Minutes of the Houston Planning Commission

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

April 26, 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 2:30 p.m. with a quorum present.

Mark A. Kilkenny, Chair Absent
M. Sonny Garza
Susan Alleman Absent
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 Absent
Blake Tart III
Shaukat Zakaria
Mark Mooney for The Honorable Ed Chance Left at 2:47 pm during item #76
The Honorable Grady Prestage
Jackie Freeman for The Honorable Ed Emmett 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 Michael Schaffer, Deputy Director, Planning and Development Department.

APPROVAL OF THE APRIL 12, 2012 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the April 12, 2012 Planning Commission meeting minutes.

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

I. 2012 Major Thoroughfare and Freeway Plan Amendments Requests – Applicant Presentations (Part II):
Presentations given: (Cane Island Parkway / Bartlet Road, Schlipf Road, Franz Road, Flukinger Road / James R Muse Parkway, Binka Road, and Owens Road) Waller County – William Fendley, Chairman, Waller County Transportation Authority

II. PLATTING ACTIVITY  (Consent items A and B, 1-75)
Items removed for separate consideration: 8, 16, 22, 23, 26, 30, 39, 57, and 68.

Staff recommendation: Approve staff's recommendations for items 1 – 75 subject to the CPC 101 form conditions.
Commission action: Approved staff's recommendations for items 1 – 75 subject to the CPC 101 form conditions.

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

Commissioners Amandes, and Edminster abstained and left the room.

Staff recommendation: Approve staff's recommendations for items 3, 16, 22, 23, 26, 30, 39, 57, and 68 subject to the CPC 101 form conditions.
Commission action: Approved staff's recommendations for items 3, 16, 22, 23, 26, 30, 39, 57, and 68 subject to the CPC 101 form conditions.

Motion: Zakaria  Second: Tattt  Vote: Carries  Abstaining: Bryant on item #26

Commissioners Amandes, and Edminster returned.

C PUBLIC HEARINGS

76 Fairdale Landing 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: Aaakura  Second: Bryant  Vote: Unanimous  Abstaining: None

77 Lakens at Avalon Village Sec 2  C3N  Defer
partial replat no 1
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: Edminster  Second: Brave  Vote: Carries  Abstaining: Amandes
78 Lakes at Avalon Village Sec 2 partial replat no 2 and extension 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: Clark   Second: Porras-Pirtle   Vote: Carries   Abstaining: Amandes

79 Live Oak Growing 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

80 Oak Forest of Marbella 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: Bryant   Second: Tattt   Vote: Unanimous   Abstaining: None

81 Ravenna Subdivision C3N Approve
Staff recommendation: Grant the requested variance, deny the special exception, and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance and the special exception, and approved the plat subject to the CPC 101 form conditions. Also, as a condition for granting the special exception, require that the plat restrict the proposed 159 lots to one dwelling unit per lot.
   Motion: Jard   Second: Zakaria   Vote: Carries   Opposed: Amandes, Bryant and Brave
Speakers for item 81: Mary Lou Henry, applicant - supportive

Commissioners Amandes abstained and left the room.

82 Stripes Sonoma Ranch 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: Zakaria   Second: Tattt   Vote: Unanimous   Abstaining: None
Speakers for item 82: Matt Tucker, applicant - supportive

D VARIANCES

83 Admiral Glass replat no 1 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: Prestage   Second: Edminster   Vote: Unanimous   Abstaining: None

Commissioners Amandes returned.
84 Brunswick Meadows Sec 16 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: Bryant Second: Brave Vote: Unanimous Abstaining: None

85 Fairgrounds Addition Block 33 C2R 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: Edminster Second: Porras-Pirtle Vote: Unanimous Abstaining: None

Commissioner Edminster abstained and left the room.

86 Lakecrest Village 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: Brave Second: Clark Vote: Unanimous Abstaining: None

Commissioner Edminster returned.

87 Spring Branch ISD Valley Oaks Elementary School Subdivision C2 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: Tarrt Vote: Unanimous Abstaining: None

88 Woodlands Village of Creekside Park Sec 40 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: Nelson Second: Brave Vote: Unanimous Abstaining: None

E SPECIAL EXCEPTIONS
NONE

F RECONSIDERATION OF REQUIREMENTS
NONE
H DEVELOPMENT PLAT VARIANCE

89 1919 Lubbock Street  DPV  Approve
Staff recommendation: Grant the requested variance to allow a 3' building line encroachment along Lubbock Street.
Commission action: Granted the requested variance to allow a 3' building line encroachment along Lubbock Street.
Motion: Bryant  Second: Asakura  Vote: Unanimous  Abstaining: None

90 2120 Southwest Fwy.  DPV  Defer
Staff recommendation: Defer the plat for two weeks to allow time for the applicant to provide additional information.
Commission action: Deferred the plat for two weeks to allow time for the applicant to provide additional information.
Motion: Brave  Second: Bryant  Vote: Unanimous  Abstaining: None

I CERTIFICATES OF COMPLIANCE

91 1417 Northpark  COC  Approve
92 22450 Adams Street  COC  Approve
Staff recommendation: Approve staff’s recommendation for items 91-92.
Commission action: Approved staff’s recommendation for items 91-92.
Motion: Clark  Second: Asakura  Vote: Unanimous  Abstaining: None

J EXTENSIONS OF APPROVAL AND NAME CHANGES

93 Cy Fair Cinemark Subdivision  EOA  Approve
94 Hanover West Gray Subdivision  EOA  Approve
95 Pine Trace Sec. 4  EOA  Approve
96 Raceway Hollister Subdivision  EOA  Approve
97 Rex Subdivision  EOA  Approve
Staff recommendation: Approve staff’s recommendation for item 93 - 97.
Commission action: Approved staff’s recommendation for item 93 - 97.
Motion: Bryant  Second: Brave  Vote: Unanimous  Abstaining: None

III. ESTABLISH A PUBLIC HEARING DATE OF MAY 24, 2012 FOR:
   a. Bercons Huldy Street Place Subdivision
   b. Laurel Place Sec 3 partial replat no 1
   c. Nicholson Place Subdivision
   d. Oak Court partial replat no 1
   e. River Oak Sec no 5 partial replat no 1
   f. Terra Firma Sec 2 replat no 1
   g. Tricons McDuffle Street Villas Subdivision
Staff recommendation: Establish a public hearing date of May 24, 2012 for item III a-g.
Commission action: Established a public hearing date of May 24, 2012 for item III a-g.
Motion: Clark  Second: Bryant  Vote: Unanimous  Abstaining: None
IV. PUBLIC COMMENT
NONE
Elizabeth Brooks spoke about a Better Block Washington Avenue that will be held May 12 from 3:00 pm – 10 pm.
Commissioner Grady Prestage announced that his alternate Jesse Hegemier has retired and the person replacing him will be Richard Stolleis. Mr Stolleis will be attending the next meeting.
Commissioner James Jard spoke to the Commission regarding the master planned community of Bridgelands Development that is 10,000 acres in the ETJ.

V. ADJOURNMENT
There being no further business brought before the Commission, Vice Chair Sonny Garza adjourned the meeting at 3:47 p.m.

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

Sonny Garza - Vice Chair

Marlene Gafruck, Secretary