Minutes of the Houston Planning Commission

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

June 7, 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 2:35 p.m. with a quorum present.

Mark A. Kilkenny, Chair
M. Sonny Garza
Susan Alleman  Absent
Christopher B. Amandes
Keiji Asakura
Fernando Brave  Arrived at 2:37 p.m. during item I
Antoine Bryant  Absent
Lisa Clark
Brandon Dudley  Absent
Truman C. Edminster III
James R. Jard
Paul R. Nelson  Left at 3:40 p.m. during item 71
Linda Porras-Pirtle  Absent
Algenita Segars
Blake Tart III
Shaukat Zakaria
Mark Mooney for  Absent
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

None

APPROVAL OF THE MAY 24, 2012 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the May 24, 2012 Planning Commission meeting minutes.

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

I. PLATTING ACTIVITY  (Consent items A and B, 1-68)
Item 51 has been changed from defer to approve. Items removed for separate consideration: 3, 9, 16, 17, 21, 22, 34, 35, 36, 38, 41, 51, and 67.

Staff recommendation: Approve staff’s recommendations for items 1 – 68 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1 – 68 subject to the CPC 101 form conditions.

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

Commissioners Amandes and Edminster abstained and left the room.

Staff recommendation: Approve staff’s recommendations for items: 3, 9, 16, 17, 21, 22, 34, 35, 36, 38, 41, 51, and 67 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items: 3, 9, 16, 17, 21, 22, 34, 35, 36, 38, 41, 51, and 67 subject to the CPC 101 form conditions.

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

Commissioners Amandes and Edminster returned.

C PUBLIC HEARINGS

69 Dolce Living at Grand Harbour  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: Tattt    Second: Brave    Vote: Unanimous    Abstaining: None

70 Lovers Estates Subdivision  C3N  Disapprove
Staff recommendation: Disapprove the plat.
Commission action: Disapproved the plat.

Motion: Segars    Second: Garza    Vote: Carries    Abstaining: Brave

and Edminster
Speakers for item 70: Arva Howard and Deborah McAbee – Legal Department; Council Member Wanda Adams in support of the disapproval; Yvonne Jacobs, Jonathan McAdams, Reverend Lover Betts, Shirley Favors, Stephanie Roman – supportive; Debra Drake and Pastor Brian Allen - opposed;

71 Oak Forest of Marbella 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: Tattt    Second: Brave    Vote: Unanimous    Abstaining: None

Speakers for item 71: Mary Lou Henry, applicant – supportive; John Winkler - opposed
72  Sin Dolor Subdivision  C3N  Withdrawn

73  Sukkot Office Park 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: Garza  Second: Edminster  Vote: Unanimous  Abstaining: None

Commissioner Amandes abstained and left the room.

74  Terra Firma Sec 2 replat no 1  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: Garza  Second: Asakura  Vote: Unanimous  Abstaining: None

75  Tricons McDuffie Street Villas 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: Edminster  Vote: Unanimous  Abstaining: None

D  VARIANCES

76  Dynamic Subdivision  C2R  Withdrawn

Commissioner Amandes returned.

Items 77, 78, 79, 80, 81, 84, 86, 87, and 88 were taken together at this time and acted on at the same time with staff requesting a two week deferral.

77  Enclave at Northpointe GP  GP  Defer
78  Enclave at Northpointe Sec 1  C3P  Defer
79  Enclave at Northpointe Sec 2  C3P  Defer
80  J R K Estates Subdivision  C2  Defer
81  Lakes Professional Park Subdivision  C2  Defer
84  Towne Lake Greens Sec 2  C3P  Defer
86  Westwind Business Park Subdivision  C3P  Defer
87  Woodridge Forest GP  GP  Defer
88  Woodridge Forest Sec 6  C3P  Defer

Staff recommendation: Defer the requested plats and variances for two weeks for further study and review or planning standards.
Commission action: Deferred the requested plats and variances for two weeks for further study and review or planning standards.
   Motion: Jard  Second: Asakura  Vote: Unanimous  Abstaining: None
82 Texas Port Recycling Almeda  
Genoa Subdivision  

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: Clark  Vote: Unanimous  Abstaining: None
Speakers for item 82: Keith Thompson, applicant – supportive

Commissioners Edminster abstained and left the room.

83 Towne Lake Central GP  

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: Asakura  Vote: Unanimous  Abstaining: None

Commissioners Edminster returned.

85 West Main Reserve Subdivision  

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: Edminster  Second: Asakura  Vote: Unanimous  Abstaining: None

E SPECIAL EXCEPTIONS
NONE

F RECONSIDERATION OF REQUIREMENTS
Items 87 and 88 were taken earlier in the agenda with the Variances.

G ADMINISTRATIVE
NONE

H DEVELOPMENT PLAT VARIANCE

89 3838 Wickersham Lane  
DPV  

Staff recommendation: Defer the requested variance for two weeks to allow time for the applicant to provide additional information.
Commission action: Deferred the requested variance for two weeks to allow time for the applicant to provide additional information.
  Motion: Garza  Second: Clark  Vote: Unanimous  Abstaining: None

I CERTIFICATES OF COMPLIANCE

90 20220 Roadway Lane  

COC  

Staff recommendation: Approve staff’s recommendation for items 90-91.
Commission action: Approved staff’s recommendation for items 90-91.
  Motion: Segars  Second: Asakura  Vote: Unanimous  Abstaining: None

91 23446 US59  

COC  

Approve
EXTENSIONS OF APPROVAL AND NAME CHANGES

92  AFP North Freeway Subdivision       EOA   Approve
93  Deerbrook Estates Sec 1 partial     EOA   Approve
     No 2 and extension
94  Last Concert Café Subdivision       EOA   Approve
95  New Hope Housing at Perry Street    EOA   Approve
     replat no 1 and extension
96  Woodbridge Sec 1                     EOA   Approve

Staff recommendation: Approve staff’s recommendation for item 92-96.
Commission action: Approved staff’s recommendation for item 92-96.
     Motion: Garza     Second: Segars     Vote: Carries     Abstaining: Amanes
     on item #95

II.  ESTABLISH A PUBLIC HEARING DATE OF JULY 5, 2012 FOR:
a.  Audubon Hollow Subdivision
b.  Braes Heights Addition Sec no 5 replat no 1
c.  Carnegie Court Subdivision
d.  Tanglewood Enclave Subdivision

Staff recommendation: Establish a public hearing date of June 7, 2012 for item II a-d.
Commission action: Established a public hearing date of June 7, 2012 for item II a-d.
     Motion: Clark     Second: Edminster    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 3:57 p.m.
     Motion: Clark     Second: Edminster    Vote: Unanimous    Abstaining: None

Mark A. Kilkenny, Chair

Marlene Gafrick, Secretary