Minutes of the Houston Planning Commission

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

March 15, 2012
Meeting to be held in
Council Chambers, Public Level, City Hall Annex
2:30 p.m.

Call to order:

Vice Chair, Sonny Garza called the meeting to order at 2:36 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 MARCH 1, 2012 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the March 1, 2012 Planning Commission meeting minutes.
Motion: Tarrt  Second: Bryant  Vote: Unanimous  Abstaining: None

I. Update on the City’s Mobility Plan
The update on the City’s Mobility Plan was presented by Jeff Weatherford, Deputy Director- Public Works and Engineering Traffic & Engineering Division

II. PLATTING ACTIVITY (Consent items A and B, 1-49)
Items removed for separate consideration: 5, 6, 11, 15, 16, 25, 27, 30, 31, 32, 33, 39, and 47.

Staff recommendation: Approve staff’s recommendations for items 1 – 49 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1 – 49 subject to the CPC 101 form conditions.
Motion: Zakaria  Second: Bryant  Vote: Unanimous  Abstaining: None

Commissioners Alleman and Edminster abstained and left the room.

Staff recommendation: Approve staff’s recommendations for items 5, 6, 11, 15, 16, 25, 27, 30, 31, 32, 33, 39, and 47 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 5, 6, 11, 15, 16, 25, 27, 30, 31, 32, 33, 39, and 47 subject to the CPC 101 form conditions.
Motion: Zakaria  Second: Clark  Vote: Unanimous  Abstaining: None

Commissioners Alleman and Edminster returned.

C PUBLIC HEARINGS

50 Bercons Stanford Street Villas 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: Edminster  Second: Bryant  Vote: Unanimous  Abstaining: None

51 Contemporary Garden Oaks partial 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 continued the public hearing at that time.
Motion: Tarrt  Second: Clark  Vote: Unanimous  Abstaining: None

52 Posh Plaza Subdivision  C3N  Defer
Staff recommendation: Defer the plat for two weeks at the applicant’s request to allow time for further study and review and for applicant to meet with residents.
Commission action: Deferred the plat for two weeks at the applicant’s request to allow time for further study and review and for the applicant to meet with residents.
Motion: Alleman  Second: Asakura  Vote: Unanimous  Abstaining: None
Commissioners Alleman and Edminster abstained and left the room.

53  Towne Lake Sec 15 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: Asakura  Second: Segars  Vote: Unanimous  Abstaining: None

Commissioners Alleman and Edminster returned.

54  Westgate Street Gardens Subdivision  C3N  Defer
Staff recommendation: Defer the plat for two weeks to allow time for applicant to provide additional information.
Commission action: Deferred the plat for two weeks to allow time for applicant to provide additional information.
  Motion: Edminster  Second: Tatt  Vote: Unanimous  Abstaining: None

55  Zarros 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: Segars  Second: Clark  Vote: Unanimous  Abstaining: None

D  VARIANCES

56  Concord Church 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: Segars  Second: Alleman  Vote: Unanimous  Abstaining: None

57  Cypress Landing Park Sec 3  C3P  Approve
Staff recommendation: Grant the requested variance and approve the plat subject to the following specific conditions: 1) 60’ temporary access easement must be recorded prior to final submittal; 2) applicant must coordinate with Harris County Engineer’s Office with respect to driveway configuration at Mueschke Road; 3) no further development (i.e. Cypress Landing Park Sec 4) until the second point of access to the south via Renner Crossing Drive is constructed, and subject to the CPC 101 form conditions.
Commission action: Grant the requested variance and approve the plat subject to the following specific conditions: 1) 60’ temporary access easement must be recorded prior to final submittal; 2) applicant must coordinate with Harris County Engineer’s Office with respect to driveway configuration at Mueschke Road; 3) no further development (i.e. Cypress Landing Park Sec 4) until the second point of access to the south via Renner Crossing Drive is constructed, and subject to the CPC 101 form conditions.
  Motion: Bryant  Second: Edminster  Vote: Unanimous  Abstaining: None
58  Eagle Springs Water Well Site no 3  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: Segars  Second: Bryant  Vote: Unanimous  Abstaining: None

59  Fairgrounds First Addition Block 39  C2  Approve
partial 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: Porras-Pirtle  Second: Tatt  Vote: Unanimous  Abstaining: None
Speaker for item 59: Mary Lou Henry – applicant.

