Minutes of the Houston Planning Commission

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

July 19, 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 2:40 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
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

Absent

Left at 3:30 p.m. during item 95

Absent

Absent

Left at 3:00 p.m. during Item III

Absent
DIRECTOR’S REPORT
The Director’s Report was given by Marlene Gafrick, Director, Planning and Development Department.

APPROVAL OF THE JULY 5, 2012 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the July 5, 2012 Planning Commission meeting minutes with corrections (add Item 47 to Item II - the list of items separately considered and approved).
  Motion: Bryant Second: Alleman Vote: Unanimous Abstaining: None

I. PLATTING ACTIVITY (Consent items A and B, 1-81)
Item 33 and 34 have been changed from approve to defer per applicants request. Items removed for separate consideration: 28, 32, 42, 43, 48, 49, and 50.

Staff recommendation: Approve staff’s recommendations for items 1 – 81 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1 – 81 subject to the CPC 101 form conditions.
  Motion: Edminster Second: Tartt Vote: Unanimous Abstaining: None

Commissioners Alleman and Edminster abstained and left the room.

Staff recommendation: Approve staff’s recommendations for items 28, 32, 42, 43, 48, 49, and 50 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items: 28, 32, 42, 43, 48, 49, and 50 subject to the CPC 101 form conditions.
  Motion: Porras-Pirtle Second: Bryant Vote: Unanimous Abstaining: None

Commissioners Alleman and Edminster returned.

C PUBLIC HEARINGS

82 Aliana Sec 15 replat no 3 and extension 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: Prestage Second: Mooney Vote: Unanimous Abstaining: None

83 Audubon Hollow 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: Jard Second: Tartt Vote: Unanimous Abstaining: None
Speakers for item 83: Mary Lou Henry, applicant – supportive; Sherry Massin, Vicki Yeomans, Ann Reardon and David Judkins – opposed; Richard Smith – City Engineer, Public Works & Engineering

84 Northpointe Meadows 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: Subinsky Vote: Unanimous Abstaining: None
85  **One Inwood 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: **Bryant**  Second: **Edminster**  Vote: **Unanimous**  Abstaining: **None**

86  **Reserve on West Twenty Sixth 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: **Garza**  Second: **Bryant**  Vote: **Unanimous**  Abstaining: **None**

87  **Villas on Brun 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: **Porras-Pirtle**  Second: **Alleman**  Vote: **Unanimous**  Abstaining: **None**

**D VARIANCES**

88  **Bavaria Sec 3**  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: **Garza**  Second: **Tartt**  Vote: **Unanimous**  Abstaining: **None**

89  **Castinie Place Subdivision**  C2R  Defer
91  **Melda Road Subdivision**  C3P  Defer
94  **Stone Bluff Complex Subdivision**  C3P  Defer
Staff recommendation: Defer the plats for two weeks to allow time for additional information and for further review.
Commission action: Deferred the plat for two weeks to allow time for additional information and for further review.
Motion: **Garza**  Second: **Bryant**  Vote: **Unanimous**  Abstaining: **None**

90  **Independence Heights Block 42 partial replat no 1 Subdivision**  C2R  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: **Zakaria**  Vote: **Unanimous**  Abstaining: **None**

Speakers for item 90: Mary Lou Henry, applicant – supportive
92 Northpark Place Reserve Subdivision 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: Mooney    Second: Porras-Pirtle Vote: Unanimous   Abstaining: None

93 Plainview Place Subdivision C2R 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: Edminster  Second: Porras-Pirtle Vote: Unanimous   Abstaining: None

95 Washington Terrace Lofts Subdivision C2R Defer
Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Commission action: Deferred the plat for two weeks to allow time for the applicant to meet with the nearby property owners.
   Motion: Prestage   Second: Tattt   Vote: Unanimous Abstaining: None
Speakers for item 95: Jon Crain, applicant – supportive; Barry Barnes – opposed

96 Woodland Oaks Wastewater Treatment Plant Subdivision 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: Edminster    Second: Bryant Vote: Unanimous   Abstaining: None

