Minutes of the Houston Planning Commission

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

July 5, 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
M. Sonny Garza
Susan Alleman
Christopher B. Amandes
Keiji Asakura
Fernando Brave
Kenneth Bohan
Antoine Bryant
Lisa Clark
Brandon Dudley
Truman C. Edminster III
James R. Jard
Paul R. Nelson
Linda Porras-Pirtle
Algenita Segars
Eileen Subinsky
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 Michael Schaffer, Deputy Director, Planning and Development Department.

APPROVAL OF THE JUNE 21, 2012 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the June 21, 2012 Planning Commission meeting minutes with corrections (adding Commissioners Bohan and Subinsky to attendance).
Motion: Tarri Second: Clark Vote: Carries Abstaining: Zakaria

I. CONSIDERATION OF THE JULY 2012 SEMIANNUAL REPORT OF THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE ON IMPACT FEES
The report was presented by Rudy Moreno, Deputy Assistant Director, Public Works and Engineering Department.
Commission action: Approved the July 2012 Semi Annual Report of the Capital Improvements Advisory Committee on Impact Fees and forwarded the report to City Council for approval.
Motion: Nelson Second: Zakaria Vote: Unanimous Abstaining: None

II. PLATTING ACTIVITY (Consent items A and B, 1-79)
Items removed for separate consideration: 10, 11, 22, 32, 33, 34, 35, 36, 43, 47, 53, 54, 55, and 56.

Staff recommendation: Approve staff’s recommendations for items 1 – 79 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1 – 79 subject to the CPC 101 form conditions.
Motion: Clark Second: Tarri Vote: Carries Abstaining: None

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

Staff recommendation: Approve staff’s recommendations for items: 10, 11, 22, 32, 33, 34, 35, 36, 43, 47, 53, 54, 55, and 56 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items: 10, 11, 22, 32, 33, 34, 35, 36, 43, 47, 53, 54, 55, and 56 subject to the CPC 101 form conditions.
Motion: Zakaria Second: Tarri Vote: Unanimous Abstaining: None

Commissioners Alleman, Amandes, Clark and Edminster returned.

C PUBLIC HEARINGS

80 Audubon Hollow Subdivision C3N Defer
Staff recommendation: Defer the plat for two weeks to allow time for additional information.
Commission action: Deferred the plat for two weeks to allow time for additional information.
Motion: Alleman Second: Porras-Pirtle Vote: Unanimous Abstaining: None

81 Braes Heights Addition Sec no 5 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: Asakura Vote: Unanimous Abstaining: None
82  Carnegie Court 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: Tartt  Second: Bryant  Vote: Carries  Abstaining: Bryant
Speakers for item 82: Arpan Gupta – supportive; Will Sare- opposed; Steve Brown - undecided applicant

83  Tanglewood Enclave 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: Clark  Vote: Unanimous  Abstaining: None

D  VARIANCES

Items 89, 91, 92, and 97 were taken together at this time and acted on at the same time with staff requesting a two week deferral.

89  Independence Heights Block 42 partial  C2R  Defers
91  Northpark Place Reserve Subdivision  C3P  Defers
92  Stone Bluff Complex Subdivision  C3P  Defers
97  Serenity Square Subdivision  C2  Defers
Staff recommendation: Defer the plats for two weeks to allow time for additional information and planning standards.
Commission action: Deferred the plat for two weeks to allow time for additional information and planning standards.
  Motion: Brave  Second: Edminster  Vote: Unanimous  Abstaining: None

84  Bristol Townhomes 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: Tartt  Second: Bryant  Vote: Unanimous  Abstaining: None

85  Clay Estate partial replat no 2  C3PR  Disapprove
Staff recommendation: Deny the requested variance and disapprove the plat subject to the CPC 101 form conditions.
Commission action: Denied the requested variance and disapproved the plat subject to the CPC 101 form conditions.
  Motion: Bryant  Second: Tartt  Vote: Unanimous  Abstaining: None
Speaker for item 85: Eric Eilers – opposed.
Items 86, 87, and 88 are taken together at this time.

