Minutes of the Houston Planning Commission

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

April 12, 2012
Meeting to be held in
Council Chambers, Public Level, City Hall Annex
2:30 p.m.

Call to order:

Commission, James Jard 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
Arrived at 2:38 p.m. during item I

Alginita Segars
Blake Tart III
Shaukat Zakaria
Mark Mooney for
The Honorable Ed Chance
Arrived at 2:43 p.m. during item I
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

Absent

Absent
DIRECTOR’S REPORT
The Director’s report was given by Marlene Gaflick, Director, Planning and Development Department.

APPROVAL OF THE MARCH 29, 2012 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the March 29, 2012 Planning Commission meeting minutes with the corrections to Item IV.
   Motion: Clark  Second: Edminster  Vote: Unanimous  Abstaining: None

Vice Chair, Sonny Garza arrived during item I and proceeded to chair the meeting.

I. 2012 Major Thoroughfare and Freeway Plan Amendments Requests – Applicant Presentation:
Presentations given: Kirby Drive (Fannin to City of Houston ETJ South) – Kimberly Slaughter, Metropolitan Transit Authority of Harris County; Kirby Drive (IH 610 to Fannin) – Amar Mohite, City of Houston Planning and Development Department; West Road/Breen Road (Gessner Rd to Fairbanks N. Houston) – Brent Wood, EastGroup

II. PLATTING ACTIVITY  (Consent items A and B, 1-71)
Item 14 was changed from approve to defer at applicant’s request.
Item 15 was changed from approve to defer at applicant’s request.
Item 24 was changed from defer to approve.
Item 36 was changed from approve to defer at applicant’s request.
Item 37 was changed from defer to approve.
Items removed for separate consideration: 3, 8, 9, 10, 11, 12, 20, 24, 26, 33, 34, 40, 43, 44, and 45.

Staff recommendation: Approve staff’s recommendations for items 1–71 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1–17 subject to the CPC 101 form conditions.
   Motion: Jard  Second: Bryant  Vote: Unanimous  Abstaining: None
Speaker for Item 9: Fred Mathis, Harris County – requesting deferral

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

Staff recommendation: Approve staff’s recommendations for items 3, 8, 9, 10, 11, 12, 20, 24, 26, 33, 34, 40, 43, 44, and 45 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 3, 8, 9, 10, 11, 12, 20, 24, 26, 33, 34, 40, 43, 44, and 45 subject to the CPC 101 form conditions.
   Motion: Zakaria  Second: Clark  Vote: Unanimous  Abstaining: None

Commissioners Alleman, Amandes, and Edminster returned.

C PUBLIC HEARINGS

72 Anderson Estate 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: Segars  Second: Alleman  Vote: Unanimous  Abstaining: None
Speakers for item 72: Robert Jude Thomas - supportive
73 Contemporary garden Oaks 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: Porras-Prtle  Second: Alleman  Vote: Unanimous  Abstaining: None

74 Lakes at Avalon Village Sec 2 partial replat no 1  
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: Clark  Second: Edminster  Vote: Carries  Abstaining: Amandes

75 Lakes at Avalon Village Sec 2 partial replat no 2 and extension  
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: Bryant  Second: Alleman  Vote: Carries  Abstaining: Amandes

76 Moritz Park 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: Edminster  Second: Zakaria  Vote: Unanimous  Abstaining: None

77 Oak Forest of Marbella Subdivision  
C3N  
Defer
Staff recommendation: Defer the plat for two weeks for further study and review and allow time for the applicant to provide additional/revised information.
Commission action: Deferred the plat for two weeks for further study and review and allow time for the applicant to provide additional/revised information.
Motion: Bryant  Second: Nelson  Vote: Unanimous  Abstaining: None
Speaker for item 77: Bobby C. Taylor - undecided

78 Ravenna 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: Asakura  Second: Brave  Vote: Unanimous  Abstaining: None

79 Stripe 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: Brave  Second: Clark  Vote: Carries  Abstaining: Amandes

D VARIANCES

80 Admiral Glass replat no 1  
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: Jard  Second: Bryant  Vote: Unanimous  Abstaining: None
81 J and R Apartments Subdivision C2R Approve
Staff recommendation: Approve the plat without a variance subject to the CPC 101 form conditions.
Commission action: Approved the plat without a variance subject to the CPC 101 form conditions.
Motion: Amandes Second: Zakaria Vote: Unanimous Abstaining: None
Commissioner Asakura, Edminster and Jard abstained and left the room.

