Minutes of the Houston Planning Commission

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

June 21, 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 2:38 p.m. with a quorum present.

Mark A. Kilkenny, Chair Absent
M. Sonny Garza
Susan Alleman
Christopher B. Amandes
Keiji Asakura Absent
Fernando Brave
Kenneth Bohan
Antoine Bryant Arrived at 2:50 p.m. during item #74
Lisa Clark
Brandon Dudley
Truman C. Edminster III
James R. Jard
Paul R. Nelson Absent
Linda Porras-Pirtle
Algenita Segars
Eileen Subinsky
Blake Tart III
Shaukat Zakaria Absent
Mark Mooney for
The Honorable Ed Chance
Richard Stolleis for
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 Marlene Gafrick, Director Planning and Development Department.

APPROVAL OF THE JUNE, 7 2012 PLANNING COMMISSION MEETING MINUTES  
Commission action: Approved the June 7, 2012 Planning Commission meeting minutes.
  Motion: Tarrt  Second: Clark  Vote: Unanimous  Abstaining: None

I. PLATTING ACTIVITY (Consent items A and B, 1-71)  
Item 19 has been changed from approve to defer per applicant’s request. Item 47 has been changed from defer to approve. Items removed for separate consideration: 1, 2, 6, 14, 16, 24, 25, 26, 38, 39, 40, 46, 47, 48, 54, 58, and 69.

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 – 71 subject to the CPC 101 form conditions.
  Motion: Edminster  Second: Alleman  Vote: Unanimous  Abstaining: None

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

Staff recommendation: Approve staff’s recommendations for items: 1, 2, 6, 14, 16, 38, 39, 40, 46, 47, 48, 54, 58, and 69 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items: 1, 2, 6, 14, 16, 38, 39, 40, 46, 47, 48, 54, 58, and 69 subject to the CPC 101 form conditions.
  Motion: Porras-Pirtle  Second: Clark  Vote: Unanimous  Abstaining: None

Commissioners Alleman, Amandes and Edminster returned.

Commissioner Clark abstained and left the room.

Staff recommendation: Approve staff’s recommendations for items: 24, 25, and 26 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items: 24, 25, and 26 subject to the CPC 101 form conditions.
  Motion: Brave  Second: Segars  Vote: Unanimous  Abstaining: None

Commissioner Clark returned.

C. PUBLIC HEARINGS  

72 Bercons McDuffie Street Place 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: Edminster  Second: Segars  Vote: Unanimous  Abstaining: None
73 Carnegie 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: Segars Second: Alleman Vote: Unanimous Abstaining: None

74 Cove Sec 6 partial replat no 3 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: Tarri Vote: Carries Abstaining: Bryant
Speakers for item 74: Fiona Furlan – opposed; Mary Lou Henry – applicant

75 Ella Oaks 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: Brave Second: Bryant Vote: Unanimous Abstaining: None
Speaker for item 75: Paul Akscyn – opposed

76 Lofts on West 24th Street 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: Tarri Second: Bryant Vote: Unanimous Abstaining: None

77 Orm Enterprise 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

78 Priestly Fraternity of St Peter 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: Brave Second: Alleman Vote: Unanimous Abstaining: None

79 Tricons Minola Street Place 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
D VARIANCES

Items 80, 81, 82, 85, 86, and 92 were taken together at this time and acted on at the same time with staff requesting a two week deferral.

80 Enclave at Northpointe GP GP Defer
81 Enclave at Northpointe Sec 1 C3P Defer
82 Enclave at Northpointe Sec 2 C3P Defer
85 Mancuso Subdivision C2R Defer
86 Mision Elim Internacional Church Subdivision C2R Defer
92 Serenity Square Subdivision C2 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: Clark Second: Brave Vote: Unanimous Abstaining: None

83 J R K Estates Subdivision C2 Approve

Staff recommendation: Grant the requested dual line variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested dual line variance and approved the plat subject to the CPC 101 form conditions.

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

84 Lakes Professional Park Subdivision C2 Withdrawn

Commissioner Edminster abstained and left the room.