86 Enclave at Northpointe GP GP Approve
87 Enclave at Northpointe Sec 1 C3P Approve
88 Enclave at Northpointe Sec 2 C3P Approve

Staff recommendation: Grant the requested variances with conditions and approve the general plan and the plats subject to the CPC 101 form conditions.
Commission action: Granted the requested variances with conditions and approved the general plan and the plats subject to the CPC 101 form conditions.
Motion: Freeman Second: Brave Vote: Unanimous Abstaining: None
Speaker for items 86-88: Fred Mathis, Harris County-undecided

90 Mission Elim Internacional Church Subdivision C2R Approve
Staff recommendation: Grant the requested dual building line variance for the existing structure and proposed second-storey addition, deny the variance for the ROW widening, and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested dual building line variance for the existing structure and proposed second-storey addition, denied the variance for the ROW widening, and approved the plat subject to the CPC 101 form conditions.
Motion: Bryant Second: Amandes Vote: Unanimous Abstaining: None

93 Stratton Woods Subdivision C3P Approve
Staff recommendation: Grant the requested variance and special exception and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance and special exception and approved the plat subject to the CPC 101 form conditions.
Motion: Porras-Pirtle Second: Clark Vote: Unanimous Abstaining: None

94 Wimbledon Estates Plaza Subdivision 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: Alleman Second: Bryant Vote: Unanimous Abstaining: None

E SPECIAL EXCEPTIONS
NONE

F RECONSIDERATION OF REQUIREMENTS

95 Cinco Ranch Northwest Sec 7 C3P Approve
Staff recommendation: Grant the requested reconsideration of requirement and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested reconsideration of requirement and approved the plat subject to the CPC 101 form conditions.
Motion: Clark Second: Edminster Vote: Unanimous Abstaining: None
96  Narsi Brothers Subdivision  C2R  Approve
Staff recommendation: Grant the requested dual building line variance for the existing structure and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested dual building line variance for the existing structure and approved the plat subject to the CPC 101 form conditions.
  Motion: Segars  Second: Zakaria  Vote: Unanimous  Abstaining: None

G  ADMINISTRATIVE
NONE

H  DEVELOPMENT PLAT VARIANCE

98  5423 John Dreaper Drive  DPV  Approve
Staff recommendation: Grant the requested variance.
Commission action: Granted the requested variance.
  Motion: Segars  Second: Brave  Vote: Unanimous  Abstaining: None
Speaker for item 98: David Anderson - supportive

I  CERTIFICATES OF COMPLIANCE

99  24055 Sorters  COC  Approve
100  25951 Peach Creek Dr  COC  Approve
101  0 Peach Creek Drive  COC  Approve
Staff recommendation: Approve staff’s recommendation for item 99-101.
  Motion: Segars  Second: Bryant  Vote: Unanimous  Abstaining: None

J  EXTENSIONS OF APPROVAL AND NAME CHANGES

102  Cypress Lakes Crossing at Willow Creek  EOA  Approve
  Sec 1
103  Luong Milroy Subdivision  EOA  Approve
104  Shadow Creek Estates Community Center Subdivision  EOA  Approve
105  Sunbelt Subdivision  EOA  Approve
106  Domatex Subdivision (prev. Domtex Subdivision)  NC  Approve
Staff recommendation: Approve staff’s recommendation for item 102-106.
Commission action: Approved staff’s recommendation for item 102-106.
  Motion: Segars  Second: Clark  Vote: Carries  Abstaining: Edminster
  on item 102

III. ESTABLISH A PUBLIC HEARING DATE OF AUGUST 2, 2012 FOR:
   a. Fairdale Place Estates Subdivision
   b. Nicholson Square Subdivision
   c. North Enclave at Westminster Village Subdivision
Staff recommendation: Establish a public hearing date of August 2, 2012 for item II a-c.
Commission action: Established a public hearing date of August 2, 2012 for item II a-c.
  Motion: Bryant  Second: Edminster  Vote: Carries  Abstaining: Asakura
IV. CONSIDERATION OF A HOTEL VARIANCE FOR THE AMERICA'S BEST VALUE INN IN THE 8700 BLOCK OF FM 1960
Staff recommendation: Approve the application.
Commission action: Approved the application.
Motion: Asakura Second: Bryant Vote: Unanimous Abstaining: None

V. CONSIDERATION OF A HOTEL VARIANCE FOR THE COURTYARD BY MARRIOTT HOTEL IN 130 NORTH PARK PLAZA DRIVE
Staff recommendation: Approve the application.
Commission action: Approved the application.
Motion: Asakura Second: Clark Vote: Unanimous Abstaining: None

VI. PUBLIC COMMENT
NONE

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

Sonny Garza, Vice Chair

Michael Schaffer, Secretary