Minutes of the Houston Planning Commission

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

March 29, 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 2:33 p.m. with a quorum present.

Mark A. Kilkenney, Chair
M. Sonny Garza
Susan Alleman
Christopher B. Amandes
Keiji Asakura
Fernando Brave
Antoine Bryant
Lisa Clark
Brandon Dudley Absent
Truman C. Edminster III Absent
James R. Jard
Paul R. Nelson
Linda Porras-Pirtle
Algenita Segars Arrived at 2:42 p.m. during item 69
Blake Tart III
Shaukat Zakaria
Mark Mooney for
The Honorable Ed Chance
The Honorable Grady Prestage Absent
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 15, 2012 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the March 15, 2012 Planning Commission meeting minutes.
  Motion: Clark  Second: Bryant  Vote: Carries  Abstaining: Amandes

I. PLATTING ACTIVITY   (Consent items A and B, 1-67)
Item 2 was changed from approve to defer at applicant's request. Items removed for separate consideration: 25, 26, 30, 35, 36, 39, 40, 42, 43, 49, 65, and 67.

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: Edminster  Vote: Unanimous  Abstaining: None

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

Staff recommendation: Approve staff’s recommendations for items 25, 26, 30, 35, 36, 39, 40, 42, 43, 49, 65, and 67 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 25, 26, 30, 35, 36, 39, 40, 42, 43, 49, 65, and 67 subject to the CPC 101 form conditions.
  Motion: Tarr  Second: Clark  Vote: Unanimous  Abstaining: None

Commissioners Alleman, Amandes, and Edminster returned.

C PUBLIC HEARINGS

68 Contemporary Garden Oaks partial replat no 1  C3N  Defer
Staff recommendation: Defer the plat for two weeks at the applicant's request to allow time for applicant to consult with Legal and continue the public hearing at that time.
Commission action: Deferred the plat for two weeks at the applicant's request to allow time for the applicant to consult with Legal and continue the public hearing at that time.
  Motion: Garza  Second: Bryant  Vote: Unanimous  Abstaining: None

69 Posh Plaza Subdivision  C3N  Approve
Staff recommendation: Grant the requested variances and approve the plat subject to the CPC 101 form conditions. Both of these allowances will be for the life of the existing structure.
Commission action: Granted the requested variances and approved the plat subject to the CPC 101 form conditions.
  Motion: Porras-Pirtle  Second: Alleman  Vote: Unanimous  Abstaining: None
Commission Chair Mark Kilkenny abstained and left the room. Vice-Chair Sonny Garza chaired the meeting at this time.

70 Stripes Sonoma Ranch Subdivision C3N 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: Tatt  Second: Edminster  Vote: Unanimous  Abstaining: None
Speakers for item 70: Justin Frazier and Tara Medina – opposed.

Commissioner Kilkenny returned and resumed chairing the meeting.
Commissioner Edminster abstained and left the room.

71 Towne Lake Sec 16 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: Zakaria  Second: Bryant  Vote: Unanimous  Abstaining: None

Commissioner Edminster returned.

72 Westgate Street Gardens Subdivision C3N Defer
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: Segars  Vote: Unanimous  Abstaining: None

D VARIANCES

Items 73 and 75 are taken together at this time.

73 Admiral Glass replat no 1 C2R Defer
75 J and R Apartments Subdivision C2R Defer
Staff recommendation: Defer the plats for two weeks to allow time for applicant to submit additional information.
Commission action: Deferred the plats for two weeks to allow time for applicant to submit additional information.
   Motion: Bryant  Second: Segars  Vote: Unanimous  Abstaining: None

74 Horseshoe Ridge at Westheimer Lakes 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: Segars  Second: Edminster  Vote: Carries  Abstaining: Bryant

76 Vintage Royale Sec 3 C3P Approve
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: Brave  Vote: Unanimous  Abstaining: None
Special Exceptions
NONE

Reconsideration of Requirements

Commissioner Edminster abstained and left the room.