82 McKenzie Park GP GP 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: Freeman Second: Tartt Vote: Unanimous Abstaining: None
Commissioner Jard returned.

83 Southern Foods Group Sec 3 C2R 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: Bryant Second: Porras-Pirtle Vote: Unanimous Abstaining: None
Commissioner Asakura and Edminster returned.

84 Wimbledon Falls GP GP 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: Nelson Second: Brave Vote: Unanimous Abstaining: None
Commissioner Alleman abstained and left the room.

85 Woodlands Village of Creekside Park Sec 39 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: Asakura Second: Brave Vote: Unanimous Abstaining: None
Commissioner Alleman returned.

E SPECIAL EXCEPTIONS
NONE

F RECONSIDERATION OF REQUIREMENTS
NONE

G ADMINISTRATIVE
NONE
H DEVELOPMENT PLAT VARIANCE

86 3 Waverly Court  DPV  Approve
Staff recommendation: Grant the requested variance to allow a reduced 10’ garage setback for the proposed residential development.
Commission action: Granted the requested variance to allow a reduced 10’ garage setback for the proposed residential development.
   Motion: Brave  Second: Zakaria  Vote: Unanimous  Abstaining: None

I CERTIFICATES OF COMPLIANCE

87 23550 Loop 494  COC  Approve
Staff recommendation: Approve staff’s recommendation for items 87.
Commission action: Approved staff’s recommendation for items 87.
   Motion: Segars  Second: Alleman  Vote: Unanimous  Abstaining: None

J EXTENSIONS OF APPROVAL AND NAME CHANGES

88 Farrell Reserve Subdivision  EOA  Approve
89 Park Memorial Subdivision  EOA  Approve
90 Pine Mills Ranch Sec 10  EOA  Approve
91 Reserve at Greenway Subdivision  EOA  Approve
92 Woodlands Village of Cochran’s Crossing Sec  EOA  Approve
   Staff recommendation: Approve staff’s recommendation for item 88 - 92.
Commission action: Approved staff’s recommendation for item 88 - 92.
   Motion: Segars  Second: Bryant  Vote: Unanimous  Abstaining: None

III. ESTABLISH A PUBLIC HEARING DATE OF MAY 10, 2012 FOR:
   a. Bammel Park partial replat no 1
   b. Contemporary Airport Sec 1 replat no 1
   c. Kim and Alvarado Subdivision
   d. Lovers Estates Subdivision
   e. Nanaksar Colony Subdivision
   f. Sin Dolor Subdivision
   g. Sky Lark Reserve A Subdivision
   h. Sukkot Office Park Subdivision
   i. Urban Townhomes on Elmen Street Subdivision
   j. Vistas at St George Subdivision
Staff recommendation: Establish a public hearing date of April 26, 2012 for item III a-j.
Commission action: Established a public hearing date of April 26, 2012 for item III a-j.
   Motion: Clark  Second: Edminster  Vote: Unanimous  Abstaining: None

IV. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR THE 3400 – 3600 BLOCKS OF SOUTH PARKWOOD DRIVE, NORTH AND SOUTH SIDES
Withdrawn By Staff

V. PLEASE EXCUSE THE ABSENCES OF COMMISSIONERS JAMES R. JARD
No Commission action required Commissioner Jard present.
VI. PUBLIC COMMENT
NONE
Commissioner James Jard spoke to the Commission regarding the calculation for the average square footage for the minimum lot size applications.

VII. ADJOURNMENT
There being no further business brought before the Commission, Vice Chair Sonny Garza adjourned the meeting at 3:41 p.m.

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

Sonny Garza - Vice Chair

Marlene Gafrick, Secretary