Minutes of the Houston Planning Commission

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

August 2, 2012
Meeting to be held in
Council Chambers, Public Level, City Hall Annex
2:30 p.m.

Call to order:

Chair, Mark A. Kilkenny called the meeting to order at 2:30 p.m. with a quorum present.

Mark A. Kilkenny, Chair
M. Sonny Garza
Susan Alleman
Christopher B. Amandes Absent
Keiji Asakura
Fernando Brave Absent
Kenneth Bohan Arrived at 2:40 p.m. during item 82
Antoine Bryant
Lisa Clark Absent
Brandon Dudley
Truman C. Edminster III
James R. Jard
Paul R. Nelson
Linda Porras-Pirtle Absent
Algenita Segars
Eileen Subinsky
Blake Tart III
Shaukat Zakaria
Mark Mooney for
  The Honorable Ed Chance
Richard W. Stolleis for Absent
The Honorable Grady Prestage
Jackie Freeman for Absent
  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 JULY 19, 2012 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the July 19, 2012 Planning Commission meeting minutes.
  Motion: Segars    Second: Alleman    Vote: Unanimous    Abstaining: None

I. PLATTING ACTIVITY     (Consent items A and B, 1- 79)
Items removed for separate consideration: 33, 34, 44, 45, 46, 47, 49 and 70.
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: Bryant    Second: Subinsky    Vote: Unanimous    Abstaining: None

Commissioners Alleman and Edminster abstained and left the room.

Staff recommendation: Approve staff’s recommendations for items 33, 34, 44, 45, 46, 47, 49, and 70:
subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items: 33, 34, 44, 45, 46, 47, 49, and 70 subject to the CPC 101 form conditions.
  Motion: Garza    Second: Bryant    Vote: Unanimous    Abstaining: None

Commissioners Alleman and Edminster returned.

C   PUBLIC HEARINGS

Commissioner Asakura abstained and left the room.

80    Fairdale Place Estates Subdivision    C3N    Defer
Staff recommendation: Defer the plat for two weeks for further study and review and provide revised
information by noon next Wednesday.
Commission action: Deferred the plat for two weeks for further study and review and provide revised
information by noon next Wednesday.
  Motion: Garza    Second: Nelson    Vote: Unanimous    Abstaining: None

Commissioner Asakura returned.

81    Nicholson Square 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: Bryant    Vote: Unanimous    Abstaining: None

82    North Enclave at Westminster    C3N    Defer
      Village Subdivision
Staff recommendation: Defer the plat for two weeks for Chapter 42 planning standards and further
study and review.
Commission action: Deferred the plat for two weeks for Chapter 42 planning standards and further
study and review.
  Motion: Jard    Second: Tatt    Vote: Unanimous    Abstaining: None
Speakers for item 82: Juan Salazar, Sandra Polau-Villalobos, Elizabeth Vargas – opposed
D  VARIANCES

83  Castanie 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: Tartt  Second: Segars  Vote: Unanimous  Abstaining: None

Items 84, 85, 87, and 90 were taken together at this time and acted on at the same time with staff requesting a two week deferral.

84  Kolbe Farms Subdivision  C3P  Defer
85  Lake Oaks Subdivision  C3P  Defer
87  Park Lakes North GP  GP  Defer
90  Woodland Hills School Site Subdivision  C2  Defer
Staff recommendation: Defer the plats for two weeks to allow time for additional information and for further study and review.
Commission action: Deferred the plats for two weeks to allow time for additional information and for further study and review.
  Motion: Bryant  Second: Segars  Vote: Unanimous  Abstaining: None

86  Melda Road 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: Mooney  Second: Tartt  Vote: Unanimous  Abstaining: None

88  Stone Bluff Complex 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: Garza  Second: Alleman  Vote: Unanimous  Abstaining: None

89  Washington Terrace Lofts 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: Tartt  Second: Edminster  Vote: Unanimous  Abstaining: None

E  SPECIAL EXCEPTIONS
Items 91 and 92 were taken together at this time.

