Minutes of the Houston Planning Commission

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

March 1, 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 2:30 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
D. Jesse Hegemier for
  The Honorable Grady Prestage
Jackie Freeman for
  The Honorable Ed Emmett

  Arrived at 2:31 p.m. during Director's Report

  Absent

  Arrived at 2:34 p.m. during Item I

  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 FEBRUARY 16, 2012 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the February 16, 2012 Planning Commission meeting minutes.
Motion: Garza Second: Bryant Vote: Carries Abstaining: Alleman and Porras-Pittle

I. CONSIDERATION OF THE 2012 SPECIAL MAJOR THOROUGHFARE AND FREEWAY PLAN AMENDMENTS
Staff recommendation: Approve Phase 2 Metro Transit Corridor Amendments and forward to City Council for the adoption of the 2012 Major Thoroughfare and Freeway Plan.
Commission Action: Approved Phase 2 Metro Transit Corridor Amendments and forwarded to City Council for the adoption of the 2012 Major Thoroughfare and Freeway Plan
Motion: Edminster Second: Asakura Vote: Unanimous Abstaining: None

II. PLATTING ACTIVITY (Consent items A and B, 1- 58)
Items removed for separate consideration: 2, 19, 20, 27, 31, 33, 34, 35, 37, 41, 43, and 54 subject to the CPC 101 form conditions.
Staff recommendation: Approve staff’s recommendations for items 1 – 58 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1 – 58 subject to the CPC 101 form conditions.
Motion: Tartt Second: Clark Vote: Unanimous Abstaining: None
Commissioners Alleman, Amandes, Bryant and Edminster abstained and left the room.

Staff recommendation: Approve staff’s recommendations for items 2, 19, 20, 27, 31, 33, 34, 35, 37, 41, 43, and 54 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 2, 19, 20, 27, 31, 33, 34, 35, 37, 41, 43, and 54 subject to the CPC 101 form conditions.
Motion: Tartt Second: Clark Vote: Unanimous Abstaining: None
Commissioners Alleman, Amandes, Bryant and Edminster returned.

C  PUBLIC HEARINGS

59  Lomcrest Plaza 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: Amandes Second: Porras-Pittle Vote: Unanimous Abstaining: None

60  Spectrum Medical Plaza Subdivision replat C3N Disapprove
no 1
Staff recommendation: Disapprove the plat.
Commission action: Disapproved the plat.
Motion: Jard Second: Tartt Vote: Unanimous Abstaining: None
Speakers: Rupenara Radia – applicant; Arva L. Howard – Legal Department
61  Townhomes on Petty Street 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: Brave  Second: Bryant  Vote: Unanimous  Abstaining: None

62  Waldrons Grant Sec 3 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: Porras-Pirtle Vote: Unanimous  Abstaining: None

63  Zarros Subdivision  C3N  Defer
Staff recommendation: Defer the plat for two weeks for further study and review.
Commission action: Deferred the plat for two weeks for further study and review.
  Motion: Jard  Second: Brave  Vote: Unanimous  Abstaining: None

D  VARIANCES

Agenda items 64 and 70 are taken together at this time.

Commissioner Alleman abstained and left the room.

64  Braband business Park no 2 Subdivision  C2R  Approve
70  Metalplate Industrial Complex Subdivision  C2  Approve
Staff recommendation: Approve the plats subject to the CPC 101 form conditions. (Staff determined no variance request was required)
Commission action: Approved the plats subject to the CPC 101 form conditions.
  Motion: Garza  Second: Edminster  Vote: Unanimous  Abstaining: None

Commissioner Alleman returned.

Commissioner Amandes abstained and left the room.

65  Canyon Village at Westheimer Lakes  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: Hegemier  Second: Clark  Vote: Unanimous  Abstaining: None

Commissioner Amandes returned.

Agenda items 66, 67, 68 and 69 are taken together at this time.

Commissioners Asakura and Edminster abstained and left the room.

66  Cypress Landing Park Sec 3  C3P  Defer
67  Fairgrounds First Addition Clock 39 Partial replat no 1  C2  Defer
68  Generation Park West GP  GP  Defer
69  McKenzie Park GP  GP  Defer
Staff recommendation: Defer the applications for two weeks per request of the applicants to allow time to provide additional information.
Commission action: Deferred the applications for two weeks per request of the applicants to allow time to provide additional information.
   Motion: Garza        Second: Segars      Vote: Unanimous      Abstaining: None

Commissioners Asakura and Edminster returned.

Agenda item 70 was taken with item 64 earlier in the agenda.

Commissioner Edminster abstained and left the room.

