Minutes of the Houston Planning Commission

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

October 27, 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 2:31 p.m. with a quorum present.

Mark A. Kilkenny, Chair
M. Sonny Garza
Susan Alleman
Christopher B. Amandes
Keiji Asakura
Fernando Brave
Antoine Bryant
Lisa Clark
Brandon Dudley
Truman C. Edminster III
James R. Jard
Paul R. Nelson
Linda Porras-Pirtle
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
APPROVAL OF THE OCTOBER 13, 2011 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the October 13, 2011 Planning Commission meeting minutes.

Motion: Garza  Second: Asakura  Vote: Carries  Abstaining: Alleman and Tartt

I. PLATTING ACTIVITY  (Consent items A and B, 1-70)
Items removed for separate consideration: 2, 5, 6, 12, 19, 25, 26, 27, 28, 36, 42, 43, 44, 45, 46, 47, 48, 49, 51, 52, 53, and 68.

Staff recommendation: Approve staff’s recommendations for items 1 – 70 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1 – 70 subject to the CPC 101 form conditions.

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

Commissioner Amandes, Alleman, Clark, and Zakaria abstained and left the room.

Staff recommendation: Approve staff’s recommendations for items 2, 5, 6, 12, 19, 25, 26, 27, 28, 36, 42, 43, 44, 45, 46, 47, 48, 49, 51, 52, 53, and 68 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 2, 5, 6, 12, 19, 25, 26, 27, 28, 36, 42, 43, 44, 45, 46, 47, 48, 49, 51, 52, 53, and 68 subject to the CPC 101 form conditions.

Motion: Brave  Second: Segars  Vote: Unanimous  Abstaining: None

Commissioner Amandes, Alleman, Clark, and Zakaria returned.

C  PUBLIC HEARINGS

71  Broad Oaks Place replat partial C3N Approve
replat no 2

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: Asakura  Second: Porras-Pirtle  Vote: Unanimous  Abstaining: None

Commissioner Kilkenny abstained and left the room and Commissioner Garza proceeded to Chair the meeting.

72  Cypress Creek Lakes Commercial Reserve 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: Asakura  Vote: Unanimous  Abstaining: None

Speakers for item 72: Dan Grosz – supportive.

Commissioner Kilkenny returned and proceeded to Chair the meeting.

Commissioner Alleman, and Edminster abstained and left the room.
73 Towne Lake Sec 8 partial replat no 1 C3N Defer
Staff recommendation: Defer the plat for two weeks for Chapter 42 planning standards and to allow time for the applicant to provide additional information.
Commission action: Deferred the plat for two weeks for Chapter 42 planning standards and to allow time for the applicant to provide additional information.
   Motion: Zakaria    Second: Nelson    Vote: Unanimous    Abstaining: None
Commissioner Alleman, and Edminster returned.

D VARIANCES

74 Aliana Sec 21 C3P Defer
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: Segars    Second: Tattt    Vote: Unanimous    Abstaining: None

75 Cypresswood Heights Lift Station 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: Segars    Second: Alleman    Vote: Unanimous    Abstaining: None

76 Fairgrounds First Addition Block 28 replat no 1 C2R 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: Tattt    Second: Jard    Vote: Carries    Opposed: Edminster, Asakura, and Amandes
Speakers for item 76: Mary Lou Henry – applicant
Commissioner Alleman abstained and left the room.

77 Forty Six Hundred Fifteen Post Oak Place C2R Defer
Staff recommendation: Defer the plat for two weeks at the applicant's request to allow time for the applicant to provide revised information.
Commission action: Deferred the plat for two weeks at the applicant's request to allow time for the applicant to provide revised information.
   Motion: Tattt    Second: Brave    Vote: Unanimous    Abstaining: None
78  Gable West Avenue Subdivision  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: Segars  Second: Garza  Vote: Unanimous  Abstaining: None
Speakers for item 78: Gary Ruby – opposed
Commissioner Alleman returned.

79  Rankin Intercontinental Business Park Subdivision  GP  Approve
Staff recommendation: Grant the requested variance and approve the general plan subject to the CPC 101 form conditions.
Commission action: Granted the requested variance and approved the general plan subject to the CPC 101 form conditions.
   Motion: Garza  Second: Nelson  Vote: Unanimous  Abstaining: None
Speakers for item 79: Joseph Ballard – opposed

Commissioner Amandes abstained and left the room.

80  St. Rose Catholic Church Subdivision  C2R  Defer
Staff recommendation: Defer the plat for two weeks at the request of Council Member Stardig and for further study and review.
Commission action: Deferred the plat for two weeks at the request of Council Member Stardig and for further study and review.
   Motion: Tartt  Second: Brave  Vote: Unanimous  Abstaining: None

81  Westheimer Commons Subdivision  C2R  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 with the exception for the requirement for larger sidewalks, larger trees, additional landscaping and bicycle parking.
   Motion: Jard  Second: Brave  Vote: Unanimous  Abstaining: None
Speakers for item 81: Kevin Floyd – applicant; Claude Wynn, Jason Ginsburg, David Robinson – supportive

E  Special Exceptions
   NONE

F  Reconsideration of Requirements
   NONE

G  ADMINISTRATIVE
   NONE

H  DEVELOPMENT PLAT VARIANCE

82  1709 Bolsover Street  DPV  Approve
Staff recommendation: Grant the requested variance.
Commission action: Granted the requested variance.
   Motion: Zakaria  Second: Tartt  Vote: Carries  Opposed: Brave
I. CERTIFICATES OF COMPLIANCE

83  26534 Black Berry Ln. COC Approve
84  27455 Saddle Rock COC Approve

Staff recommendation: Issue the Certificates of Compliance for items 83-84.
Commission action: Issued the Certificates of Compliance for items 83-84.
Motion: Garza  Second: Porras-Pirtle  Vote: Unanimous  Abstaining: None

J. EXTENSIONS OF APPROVAL AND NAME CHANGES

Commissioner Edminster abstained and left the room.

85  Cypresswood Drive at Fairfiled EOA Approve
    Village South Subdivision
86  Fort Bend MUD No 25 North District EOA Approve
    Site Subdivision

Staff recommendation: Approve staff's recommendation for items 85-86.
Commission action: Approved staff's recommendation for items 85-86.
Motion: Jard  Second: Alleman  Vote: Carries  Abstaining: Amanes

Commissioner Edminster returned.

II. Establish a public hearing date of December 1, 2011 for:
    a. Plainview Place Homes Subdivision
Staff recommendation: Establish a public hearing date of December 1, 2011 for item II a.
Commission action: Established a public hearing date of December 1, 2011 for item II a.
Motion: Porras-Pirtle  Second: Asakura  Vote: Unanimous  Abstaining: None

III. Public Hearing for a HAZMAT permit application for Texas Welders Supply Company
(TWSCO), 10205 Sweetwater Lane:
Staff recommendation: Approve HAZMAT permit application for item III.
Commission action: Approved the HAZMAT permit application for item III.
Motion: Zakaria  Second: Amanes  Vote: Unanimous  Abstaining: None

IV. PUBLIC COMMENT
    NONE

IV. ADJOURNMENT
There being no further business brought before the Commission, Chair Mark Kilkenny adjourned the
meeting at 4:02 p.m.
Motion: Amanes  Second: Tartt  Vote: Unanimous  Abstaining: None

Mark Kilkenny, Chair

Marlene Gafrick, Secretary