Minutes of the Houston Planning Commission

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

February 16, 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 2:32 p.m. with a quorum present.

Mark A. Kilkenny, Chair
M. Sonny Garza
Susan Alleman
Christopher B. Amandes
Keiji Asakura
Fernando Brave
Antoine Bryant
Lisa Clark
Brandon Dudley
Truman C. Edminster III
James R. Jard
Paul R. Nelson
Linda Porras-Pirtle
Algenita Segars
Blake Tart III
Shaukat Zakaria
Mark Mooney for
The Honorable Ed Chance
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
DIRECTOR'S REPORT
The Director's report was given by Marlene Gafrick, Director, Planning and Development Department.

APPROVAL OF THE FEBRUARY 2, 2012 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the February 2, 2012 Planning Commission meeting minutes.

Motion: Segars    Second: Amandes    Vote: Carries    Abstaining: Asakura

I. PLATTING ACTIVITY   (Consent items A and B, 1-67)
Item 47 was changed from defer to approve. Items removed for separate consideration: 19, 26, 34, 37, 41, 46, 47, and 48 subject to the CPC 101 form conditions.

Staff recommendation: Approve staff's recommendations for items 1 - 67 subject to the CPC 101 form conditions.
Commission action: Approved staff's recommendations for items 1 - 67 subject to the CPC 101 form conditions.

Motion: Garza    Second: Bryant    Vote: Unanimous    Abstaining: None

Commissioners Amandes and Edminster abstained and left the room.

Staff recommendation: Approve staff's recommendations for items 19, 26, 34, 37, 41, 46, 47, and 48 subject to the CPC 101 form conditions.
Commission action: Approved staff's recommendations for items 19, 26, 34, 37, 41, 46, 47, and 48 subject to the CPC 101 form conditions.

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

Commissioners Amandes and Edminster returned.

C PUBLIC HEARINGS

68 Metro Traction Power Substation Harrisburg Subdivision 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: Asakura    Second: Brave    Vote: Unanimous    Abstaining: None

69 Spectrum Medical Plaza Subdivision replat no 1 C3N Defer

Staff recommendation: Defer the plat for two weeks at the applicant's request and continue the public hearing at that time.
Commission action: Deferred the plat for two weeks at the applicant's request and continue the public hearing at that time.

Motion: Bryant    Second: Edminster    Vote: Unanimous    Abstaining: None

70 Thor Ranch Commercial Reserve Subdivision 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: Prestage    Second: Jard    Vote: Unanimous    Abstaining: None
71 Villages of Northpointe West Sec 3 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: Asakura Vote: Unanimous Abstaining: None

72 Zarros Subdivision C3N Defer
Staff recommendation: Defer the plat for two weeks to allow time for the applicant to provide revised information.
Commission action: Deferred the plat for two weeks to allow time for the applicant to provide revised information.
Motion: Brave Second: Prestage Vote: Unanimous Abstaining: None

D VARIANCES

73 Cook Street Manor Subdivision C2 Approve
Staff recommendation: Grant the requested variances subject to a five foot sidewalk and the CPC 101 form conditions.
Commission action: Granted the requested variances subject to a five foot sidewalk and the CPC 101 form conditions.
Motion: Prestage Second: Segars Vote: Unanimous Abstaining: None

74 Cypress Landing Park Sec 3 C3P Defer
Staff recommendation: Defer the plat for two weeks at the applicant’s request.
Commission action: Deferred the plat for two weeks at the applicant’s request.
Motion: Segars Second: Edminster Vote: Unanimous Abstaining: None

75 Franklin Reserve Subdivision C2R Approve
Staff recommendation: Approve the plat as a Class 2 replat, without a variance request subject to the CPC 101 form conditions.
Commission action: Approved the plat as a Class 2 replat, without a variance request subject to the CPC 101 form conditions.
Motion: Garza Second: Bryant Vote: Unanimous Abstaining: None

76 Larberg Subdivision C2 Approve
Staff recommendation: Grant the requested variance to allow the proposed two (2) lots to take access and frontage along a private street and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance to allow the proposed two (2) lots to take access and frontage along a private street and approve the plat subject to the CPC 101 form conditions.
Motion: Amandes Second: Nelson Vote: Unanimous Abstaining: None

77 Levey Sam Houston Business Park 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.
Motion: Edminster Second: Garza Vote: Unanimous Abstaining: None
Commissioners Asakura and Edminster abstained and left the room.

78 McKenzie Park GP  GP  Defer
Staff recommendation: Defer the plat for two weeks to discuss the general plan accessibility and the alignment of the proposed Mossy Oaks Road with the applicant, and allow applicant time to submit revised information.
Commission action: Deferred the plat for two weeks to discuss the general plan accessibility and the alignment of the proposed Mossy Oaks Road with the applicant, and allow applicant time to submit revised information.
  Motion: Jard  Second: Tatt  Vote: Unanimous  Abstaining: None

Commissioners Asakura and Edminster returned.

79 National Sport Zone Subdivision  GP  Defer
Staff recommendation: Defer the plat for two weeks to allow applicant time to submit revised information.
Commission action: Deferred the plat for two weeks to allow applicant time to submit revised information.
  Motion: Bryant  Second: Brave  Vote: Unanimous  Abstaining: None

80 Priestly Fraternity of St Peter Subdivision  GP  Omit

81 South Side Buffalo Bayou Blocks 436 and 437 C2  C2  Approve
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: Edminster  Vote: Unanimous  Abstaining: None

Agenda items 82 and 83 are taken together at this time.