87 Queenston Manor Apartments Subdivisions 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: Porras-Pirtle Second: Segars Vote: Unanimous Abstaining: None

Commissioner Alleman abstained and left.

88 Towne Lake Greene Sec 2 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: Tarrt Second: Segars Vote: Unanimous Abstaining: None

Commissioners Alleman and Edminster returned.

89 Westwind Business Park Subdivision Withdrawn
Commissioner Alleman abstained and left the room.

90  Woodlands Village of Indian Springs  C2  Approve
     Sec 30
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: Clark  Vote: Unanimous  Abstaining: None
Commissioner Alleman returned.

E  SPECIAL EXCEPTIONS
   NONE

F  RECONSIDERATION OF REQUIREMENTS

91  Bavaria Sec 2  C3P  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: Bryant  Second: Clark  Vote: Unanimous  Abstaining: None

Items 93, 94, and 95 were taken together at this time.

93  Woodridge Forest GP  GP  Approve
94  Woodridge Forest Sec 1  C3P  Approve
95  Woodridge Forest Sec 6  C3P  Approve
Staff recommendation: Grant the requested variances and approve the general plan and the plats subject to the CPC 101 form conditions.
Commission action: Granted the requested variances and approved the general plan and the plats subject to the CPC 101 form conditions.
     Motion: Segars  Second: Bryant  Vote: Unanimous  Abstaining: None

G  ADMINISTRATIVE
   NONE

H  DEVELOPMENT PLAT VARIANCE

96  3731 Olympia Drive  DPV  Approve
Staff recommendation: Grant the requested variances subject to 3" caliper trees along San Felipe and allowing at least 5" visibility on either side of the sliding gate.
Commission action: Granted the requested variances subject to 3" caliper trees along San Felipe and allowing at least 5" visibility on either side of the sliding gate.
     Motion: Tarri  Second: Segars  Vote: Unanimous  Abstaining: None
97 3838 Wickersham Lane  
Staff recommendation: Grant the variance to allow a side building line of 10' for the proposed residence.
Commission action: Granted the variance to allow a side building line of 10' for the proposed residence.
Motion: Segars  Second: Edminster  Vote: Unanimous  Abstaining: None

I CERTIFICATES OF COMPLIANCE

98 20220 Roadway Lane  
Staff recommendation: Approve staff’s recommendation for item 98.
Commission action: Approved staff’s recommendation for item 98.
Motion: Porras-Pirtle  Second: Bryant  Vote: Unanimous  Abstaining: None

J EXTENSIONS OF APPROVAL AND NAME CHANGES

99 Kings River Commercial Reserves Subdivision  
Staff recommendation: Approve staff’s recommendation for item 99-100.
Commission action: Approved staff’s recommendation for item 99-100.
Motion: Segars  Second: Brave  Vote: Unanimous  Abstaining: None

100 Woodlands Creekside-Park West Sec 6 replat no 1  
Staff recommendation: Approve staff’s recommendation for item 99-100.
Commission action: Approved staff’s recommendation for item 99-100.
Motion: Segars  Second: Brave  Vote: Unanimous  Abstaining: None

II. ESTABLISH A PUBLIC HEARING DATE OF JULY 19, 2012 FOR:
   a. Aliana Sec 15 replat no 3 and extension
   b. One Inwood Park Subdivision
   c. Northpointe Meadows partial replat no 1
   d. Reserve on West Twenty Sixth Street Subdivision
   e. Villas on Brun Street Subdivision
Staff recommendation: Establish a public hearing date of July 19, 2012 for item II a-e.
Commission action: Established a public hearing date of July 19, 2012 for item II a-e.
Motion: Edminster  Second: Clark  Vote: Unanimous  Abstaining: None

III. PUBLIC COMMENT
NONE

IV. ADJOURNMENT
There being no further business brought before the Commission, Vice Chair Sonny Garza adjourned the meeting at 3:34 p.m.
Motion: Bryant  Second: Tarit  Vote: Unanimous  Abstaining: None

Sonny Garza, Vice Chair

Marlene Gafrick, Secretary