Minutes of the Houston Planning Commission

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

May 24, 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 2:37 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 Ulrich
George Greanias
DIRECTOR'S REPORT
The Director's report was given by Marlene Gafrick, Director, Planning and Development Department.

APPROVAL OF THE MAY 10, 2012 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the May 10, 2012 Planning Commission meeting minutes with a correction to reflect Chair, Mark Kilkenny called the meeting to order and adjourned the meeting.

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

I. PLATTING ACTIVITY   (Consent items A and B, 1-75)
Item 31 has been changed from defer to approve. Items removed for separate consideration: 7, 11, 22, 26, 27, 28, 29, 39, 40, 45, 46, 47, 48, 50, 51, 55, and 70.

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: Garza   Second: Clark   Vote: Unanimous   Abstaining: None

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

Staff recommendation: Approve staff’s recommendations for items: 7, 11, 22, 26, 27, 28, 29, 39, 40, 45, 46, 47, 48, 50, 51, 55, and 70 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items: 7, 11, 22, 26, 27, 28, 29, 39, 40, 45, 46, 47, 48, 50, 51, 55, and 70 subject to the CPC 101 form conditions.

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

Commissioners Alleman, Amandes, Bryant, Clark and Edminster returned.

C PUBLIC HEARINGS

76 Bercons Huldy Street Place 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

Commissioner Edminster abstained and left the room.

77 Laurel Place Sec 3 partial replat C3N Approve
no 1
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: Bryant   Vote: Unanimous   Abstaining: None
Commissioner Edminster returned.

78  Lovers Estates Subdivision  C3N  Defer
Staff recommendation: Defer the plat for two weeks to allow further study and review of the separately filed amendments.
Commission action: Deferred the plat for two weeks to allow further study and review the the separately filed amendments.
   Motion: Jard  Second: Nelson  Vote: Unanimous  Abstaining: None
Speakers for item 78: John Hart, Reverend James Ray Bush, Margorie Solomon, Myrtle Visver, Kristi Magill Oliver, Eva Beasley, Sheila Swirczynski, Florida Hart, Mercy Lane, Alicia Williams – supportive; Mary Roberts, - opposed; Council Member Wanda Adams in support of the deferral undecided of the plat

79  Nicholson Place 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: Jard  Second: Clark  Vote: Unanimous  Abstaining: None
Speakers for item 79: Neale Shields - undecided

80  Oak Court 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-Pirtle  Second: Alleman  Vote: Unanimous  Abstaining: None

81  River Oaks Sec no 5 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: Edminster  Second: Bryant  Vote: Unanimous  Abstaining: None

82  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 request.
   Motion: Garza  Second: Clark  Vote: Unanimous  Abstaining: None

83  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.
   Motion: Clark  Second: Bryant  Vote: Unanimous  Abstaining: None

Commissioner Alleman and Amandes abstained and left the room.
84 Terra Firma Sec 2 replat no 1 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: Edminster Vote: Unanimous Abstaining: None

Commissioner Alleman and Amandes returned.

85 Tricons McDuffie Street Villas Subdivision 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: Zakaria Second: Bryant Vote: Unanimous Abstaining: None

D VARIANCES

Items 88, and 94 were taken and acted on at the same time with staff requesting a two week deferral for both items.

88 Dynamic Subdivision C2R Defer
94 West Main Reserve Subdivision C2R Defer
Staff recommendation: Defer the plats for two weeks at the applicants request and to allow time to receive additional information.
Commission action: Deferred the plat for two weeks at the applicants request and to allow time to receive additional information.
Motion: Garza Second: Bryant Vote: Unanimous Abstaining: None

86 Canyon Lakes 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: Garza Second: Bryant Vote: Unanimous Abstaining: None

Commissioners Alleman abstained and left the room.

87 Commons Waterway Sec 7 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: Edminster Second: Garza Vote: Unanimous Abstaining: None
Speakers for item 87: John Harmon – undecided

Commissioners Alleman returned.
Commissioners Amandes and Clark abstained and left the room.

