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the September 29, 2011 Planning Commission meeting minutes.
Motion: Garza    Second: Zakaria    Vote: Unanimous    Abstaining: None

APPROVAL OF THE SEPTEMBER 22, 2011 PLANNING COMMISSION WORKSHOP MINUTES
Commission action: Approved the September 22, 2011 Planning Commission meeting minutes.
Motion: Reed    Second: Rice    Vote: Unanimous    Abstaining: None

I. PLATTING ACTIVITY (Consent items A and B, 1- 50)
   Items 26, 27, and 28 were taken out of order and will be considered with variance item #62 later in the meeting. Items removed for separate consideration: 12, 23, 24, and 48.

   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: Porras-Pirtle    Vote: Unanimous    Abstaining: None

Commissioner Amandes abstained and left the room.

   Staff recommendation: Approve staff’s recommendations for items 12, 23, 24, and 48 subject to the CPC 101 form conditions.
   Commission action: Approved staff’s recommendations for items 12, 23, 24, and 48 subject to the CPC 101 form conditions.
   Motion: Garza    Second: Bryant    Vote: Unanimous    Abstaining: None

Commissioner Amandes returned.

C PUBLIC HEARINGS

51 Cinco Ranch Southwest Sec 48 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: Rice    Second: Hegemier    Vote: Unanimous    Abstaining: None

52 Estates of Broad Oaks 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: Freeman    Second: Reed    Vote: Unanimous    Abstaining: None
53 Mirabell 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: Reed  Second: Jard  Vote: Unanimous  Abstaining: None
Speakers for item 53: Lenwood E. Johnson – opposed; Lauren Brownfield – applicant.

Item 54 was discussed at this time; however Commission action was deferred until later in the meeting so additional research could be done.

54 Polk Green Subdivision replat no 1 C3N Approve
Staff recommendation: Grant a 15ft building line variance instead of a 5 ft building line along Polk Avenue and shared driveway access from Polk Avenue and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted a 15ft building line variance, allowed shared driveway access from Polk Avenue and approve the plat subject to the CPC 101 form conditions.
   Motion: Asakura  Second: Zakaria  Vote: Unanimous  Abstaining: None

D VARIANCES

55 Econo Lodge Medical Center Subdivision C2 Approve
Staff recommendation: Grant the requested dual building line variance for the existing structures and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested dual building line variance for the existing structures and approved the plat subject to the CPC 101 form conditions.
   Motion: Asakura  Second: Zakaria  Vote: Unanimous  Abstaining: None

56 Fairgrounds First Addition Block 28 replat no 1 C2R Defer
Staff recommendation: Defer the plat for two weeks to allow time for the applicant to meet with the planning staff and provide revised information.
Commission action: Deferred the plat for two weeks to allow time for the applicant to meet with the planning staff and provide revised information.
   Motion: Garza  Second: Bryant  Vote: Unanimous  Abstaining: None

57 Forty Six Hundred Fifteen Post Oak Place C2R Defer
replat no 1
Staff recommendation: Defer the plat for two weeks at the applicant’s request to allow time for the applicant to meet with the planning staff and provide revised information.
Commission action: Deferred the plat for two weeks at the applicant’s request to allow time for the applicant to meet with the planning staff and provide revised information.
   Motion: Jard  Second: Freeman  Vote: Unanimous  Abstaining: None
Harris County MUD no 172 Water Plant no 2  C2R  Approve

Subdivision
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: Amandes  Second: Bryant  Vote: Unanimous  Abstaining: None

Items 59 and 60 are taken together at this time.

Jorden Road GP  GP  Approve
Jorden Road north of IH 10 Subdivision  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: Garza  Second: Freeman  Vote: Unanimous  Abstaining: None

Moussavi Reserve Subdivision  C2  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: Rice  Second: Reed  Vote: Unanimous  Abstaining: None

Items 26, 27, 28, and 62 are taken together at this time.

Commissioner Amandes abstained and left the room.

Wildwood at Northpointe Sec 2  C3P  Approve
Wildwood at Northpointe Sec 3  C3P  Approve
Wildwood at Northpointe Sec 4  C3P  Approve
Wildwood at Northpointe GP  GP  Approve

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

Motion: Porras-Pirtle  Second: Bryant  Vote: Unanimous  Abstaining: None

Special Exceptions
NONE

Reconsideration of Requirements
NONE

ADMINISTRATIVE
NONE
H DEVELOPMENT PLAT VARIANCE

63 1709 Bolsover Street  DPV  Defer
Staff recommendation: Defer the plat for two weeks at the applicant’s request to allow time for the applicant to meet with staff and provide additional information.
Commission action: Deferred the plat for two weeks at the applicant’s request to allow time for the applicant to meet with staff and provide additional information.
   Motion: Jard  Second: Asakura  Vote: Unanimous  Abstaining: None

64 3902 Scott Street  DPV  Approve
Staff recommendation: Grant the requested variance to allow a reduced building setback along Scott Street for the temporary structure.
Commission action: Granted the requested variance to allow a reduced building setback along Scott Street for the temporary structure.
   Motion: Brave  Second: Rice  Vote: Unanimous  Abstaining: None

65 4053 Westheimer  DPV  Deny
Staff recommendation: Deny the requested variance.
Commission action: Granted the requested variance with conditions as stated by the Commission.
   Motion: Asakura  Second: Porras-Pirtle  Vote: Carries  Opposed: Freeman, Garza, Zakaria
Speakers for item 65: Mary Lou Henry – applicant; Ed Hertel, Craig Schuster, and Steven Gonzales – supportive; Carl Smith – Public Works and Engineering

I CERTIFICATES OF COMPLIANCE
NONE

J EXTENSIONS OF APPROVAL AND NAME CHANGES

66 Barkers Crossing Sec 6  EOA  Approve
67 BWFS Industries Subdivision  EOA  Approve
68 Falcon Landing Boulevard from Northlight to Buffalo Bayou STD  EOA  Approve
69 Shiva Estates Subdivision  EOA  Approve
Staff recommendation: Approve staff’s recommendation for items 66-69.
Commission action: Approved staff’s recommendation for items 66-69.
   Motion: Garza  Second: Brave  Vote: Unanimous  Abstaining: None

The Commission returned to item 54 at this time and acted on the item.

II. Establish a public hearing date of November 10, 2011 for:
   a. Bercons Stanford Street Villas Subdivision
   b. Visconti on Driscoll Subdivision
   c. Lawrence Manor replat no 1
Staff recommendation: Establish a public hearing date of November 10, 2011 for item II a-c.
Commission action: Established a public hearing date of November 10, 2011 for item II a-c.
   Motion: Garza  Second: Bryant  Vote: Unanimous  Abstaining: None
III. PUBLIC COMMENT
Jesse Givens of the Planning and Development Department informed the Commission that he is leaving the department and expressed how much he has enjoyed working in the department and with the Commission.

Commissioner Garza expressed his views regarding agenda item #65.

IV. ADJOURNMENT
There being no further business brought before the Commission, Chair Mark Kilkenny adjourned the meeting at 3:58 p.m.

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

Mark Kilkenny, Chair

Marlene Gafrick, Secretary