Items 77 and 78 are taken together at this time.

77 Kings Mill GP GP Approve
78 Kings Mill Sec 6 C3F Approve
Staff recommendation: Grant the requested variances and approve the general plan and the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variances and approved the general plan and the plat subject to the CPC 101 form conditions.
Motion: Mooney Second: Tatt Vote: Unanimous Abstaining: None

Commissioner Edminster returned.

ADMINISTRATIVE
NONE

DEVELOPMENT PLAT VARIANCE
NONE

CERTIFICATES OF COMPLIANCE

79 24055 Sorters COC Approve
80 24038 North Park Drive COC Approve
81 25129 Fawn Lane COC Approve
82 18629 Summer Hills Blvd COC Approve
Staff recommendation: Approve staff's recommendation for items 79-82.
Commission action: Approved staff's recommendation for items 79-82.
Motion: Segars Second: Alleman Vote: Unanimous Abstaining: None

EXTENSIONS OF APPROVAL AND NAME CHANGES

83 Morton Creek Ranch Recreation Reserve EOA Approve
No 1 Subdivision
Staff recommendation: Approve staff's recommendation for item 83.
Commission action: Approved staff's recommendation for item 83.
Motion: Garza Second: Nelson Vote: Unanimous Abstaining: None

ESTABLISH A PUBLIC HEARING DATE OF APRIL 26, 2012 FOR:
a. Fairdale Landing Subdivision
b. Live Oak Growing replat no 1
Staff recommendation: Establish a public hearing date of April 26, 2012 for item II a-b.
Commission action: Established a public hearing date of April 26, 2012 for item II a-b.
Motion: Zakaria Second: Bryant Vote: Unanimous Abstaining: None
III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR PROPERTY LOCATED AT 3004 CANAL STREET
Staff recommendation: Grant the requested variance to allow the partial restaurant reconstruction to occur with one off-street parking space instead of the 6 spaces otherwise required.
Commission action: Granted the requested variance to allow the partial restaurant reconstruction to occur with one off-street parking space instead of the 6 spaces otherwise required.
Motion: Asakura Second: Brave Vote: Unanimous Abstaining: None
Speakers for item III: Evan Shannon and Devin Robinson - supportive; Trenton Smith - opposed

IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR PROPERTY LOCATED AT 2400 BLOCK STEEL STREET
Staff recommendation: Grant the requested variance to allow applicant to meet the parking requirements by providing 45 spaces on-site, as well as leased parking off-site - 19 spaces on weekdays and 49 spaces on weekends; instead of the 119 spaces otherwise required.
Commission action: Granted the requested variance to allow applicant to meet the parking requirements by providing 45 spaces on-site, as well as leased parking off-site - 19 spaces on weekdays and 49 spaces on weekends; instead of the 119 spaces otherwise required.
Motion: Brave Second: Asakura Vote: Carries Abstaining: Porras-Pittle
Speakers for item IV: Mary Lou Henry- applicant (supportive); Steve Curry, Mike Newlin, Cindy Newlin, Joseph Elder, Elaine Kennedy, David Fontaine, Jane McLaughlin, John Woods, Leslie Brubaker, Patrick Chesnick, Rev. John W. Price - supportive; Doc Hughes - undecided

V. PLEASE EXCUSE THE ABSENCES OF COMMISSIONERS FERNANDO BRAVE AND THE HONORABLE GRADY PRESTAGE
Commissioner Brave was present so no action was needed regarding his absences.
The Honorable Grady Prestage's absences were excused.
   Motion: Segars Second: Bryant Vote: Unanimous Abstaining: None

VI. PUBLIC COMMENT
NONE

VII. ADJOURNMENT
There being no further business brought before the Commission, Chair Mark Kilkenny adjourned the meeting at 3:38 p.m.
   Motion: Clark Second: Asakura Vote: Unanimous Abstaining: None

Mark A. Kilkenny - Chair
Marlene Gafrick, Secretary