E SPECIAL EXCEPTIONS

97 Auburn Trails at Oakhurst GP GP Approve
Staff recommendation: Grant the special exception and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the special exception and approved the plat subject to the CPC 101 form conditions.
   Motion: Mooney    Second: Tattt Vote: Unanimous   Abstaining: None

98 East Lake at Gleannoch Farms Subdivision C3P 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: Bryant Vote: Unanimous   Abstaining: None

F RECONSIDERATION OF REQUIREMENTS
99  Serenity Square Subdivision  C2  Approve
Staff recommendation: Grant the reconsideration of requirement and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the reconsideration of requirement and approved the plat subject to the CPC 101 form conditions.
Motion: Bryant  Second: Edminster  Vote: Unanimous  Abstaining: None

G  ADMINISTRATIVE
NONE

H  DEVELOPMENT PLAT VARIANCE

100  3315 White Oak  DPV  Approve
Staff recommendation: Grant the requested variance.
Commission action: Granted the requested variance.
Motion: Garza  Second: Asukura  Vote: Unanimous  Abstaining: None

I  CERTIFICATES OF COMPLIANCE

101  21041 Hammond Drive  COC  Approve
102  26867 Peache Creek Drive  COC  Approve
Staff recommendation: Approve staff’s recommendation for item 101-102.
Commission action: Approved staff’s recommendation for item 101-102.
Motion: Porras-Pirtle  Second: Tatt  Vote: Unanimous  Abstaining: None

J  EXTENSIONS OF APPROVAL AND NAME CHANGES

103  Grand Mission Regional Detention Basin Subdivision  EOA  Approve
104  Sunny Farms Subdivision  EOA  Approve
105  Oakwilde Wastewater Treatment Plant Subdivision  EOA  Approve
106  Old River Terrace Third Section partial replat no 1  EOA  Approve
Staff recommendation: Approve staff’s recommendation for item 103-106.
Commission action: Approved staff’s recommendation for item 103-106.
Motion: Garza  Second: Alleman  Vote: Carries  Abstaining: None

II.  ESTABLISH A PUBLIC HEARING DATE OF AUGUST 16, 2012
Omitted
III. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR THE 3400 – 3600 SOUTH PARKWOOD DRIVE, NORTH AND SOUTH SIDES
Staff recommendation: Approve the application and forward to City Council for approval.
Commission action: Approved the application and forward to City Council for approval.
Motion: Zakaria Second: Prestage Vote: Unanimous Abstaining: None
Speakers for item III: Dr. Wallace Honeywell, Barry Barns, Paul Myers, Dr. Annette Cluff, Ronald Green, City of Houston City Controller – supportive; Jacks C. Nickens, Briscoe Swan, Melvin Eisner – opposed

IV. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR THE 3400 – 3500 NORTH PARKWOOD DRIVE, NORTH AND SOUTH SIDES
Staff recommendation: Approve the application and forward to City Council for approval.
Commission action: Approved the application and forward to City Council for approval.
Motion: Prestage Second: Bryant Vote: Unanimous Abstaining: None
Speakers for item IV: Dr. Wallace Honeywell, Barry Barns, Paul Myers, Dr. Annette Cluff, Ronald Green, City of Houston City Controller – supportive; Briscoe Swan, Melvin Eisner – opposed

V. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR THE 3500 – 3600 PARKWOOD DRIVE, NORTH AND SOUTH SIDES
Staff recommendation: Approve the application and forward to City Council for approval.
Commission action: Approved the application and forward to City Council for approval.
Motion: Prestage Second: Tarrant Vote: Unanimous Abstaining: None

VI. PLEASE EXCUSE THE ABSENCES OF COMMISSIONER MARK A. KILKENNY AND COMMISSIONER PAUL R. NELSON
Commissioner Kilkenny present no Commission action required.
Commissioner Nelson’s absences were excused.
Motion: Zakaria Second: Garza Vote: Unanimous Abstaining: None

VII. ADJOURNMENT
There being no further business brought before the Commission, Chair, Mark A. Kilkenny adjourned the meeting at 4:41 p.m.
Motion: Bryant Second: Subinsky Vote: Unanimous Abstaining: None

Mark Kilkenny, Chair

Marlene Gafnick, Secretary