Commissioner Asakura abstained and left the room.

60  Generation Park West GP  GP  Approve
Staff recommendation: Grant the requested variance and approve the general plan subject to the CPC 101 form conditions.
Commission action: Granted the requested variance and approved the general plan subject to the CPC 101 form conditions.
Motion: Segars  Second: Clark  Vote: Unanimous  Abstaining: None

Commissioner Asakura returned.

61  McKenzie Park GP  GP  Withdrawn

F  Reconsideration of Requirements
None

G  ADMINISTRATIVE
NONE

H  DEVELOPMENT PLAT VARIANCE

62  1105 W Webster Street  DPV  Approve
Staff recommendation: Grant the requested variance to allow the 5' garage setback for the proposed residential addition.
Commission action: Granted the requested variance to allow the 5' garage setback for the proposed residential addition.
Motion: Segars  Second: Asakura  Vote: Unanimous  Abstaining: None
I. CERTIFICATES OF COMPLIANCE

63 25387 Needham RD  COC  Approve
Staff recommendation:  Approve staff’s recommendation for item 63.
Commission action:  Approved staff’s recommendation for item 63.
Motion:  Segars    Second:  Asakura  Vote:  Unanimous  Abstaining:  None

J. EXTENSIONS OF APPROVAL AND NAME CHANGES

64 Edison Park replat no 1  EOA  Approve
65 Fall Creek Recreational Center No 2  EOA  Approve
66 Grand Mission Sec 17  EOA  Approve
67 Metro Griggs Road Storage Facility  EOA  Approve
Subdivision
68 Palms at Willowbend Subdivision  EOA  Approve
69 Springwoods Village Drive and Reserve  EOA  Approve
Subdivision
Staff recommendation:  Approve staff’s recommendation for items 64-69.
Commission action:  Approved staff’s recommendation for items 64-69.
Motion:  Bryant    Second:  Porras-Pirtle  Vote:  Carries  Abstaining:  Alleman
(item 67)

III. ESTABLISH A PUBLIC HEARING DATE OF APRIL 12, 2012 FOR:
   a. Anderson Estate Subdivision
   b. Lakes of Avalon Village Sec 2 partial replat no 1
   c. Lakes of Avalon Village Sec 2 partial replat no 2
   d. Moritz Park Subdivision
   e. Oak Forest of Marabella Subdivision
   f. Post Oak Grove Subdivision
Staff recommendation:  Establish a public hearing date of April 12, 2012 for item III a-f.
Commission action:  Established a public hearing date of April 12, 2012 for item III a-f.
Motion:  Edminster    Second:  Asakura  Vote:  Unanimous  Abstaining:  None

IV. CONSIDERATION OF AN APPEAL OF THE DECISION OF THE HOUSTON
ARCHAEOLOGICAL AND HISTORICAL at 7911 GLEN PRAIRIE STREET:
Commission action:  Reversed the decision of the Houston Archaeological and Historical Commission
on February 9, 2012 for the denial of a Certificate of Appropriateness for 7911 Glen Prairie Street –
Glenbrook Valley Historic District.
Motion:  Segars    Second:  Porras-Pirtle  Vote:  Unanimous  Abstaining:  None

Speakers for item IV- Tommy Schnitzberger and Lydia Fisher – supportive.

V. PUBLIC COMMENT
   NONE
VI. ADJOURNMENT

There being no further business brought before the Commission, Vice-Chair Sonny Garza adjourned the meeting at 3:39 p.m.

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

Sonny Garza, Vice-Chair

Marlene Gafrick, Secretary