89 Lakes of Bella Terra GP
   Harrison Sec 1
Staff recommendation: Grant the requested variances and approve the general plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variances and approved the general plat subject to the CPC 101 form conditions.
Motion: Asakura Second: Bryant Vote: Unanimous Abstaining: None

Commissioners Amandes and Clark returned.

90 Montrose Addition partial replat no 4
   C2R
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: Asakura Vote: Unanimous Abstaining: None
Speakers for item 90: Claude Wynn and David Robinson – supportive

91 Saddle Gate Business Center
   Subdivision
   C2
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: Tartt Vote: Unanimous Abstaining: None

92 Towns at Seville Lift Station
   Subdivision
   C2
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: Asakura Vote: Unanimous Abstaining: None

93 West End Terrace partial replat no 2
   C2R
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: Bryant Vote: Unanimous Abstaining: None

E SPECIAL EXCEPTIONS
NONE
F  RECONSIDERATION OF REQUIREMENTS
   NONE

G  ADMINISTRATIVE
   NONE

H  DEVELOPMENT PLAT VARIANCE

95  4309 Bertha Street   DPV   Approve
Staff recommendation: Grant the requested variance to allow the front porch of a single family
residence to be located at approximately 4'-3" from the property line.
Commission action: Granted the requested variance to allow the front porch of a single family
residence to be located at approximately 4'-3" from the property line.
Motion: Zakaria    Second: Clark    Vote: Unanimous   Opposed: None

96  1303 Cortlandt Street   DPV   Approve
Staff recommendation: Grant the requested variance to allow the garage to setback at 13'-10" from
the property line along East 13th street instead of the required 17' setback along a local street.
Commission action: Granted the requested variance to allow the garage to setback at 13'-10" from
the property line along East 13th street instead of the required 17' setback along a local street.
Motion: Asakura    Second: Bryant    Vote: Unanimous   Opposed: None

97  8810 Linkpass Lane   DPV   Approve
Staff recommendation: Grant the requested variance to allow the garage to setback 5' from the
property line along Stella Link, a designated major thoroughfare instead of the required minimum 10'
setback for the proposed development.
Commission action: Granted the requested variance to allow the garage to setback 5' from the
property line along Stella Link, a designated major thoroughfare instead of the required minimum 10'
setback for the proposed development.
Motion: Zakaria    Second: Bryant    Vote: Unanimous   Opposed: None

I  CERTIFICATES OF COMPLIANCE
   NONE

J  EXTENSIONS OF APPROVAL AND NAME CHANGES

98  Bridgeland Creekside Crossing Drive     EOA     Approve
at Josey Ranch Road STD

99  Bridgeland Hidden Creek Sec 4    EOA    Approve

100  Cypress Creeks Lakes Sec 12     EOA    Approve

101  Maria Square Subdivision    EOA    Approve

102  Towne Lake Parkway North STD   EOA    Approve
Staff recommendation: Approve staff's recommendation for item 98-102.
Commission action: Approved staff's recommendation for item 98-102.
Motion: Bryant    Second: Porras-Pirlte Vote: Carries   Abstaining: Edminster
on item #102
II. ESTABLISH A PUBLIC HEARING DATE OF JUNE 21, 2012 FOR:
   a. Bercons McDuffie Street Place Subdivision
   b. Carnegie Park Subdivision
   c. Cove Sec 6 partial replat no 3
   d. Ella Oaks Subdivision
   e. Lofts on 24th Street Subdivision
   f. Orm Enterprise Subdivision
   g. Priestly Fraternity of St Peter Subdivision
   h. Tricon Minola Street Place Subdivision

Staff recommendation: Establish a public hearing date of June 7, 2012 for item II a-h.
Commission action: Established a public hearing date of June 7, 2012 for item II a-h.
   Motion: Garza  Second: Clark  Vote: Unanimous  Abstaining: None

III. PUBLIC COMMENT
   NONE

IV. ADJOURNMENT
There being no further business brought before the Commission, Chair Mark Kilkenny adjourned the meeting at 4:16 p.m.
   Motion: Bryant  Second: Clark  Vote: Unanimous  Abstaining: None

Mark A. Kilkenny, Chair

Marlene Gafrick, Secretary