Minutes of the Houston Planning Commission

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

February 2, 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 2:31 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-Purtle
Algenita Segars
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

Arrived at 2:34 p.m. during Director’s Report
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 19, 2012 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the January 19, 2012 Planning Commission meeting minutes.
Motion:Clark Second: Alleman Vote: Unanimous Abstaining: None

I. PLATTING ACTIVITY (Consent items A and B, 1-55)
Items removed for separate consideration: 9, 10, 11, 12, 22, 23, 24, 26, 27, 28, 29, 30, 31, 32, 33, 34, and 40 subject to the CPC 101 form conditions.

Staff recommendation: Approve staff's recommendations for items 1 – 55 subject to the CPC 101 form conditions.
Commission action: Approved staff's recommendations for items 1 – 55 subject to the CPC 101 form conditions.
Motion: Garza Second: Nelson Vote: Unanimous Abstaining: None

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

Staff recommendation: Approve staff's recommendations for items 9, 10, 11, 12, 22, 23, 24, 26, 27, 28, 29, 30, 31, 32, 33, 34, and 40 subject to the CPC 101 form conditions.
Commission action: Approved staff's recommendations for items 9, 10, 11, 12, 22, 23, 24, 26, 27, 28, 29, 30, 31, 32, 33, 34, and 40 subject to the CPC 101 form conditions.
Motion: Porras-Pirtle Second: Clark Vote: Unanimous Abstaining: None

Commissioners Alleman, Amandes, and Edminster returned.

C PUBLIC HEARINGS

56 Jackson Street Place 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: Edminster Second: Segars Vote: Unanimous Abstaining: None

57 Lakeland Heights Sec 1 partial replat no 2 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: Garza Second: Porras-Pirtle Vote: Unanimous Abstaining: None
VARIANCES

58  Cook Street Manor Subdivision  C2  Defer
Staff recommendation: Defer the application for two weeks to allow time for the applicant to provide additional and revised information with the following specifications: 1) a revised variance request that better articulates the hardship; 2) a site survey that also includes the distance between the back of curb and property line; 3) a proposed site plan.
Commission action: Deferred the application for two weeks to allow time for the applicant to provide additional and revised information with the following specifications: 1) a revised variance request that better articulates the hardship; 2) a site survey that also includes the distance between the back of curb and property line; 3) a proposed site plan.
Motion: Clark Second: Brave Vote: Unanimous Abstaining: None

Items 59 and 60 are taken together at this time.

59  Katy Comex GP  GP  Approve
60  Katy Comex Sec 1  C2  Approve
Staff recommendation: Grant the requested variances and approve the general plan and the plat subject to the following two conditions and the CPC 101 form conditions:
1) Coordinate with Harris County Engineer's Office regarding the closure of the access driveway in Section 1 when a future section is platted; 2) coordinate with Harris County Engineer's Office regarding the future driveway connectivity between Section 1 and future sections when a future section is platted.
Commission action: Granted the requested variances and approved the general plan and the plat subject to the following two conditions and the CPC 101 form conditions:
1) Coordinate with Harris County Engineer's Office regarding the closure of the access driveway in Section 1 when a future section is platted; 2) coordinate with Harris County Engineer's Office regarding the future driveway connectivity between Section 1 and future sections when a future section is platted
Motion: Tarri Second: Edminster Vote: Unanimous Abstaining: None

61  Levey Sam Houston Business Park  C2  Defer
Subdivision
Staff recommendation: Defer the application for two weeks to allow time to coordinate with Harris County and TxDot regarding the abandonment of the right-of-way easement as well as driveway access to Beltway 8, and allow applicant time to submit revised information.
Commission action: Deferred the application for two weeks to allow time to coordinate with Harris County and TxDot regarding the abandonment of the right-of-way easement as well as driveway access to Beltway 8, and allow applicant time to submit revised information.
Motion: Garza Second: Clark Vote: Unanimous Abstaining: None

62  Midtown Square Phase IV Subdivision  C2  Withdrawn
63 Oemic Subdivision
Staff recommendation: Grant the requested variance to allow the reserve to take access and
frontage along a 60' private right-of-way easement and approve the plat subject to the CPC 101 form
conditions.
Commission action: Granted the requested variance to allow the reserve to take access and frontage
along a 60' private right-of-way easement and approve the plat subject to the CPC 101 form
conditions.
Motion: Porras-Pirtle Second: Brave Vote: Unanimous Abstaining: None

64 Winsome Park replat no 1
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: Segars Second: Zakaria Vote: Unanimous Abstaining: None

E Special Exceptions
NONE

F Reconsideration of Requirements

65 Adams Oaks Sec 2 partial replat no 1
Staff recommendation: Grant the requested reconsideration of requirement with a variance and
approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested reconsideration of requirement with a variance and
approved the plat subject to the CPC 101 form conditions.
Motion: Segars Second: Zakaria Vote: Unanimous Abstaining: None

G ADMINISTRATIVE
NONE

H DEVELOPMENT PLAT VARIANCE

66 6218 Richmond Avenue
Staff recommendation: Deny the requested variance for the reduced building line setback.
Commission action: Deferred the application for two weeks to allow time for further study and review.
Motion: Jard Second: Zakaria Vote: Unanimous Abstaining: None

I CERTIFICATES OF COMPLIANCE

67 20937 Smith Road
Staff recommendation: Approve staff’s recommendation for items 67-69.
Commission action: Approved staff’s recommendation for items 67-69.
Motion: Porras-Pirtle Second: Garza Vote: Unanimous Abstaining: None

68 21500 Vermillion
Approve

69 22116 Franz Road
Approve
J EXTENSIONS OF APPROVAL AND NAME CHANGES

70  Aliana Abermore Ln, Minsky Ln, and EOA Approve
    Barzun Way STD
71  Bryce Reserve Subdivision EOA Approve
72  Kashmere Gardens Park partial replat no 2 EOA Approve
and extension

Staff recommendation: Approve staff’s recommendation for items 70-72.
Commission action: Approved staff’s recommendation for items 70-72.
    Motion: Segars  Second: Clark  Vote: Unanimous  Abstaining: None

II. ESTABLISH A PUBLIC HEARING DATE OF MARCH 1, 2012 FOR:
    a. Lomcrest Plaza Subdivision
    b. Townhomes on Petty Street replat no 2
    c. Waldrons Grant Sec 3 replat no 1

Staff recommendation: Establish a public hearing date of March 1, 2012 for item III a-c.
Commission action: Established a public hearing date of March 1, 2012 for item III a-c.
    Motion: Garza  Second: Alleman  Vote: Unanimous  Abstaining: None

III. DISCUSSION ON THE COMPLIANCE OF VARIANCE APPROVAL CONDITIONS FOR
     PROPERTY LOCATED AT 3111 BRANDARD STREET
The Commission provided staff with feedback regarding the compliance of variance approval
conditions for the property located at 3111 Brandard Street.

IV. PUBLIC COMMENT
    NONE

V. ADJOURNMENT
There being no further business brought before the Commission, Chair Mark Kilkenny adjourned the
meeting at 3:28 p.m.
    Motion: Garza  Second: Alleman  Vote: Unanimous  Abstaining: None

Mark Kilkenny, Chair
[Signature]
Marlene Gafrick, Secretary