Minutes of the Houston Planning Commission

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

May 10, 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
Richard Stolleis for
   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 APRIL 26, 2012 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the April 26, 2012 Planning Commission meeting minutes.
Motion: Clark Second: Bryant Vote: Carries Abstaining: Alleman

I. PLATTING ACTIVITY (Consent items A and B, 1-70)
Items removed for separate consideration: 8, 9, 10, 11, 16, 21, 22, 23, 24, 25, 27, 39, 42, 43, 49, 53, 54, and 58.

Staff recommendation: Approve staff’s recommendations for items 1 – 70 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1 – 70 subject to the CPC 101 form conditions.
Motion: Bryant Second: Clark Vote: Unanimous Abstaining: None

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

Staff recommendation: Approve staff’s recommendations for items: 8, 9, 10, 11, 16, 21, 22, 23, 24, 25, 27, 39, 42, 43, 49, 53, 54, and 58 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items: 8, 9, 10, 11, 16, 21, 22, 23, 24, 25, 27, 39, 42, 43, 49, 53, 54, and 58 subject to the CPC 101 form conditions.
Motion: Garza Second: Nelson Vote: Unanimous Abstaining: None

Commissioners Alleman, Amandes, Clark and Edminster returned.

C PUBLIC HEARINGS

71 Bammel Park 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: Garza Second: Alleman Vote: Unanimous Abstaining: None

72 Contemporary Airport Sec 1 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-Pirtle Second: Alleman Vote: Unanimous Abstaining: None

73 Kim and Alvarado 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: Bryant Second: Clark Vote: Unanimous Abstaining: None
74 Lakes at Avalon Village Sec 2  C3N  Approve
partial replat no 1
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: Garza  Second: Edminster  Vote: Unanimous  Abstaining: None

75 Lakes at Avalon Village Sec 2  C3N  Approve
partial replat no 2 and extension
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: Edminster  Vote: Unanimous  Abstaining: None

76 Lovers Estate Subdivision  C3N  Defer
Staff recommendation: Defer the plat for two weeks for further study and review by Legal.
Commission action: Deferred the plat for two weeks for further study and review by Legal.
Motion: Garza  Second: Tattt  Vote: Unanimous  Abstaining: None

77 Nanakas Colony 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

78 Oak Forest of Marbella Subdivision  C3N  Withdrawn
Staff recommendation: Withdraw per the applicants request and establish a new public hearing date of June 7, 2012.
Commission action: Approved the establishment of the new public hearing date of June 7, 2012.
Motion: Segars  Second: Zakaria  Vote: Unanimous  Abstaining: None

79 Sin Dolor 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.
Motion: Bryant  Second: Brave  Vote: Unanimous  Abstaining: None

80 Sky Lark Reserve A 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: Clark  Second: Bryant  Vote: Carries  Abstaining: Amandes

81 Sukkot Office Park 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: Tattt  Second: Alleman  Vote: Unanimous  Abstaining: None
82 Urban Townhomes on Elmen Street C3N Approve
Subdivision
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: Bryant Second: Alleman Vote: Unanimous Abstaining: None

83 Vistas at St George Subdivision C3N Approve
Subdivision
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: Alleman Second: Edminster Vote: Unanimous Abstaining: None

D VARIANCES

Items 84, 86, and 88 were taken and acted on at the same time with staff requesting a two
week deferral for all three items.

84 Dynamic Subdivision C2R Defer
86 Montrose Addition partial replat no 4 C2R Defer
88 West End Terrace partial replat no 2 C2R Defer
Staff recommendation: Defer the plats for two weeks to allow time for Chapter 42 planning
standards, revised information, and further study and review.
Commission action: Deferred the plat for two weeks to allow time for Chapter 42 planning standards,
revised information, and further study and review.
Motion: Jard Second: Tattt Vote: Unanimous Abstaining: None

Commissioners Alleman and Amandes abstained and left the room.