Commissioner Edminster abstained and left the room.

82 Terrace Brook GP  GP  Defer
83 Terrace Brook Sec 4  C3F  Defer
Staff recommendation: Defer the general plan and the plat for two weeks to allow time for applicant to coordinate the extension of stub streets south of the general plan and to show the connection of the stub street to Evergreen Terrace Lane.
Commission action: Deferred the general plan and the plat for two weeks to allow time for applicant to coordinate the extension of stub streets south of the general plan and to show the connection of the stub street to Evergreen Terrace Lane.
  Motion: Jard  Second: Asakura  Vote: Unanimous  Abstaining: None

Commissioner Edminster returned.

E  Special Exceptions  NONE

F  Reconsideration of Requirements
Commissioner Amandes abstained and left the room.

84  Legends Ranch GP  GP  Approve
85  Legends Ranch Sec 10  C3P  Approve
86  Legends Ranch Sec 11  C3P  Approve

Staff recommendation: Grant the requested reconsideration of requirement with a variance and approve the general plan and the plats subject to the CPC 101 form conditions.
Commission action: Granted the requested reconsideration of requirement with a variance and approved the general plan and the plats subject to the CPC 101 form conditions.

  Motion: Mooney  Second: Nelson  Vote: Unanimous  Abstaining: None

Commissioner Amandes returned.

G  ADMINISTRATIVE
NONE

H  DEVELOPMENT PLAT VARIANCE

87  2401 Elmen Street  DPV  Defer
Staff recommendation: Defer the plat for two weeks to allow time for the applicant and the Legal Department to review separately filed deed restrictions.
Commission action: Deferred the application for two weeks to allow time for the applicant and the Legal Department to review separately filed deed restrictions.

  Motion: Garza  Second: Asakura  Vote: Unanimous  Abstaining: None

88  3931 Purdue Street  DPV  Approve
Staff recommendation: Grant the requested variance to allow a reduced building setback line along Wesleyan Street.
Commission action: Granted the requested variance to allow a reduced building setback line along Wesleyan Street.

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

89  6218 Richmond Avenue  DPV  Deny
Staff recommendation: Deny the requested variance for a reduced building setback.
Commission action: Denied the requested variance for a reduced building setback.

  Motion: Tartt  Second: Brave  Vote: Carries  Opposed: Segars
Speaker for item 89: Robert Steele – no position stated.

90  622 N York Street  DPV  Approve
Staff recommendation: Grant the requested variance to allow a 15' setback along N. York Street.
Commission action: Granted the requested variance to allow a 15' setback along N. York Street.

  Motion: Asakura  Second: Bryant  Vote: Unanimous  Abstaining: None
Speaker for item 90: April Becker – applicant.

91  8101 Bissonnet Street  DPV  Approve
Staff recommendation: Grant the requested variance to allow the 10' fence along Bissonnet for an existing golf course facility.
Commission action: Granted the requested variance to allow the 10' fence along Bissonnet for an existing golf course facility.

  Motion: Jard  Second: Zakaria  Vote: Unanimous  Abstaining: None
Speaker for item 91: Lynn Kesterson – no position stated and Dan Ulson – applicant.
I. CERTIFICATES OF COMPLIANCE

92  23255 Ford Rd  COC  Approve
93  23259 Ford Rd  COC  Approve
94  718 Sentinel Oaks  COC  Approve
95  23819 Sorters Rd  COC  Approve
96  20961 Briar Walk Dr  COC  Approve

Staff recommendation: Approve staff's recommendation for items 92-96.
Commission action: Approved staff's recommendation for items 92-96.

   Motion: Garza     Second: Bryant     Vote: Unanimous     Abstaining: None

J. EXTENSIONS OF APPROVAL AND NAME CHANGES

97  Cypress Fairbanks ISD Westgreen Blvd.  EOA  Approve
     Multi School Site Subdivision
98  Forresta Village Subdivision  EOA  Approve
99  Hacienda de Los Pinos  EOA  Withdrawn by applicant
100 Park West Green Sec 1  EOA  Approve
101 Westgreen Center Sec 2 partial replat no 1  EOA  Approve
     and extension

Staff recommendation: Approve staff's recommendation for items 97-101.

   Motion: Segars     Second: Bryant     Vote: Carries     Abstaining: Amandes
   (items 97 and 100) Edminster (item 100)

II. ESTABLISH A PUBLIC HEARING DATE OF MARCH 15, 2012 FOR:
   a. Bercons Stanford Street Villas Subdivision
   b. Contemporary Garden Oaks partial replat no 1
   c. Posh Plaza Subdivision
   d. Towne Lake Sec 15 partial replat no 2
   e. Westgate Street Gardens Subdivision

Staff recommendation: Establish a public hearing date of March 15, 2012 for item III a-e.
Commission action: Established a public hearing date of March 15, 2012 for item III a-e.

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

III. PUBLIC COMMENT
   NONE

IV. ADJOURNMENT

There being no further business brought before the Commission, Chair Mark Kilkenny adjourned the meeting at 3:46 p.m.

   Motion: Asakura     Second: Bryant     Vote: Unanimous     Abstaining: None

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Mark Kilkenny, Chair      Marlene Gafnick, Secretary