

Minutes of the Houston Planning Commission

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

January 19, 2012
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 2:50 p.m. with a quorum present.

Mark A. Kilkenny, Chair	
M. Sonny Garza	
Susan Alleman	
Christopher B. Amandes	
Keiji Asakura	
Fernando Brave	Absent
Antoine Bryant	
Lisa Clark	
Brandon Dudley	Absent
Truman C. Edminster III	
James R. Jard	
Paul R. Nelson	Absent
Linda Porras-Pirtle	
Algenita Segars	Absent
Blake Tart III	
Shaukat Zakaria	
Mark Mooney for	
The Honorable Ed Chance	
Jesse Hegemier for	
The Honorable Grady Prestage	
Jackie Freeman for	Absent
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 JANUARY 5, 2012 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the January 5, 2012 Planning Commission meeting minutes.

Motion: **Clark** Second: **Tartt** Vote: **Carries** Abstaining: **Zakaria**

I. CONSIDERATION OF THE JANUARY 2012 SEMIANNIAL REPORT OF THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE ON IMPACT FEES

Report was presented by Rudy Moreno, Deputy Assistant Director, Public Works and Engineering Department.

Staff recommendation: No staff recommendation.

Commission action: Approved the January 2012 Semi-Annual Report of the Capital Improvements Advisory Committee on Impact Fees and forwarded to City Council.

Motion: **Zakaria** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

II. PLATTING ACTIVITY (Consent items A and B, 1- 66)

Item **40** has been changed from approve to defer. Items removed for separate consideration: **15, 16, 17, 19, 22, 23, 24, 27, 28, 39, 40, 43, 44, 45, 46, 47, 54, and 62** subject to the CPC 101 form conditions.

Staff recommendation: Approve staff's recommendations for items **1 – 66** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 66** subject to the CPC 101 form conditions.

Motion: **Bryant** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

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

Staff recommendation: Approve staff's recommendations for items **15, 16, 17, 19, 22, 23, 24, 27, 28, 39, 40, 43, 44, 45, 46, 47, 54, and 62** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **15, 16, 17, 19, 22, 23, 24, 27, 28, 39, 40, 43, 44, 45, 46, 47, 54, and 62** subject to the CPC 101 form conditions.

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

Commissioners Alleman, Amandes, and Edminster returned.

C PUBLIC HEARINGS

67 Eagle Springs Sec 29 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: **Jard** Second: **Tartt** Vote: **Unanimous** Abstaining: **None**

Speakers for item 67: Calvin Bayley - opposed

- 68 Houston Community College Eastside Campus Extension 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: **Porras-Pirtle** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**
- 69 Ingersoll Place replat no 1 C3N Disapprove**
 Staff recommendation: Deny the requested variance and disapprove the plat.
 Commission action: Denied the requested variance and disapproved the plat.
 Motion: **Amandes** Second: **Garza** Vote: **Carries** Opposed: **Zakaria**
 Speakers for item 69: Stephen A. Jovicich and Salim Obeid - supportive; Kris Abercrombie, Malcom Day, Michael Hays, Jerry Hebert, Maya Hernandez, Henry Hernandez, John Heyne, Martin Martensen, Ray Neuer, David P. Suttles, John David Sch????- no speaker sheet given, and Sallie Wilson- opposed.
- 70 Ivanhoe Estates Subdivision C3N Withdrawn**
- 71 Jackson Street Place replat no 1 C3N Defer**
 Staff recommendation: Defer the plat for two weeks to allow time for further study and review and continue the public hearing at that time.
 Commission action: Deferred the plat for two weeks to allow time for further study and review and continue the public hearing at that time.
 Motion: **Garza** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**
- 72 Lasseter Estate Subdivision C3N Approve**
 Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101form 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**
- 73 Merifsh Silver Dart Amending plat no 1 partial replat no 1 C3N Withdrawn**
- 74 Raintree Place 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: **Clark** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**
- 75 Villages of Cypress Lakes Sec 19 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: **Edminster** Second: **Tartt** Vote: **Unanimous** Abstaining: **None**
- 76 Walton Manors 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: **Bryant** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**
 Speaker for item 76: Amelia Gonzales – opposed.

D VARIANCES

77 Katy Comex GP

GP

Defer

Staff recommendation: Defer the application for two weeks at the applicant's request to allow time to coordinate with Harris County Public Infrastructure Department and submit revised information.

Commission action: Deferred the application for two weeks at the applicant's request to allow time to coordinate with Harris County Public Infrastructure Department and submit revised information.

Motion: **Jard**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

78 Midtown Square Phase IV Subdivision

C2

Defer

Staff recommendation: Defer the application for two weeks at the applicant's request to allow time for applicant to meet with staff.

Commission action: Deferred the application for two weeks at the applicant's request to allow time for applicant to meet with staff.

Motion: **Asakura**

Second: **Edminster**

Vote: **Unanimous**

Abstaining: **None**

**79 Replat of Oak Ridge North Section B
partial 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 approved the plat subject to the CPC 101 form conditions.

Motion: **Mooney**

Second: **Porras- Pirtle**

Vote: **Unanimous**

Abstaining: **None**

80 Sawmill Ranch Sec 1

C3P

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: **Bryant**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

**E Special Exceptions
NONE**

**F Reconsideration of Requirements
NONE**

**G ADMINISTRATIVE
NONE**

**H DEVELOPMENT PLAT VARIANCE
NONE**

I CERTIFICATES OF COMPLIANCE

81 27062 Saddle Rock Lane

COC

Approve

Staff recommendation: Approve staff's recommendation for item **81**.

Commission action: Approved staff's recommendation for item **81**.

Motion: **Garza**

Second: **Tartt**

Vote: **Unanimous**

Abstaining: **None**

J EXTENSIONS OF APPROVAL AND NAME CHANGES

82	Aldine Intercontinental Subdivision	EOA	Approve
83	South Main Subdivision	EOA	Approve

Staff recommendation: Approve staff's recommendation for items **82-83**.

Commission action: Approved staff's recommendation for items **82-83**.

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

III. ESTABLISH A PUBLIC HEARING DATE OF FEBRUARY 16, 2012 FOR:

- a. Metro Traction Power Substation Harrisburg Subdivision**
- b. Spectrum Medical Plaza Subdivision replat no 1**
- c. Thor Ranch Commercial Reserve Subdivision**
- d. Villages of Northpointe West Sec 3 partial replat no 1**
- e. Zarros Subdivision**

Staff recommendation: Establish a public hearing date of February 16, 2012 for item **III a-e**.

Commission action: Established a public hearing date of February 16, 2012 for item **III a-e**.

Motion: **Garza** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**

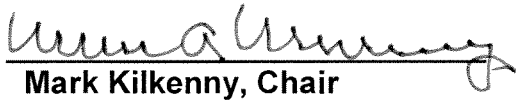
IV. PUBLIC COMMENT

NONE

V. ADJOURNMENT

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

Motion: **Clark** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**



Mark Kilkenny, Chair



Marlene Gafrick, Secretary