85 Klein ISD High School No 6 Complex Sec 1 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: Mooney Second: Nelson Vote: Unanimous Abstaining: None

Commissioners Alleman and Amandes returned.

87 Texas Cafeteria Retail Center Subdivision 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: Jard Second: Nelson Vote: Unanimous Abstaining: None

Speakers for item 87: Pete Cafethriz and David Sandlin – supportive; Richard Smith, City Engineer-
Public Works and Engineering Department
89 Woodlands Village of Grogans Mill Lake C3P Approve
Harrison Sec 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: Mooney Second: Asakura Vote: Unanimous Abstaining: None
Commissioner Alleman abstained and left the room.

90 Woodlands Village of Panther Creek Sec 47 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: Mooney Second: Clark Vote: Unanimous Abstaining: None
Commissioner Alleman returned.

E SPECIAL EXCEPTIONS

91 Towns at Seville Subdivision C3P Approve
Staff recommendation: Grant the requested special exception and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested special exception and approved the plat subject to the CPC 101 form conditions.
Motion: Edminster Second: Bryant Vote: Unanimous Abstaining: None

F RECONSIDERATION OF REQUIREMENTS
NONE

G ADMINISTRATIVE
NONE

H DEVELOPMENT PLAT VARIANCE

92 413 Little York Road DPV Withdrawn
93 2120 Southwest Freeway

Staff recommendation: Grant the requested variance with the following conditions:
1. Provide 4' caliper street trees along Greenbriar Drive pursuant to Chapter 33 species and space requirements.
2. Provide 7 small trees along U.S. 59 feeder road within the site boundary pursuant to Chapter 33 species and space requirements.
3. No vehicles shall be parked on the grass pavers along Greenbriar Drive and U.S. 59 feeder road.

Commission action: Granted the requested variance with the following conditions:
1. Provide 4' caliper street trees along Greenbriar Drive pursuant to Chapter 33 species and space requirements.
2. Provide 7 small trees along U.S. 59 feeder road within the site boundary pursuant to Chapter 33 species and space requirements.
3. No vehicles shall be parked on the grass pavers along Greenbriar Drive and U.S. 59 feeder road.

Motion: Jard  Second: Asakura  Vote: Carries  Opposed: Segars

Speakers for item 93: Claude Anello and Steve Craney, applicant and Robert Sanders - supportive; Moustapha El-Hakam- opposed; Richard Smith, City Engineer- Public Works and Engineering Department

I CERTIFICATES OF COMPLIANCE

94 25456 Needham Road

Staff recommendation: Approve staff’s recommendation for items 94.

Commission action: Approved staff’s recommendation for items 94.

Motion: Porras- Pirtle  Second: Garza  Vote: Unanimous  Abstaining: None

J EXTENSIONS OF APPROVAL AND NAME CHANGES

95 Alvarado Plaza Subdivision

96 Spring Cypress Holzwarth Plaza Subdivision

Staff recommendation: Approve staff’s recommendation for item 95-96.

Commission action: Approved staff’s recommendation for item 95-96.

Motion: Garza  Second: Segars  Vote: Unanimous  Abstaining: None

II. ESTABLISH A PUBLIC HEARING DATE OF June 7, 2012 FOR:
   a. Dolce Living at Grand Harbour Subdivision

Staff recommendation: Establish a public hearing date of June 7, 2012 for item II a.

Commission action: Established a public hearing date of June 7, 2012 for item II a.

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

III. PUBLIC COMMENT

Chair Mark Kilkenny welcomed Mr. Richard Stolleis as a new member of the Commission. Planning and Development Director Marlene Gafrick introduced new Planning and Development employee Eric Pavlinek.
IV. ADJOURNMENT
There being no further business brought before the Commission, Chair, Mark Kilkenny adjourned the meeting at 3:41 p.m.

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

Mark A. Kilkenny, Chair

Marlene Gafrick, Secretary