71  Mount Royal Village Sec 5                  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: Porras-Pirtle  Second: Bryant      Vote: Unanimous      Abstaining: None

Commissioner Edminster returned.

72  National Sport Zone 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: Asakura        Second: Brave       Vote: Unanimous      Abstaining: None

Commissioner Alleman abstained and left the room.

73  Woodlands Village of Creekside              C3P  Approve
Park Sec 36
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: Asakura        Second: Edminster    Vote: Unanimous      Abstaining: None

Commissioner Alleman returned.

E Special Exceptions

Commissioner Edminster abstained and left the room.

74  Victorian Gardens GP                        GP  Approve
Staff recommendation: Grant the special exception and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the special exception and approved the plat subject to the CPC 101 form conditions.
   Motion: Mooney         Second: Zakaria     Vote: Unanimous      Abstaining: None
Commissioner Edminster returned.

F  Reconsideration of Requirements  None

G  ADMINISTRATIVE  NONE

H  DEVELOPMENT PLAT VARIANCE

75  2401 Elmen Street  DPV  Approve
Staff recommendation: Grant the requested variance to allow a reduced building setback line along Fairview Street.
Commission action: Granted the requested variance to allow a reduced building setback line along Fairview Street.
    Motion: Asakura  Second: Segars  Vote: Unanimous  Abstaining: None

76  Omitted

77  1105 W. Webster  DPV  Defer
Staff recommendation: Deny the requested variance to allow an encroachment into the 17’ building line along W. Webster, specifically for a new detached garage structure.
Commission action: Deferred the requested variance for two weeks per request of the applicant to allow time to meet with staff and provide additional information.
    Motion: Brave  Second: Segars  Vote: Unanimous  Abstaining: None
Speakers: Stephen Laney – applicant

I  CERTIFICATES OF COMPLIANCE

78  22774 Antique Lane  COC  Approve
79  23267 Ford Rd  COC  Approve
80  19926 S Plantation Estates Dr  COC  Approve
81  23613 Aestival  COC  Approve
Staff recommendation: Approve staff’s recommendation for items 78-81.
Commission action: Approved staff’s recommendation for items 78-81.
    Motion: Segars  Second: Bryant  Vote: Unanimous  Abstaining: None

J  EXTENSIONS OF APPROVAL AND NAME CHANGES

82  Baker Industrial Complex Subdivision  EOA  Approve
83  County Line Instruments Subdivision  EOA  Approve
84  Dickeys West Park partial replat no 1  EOA  Approve
85  Warehouse Center Drive east of Houston  EOA  Approve
     Intercontinental Trade Center replat no 3 STD
86  Woodlands Creekside Park West Sec 8  EOA  Approve
Staff recommendation: Approve staff’s recommendation for items 82-86.
Commission action: Approved staff’s recommendation for items 82-86.
    Motion: Segars  Second: Bryant  Vote: Carries  Abstaining: Alleman
    (item 86)
III. ESTABLISH A PUBLIC HEARING DATE OF MARCH 29, 2012 FOR:
   a. Stripes Sonoma Ranch Subdivision
   b. Towne lake Sec 16 partial replat no 1
Staff recommendation: Establish a public hearing date of March 29, 2012 for item III a-b.
Commission action: Established a public hearing date of March 29, 2012 for item III a-b.
Motion: Zakaria       Second: Asakura       Vote: Unanimous   Abstaining: None

IV. CONSIDERATION OF AN APPEAL OF THE DECISION OF THE HOUSTON
ARCHAEOLOGICAL AND HISTORICAL COMMISSION ON FEBRUARY 9, 2012 FOR THE
DENIAL OF A CERTIFICATE OF APPROPRIATENESS FOR 501 WOODLAND STREET –
WOODLAND HEIGHTS HISTORIC DISTRICT:
Commission action: Reverse the decision of the Houston Archaeological and Historical Commission
on February 9, 2012 for the denial of a Certificate of Appropriateness for 501 Woodland Street –
Woodland Heights Historic District.
   Motion: Jard       Second: Tarrt       Vote: Unanimous   Abstaining: None

V. PLEASE EXCUSE THE ABSENCES OF COMMISSION LISA CLARK
No need to take action Commission Clark present.

VI. PUBLIC COMMENT
Commission Jard spoke to the commission about an Editorial in the Houston Chronicle this past week
about Complete Streets.

VII. ADJOURNMENT
There being no further business brought before the Commission, Chair Mark Kilkenny adjourned the
meeting at 3:23 p.m.
   Motion: Clark       Second: Tarrt       Vote: Unanimous   Abstaining: None

Mark Kilkenny, Chair
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Marlene Gafrick, Secretary