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
The Honorable Ed Emmett Absent

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 SEMIANNUAL 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.
   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

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 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

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 C2R Approve
partial replat no 1
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: Taritt Vote: Unanimous Abstaining: None
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