Commissioner Edminster abstained and left the room.

91  Katy Oaks GP GP Approve
92  Katy Oaks Sec 1 C3P Approve
Staff recommendation: Grant the special exceptions and approve the plats subject to the CPC 101 form conditions.
Commission action: Granted the special exceptions and approved the plats subject to the CPC 101 form conditions.
    Motion: Segars    Second: Garza    Vote: Unanimous    Abstaining: None

93  Park West Green 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: Segars    Second: Alleman    Vote: Unanimous    Abstaining: None
Commissioner Edminster returned.

F  RECONSIDERATION OF REQUIREMENTS

94  Unity Center Subdivision C2 Defer
Staff recommendation: Grant the reconsideration of requirement and approve the plat subject to the CPC 101 form conditions.
Commission action: Deferred the reconsideration of requirement to give staff and applicant time to address potential traffic concerns on Mansard Road and to coordinate with TxDOT with respect to proposed access to Almeda Road.
    Motion: Zakaria    Second: Bohan    Vote: Unanimous    Abstaining: None
Speakers for item 94: Gene Human, Nassar Hamdan, representing applicant – supportive; Brad Swearer – opposed; Richard Smith – City Engineer, Public Works & Engineering

G  ADMINISTRATIVE
NONE

H  DEVELOPMENT PLAT VARIANCE

95  2403 Bagby Street DPV Defer
Staff recommendation: Defer the requested variance.
Commission action: Deferred the requested variance.
    Motion: Garza    Second: Bryant    Vote: Unanimous    Abstaining: None

96  101 Parkview Street DPV Approve
Staff recommendation: Grant the requested variance.
Commission action: Granted the requested variance.
    Motion: Segars    Second: Asakura    Vote: Unanimous    Abstaining: None
I  CERTIFICATES OF COMPLIANCE

97  19739 Candlelight Lane  COC  Approve
98  23735 Sorters Road  COC  Approve

Staff recommendation: Approve staff’s recommendation for item 97-98.
Commission action: Approved staff’s recommendation for item 97-98.
Motion: Edminster  Second: Tatt  Vote: Unanimous  Abstaining: None

J  EXTENSIONS OF APPROVAL AND NAME CHANGES

99  Fairfield Village North Sec 7  EOA  Approve
100  Forbidden gardens replat no 1  EOA  Approve
101  Park at Meadowhill Run Sec 3  EOA  Approve
102  Skyview park Sec 10  EOA  Approve
103  Villages at Sunset Ridge apartments  EOA  Approve
Subdivision
104  Sul Ross View Subdivision  EOA  Approve

Staff recommendation: Approve staff’s recommendation for item 99-104.
Commission action: Approved staff’s recommendation for item 99-104.
Motion: Segars  Second: Subinsky  Vote: Unanimous  Abstaining: None

II.  ESTABLISH A PUBLIC HEARING DATE OF AUGUST 30, 2012

a.  Bayou Woods Sec 1 partial replat no 1
b.  Canyon Village at Westheimer Lakes Sec 1 partial replat no 1
c.  Contemporary Garden Oaks partial replat no 2
d.  Harrisburg Lofts partial replat no 1
e.  Janak Place Subdivision
f.  Lovers Estates Subdivision
g.  Melanie Court Amending plat no 1 partial replat no 1
h.  Westgate Street Homes Subdivision
i.  Vintage Royale Sec 1 partial replat no 1 and extension

Staff recommendation: Establish a public hearing date of August 30, 2012 for item II a-i.
Commission action: Established a public hearing date of August 30, 2012 for item II a-i.
Motion: Bryant  Second: Segars  Vote: Unanimous  Abstaining: None

Commissioner Alleman abstained and left the room.

III.  CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR PROPERTY LOCATED IN THE 5503 ALMEDA ROAD

Staff recommendation: Grant the request variance to allow the mini-storage facility with 1071 storage units to have 23 parking spaces instead of the 27 spaces otherwise required.
Commission action: Granted the request variance to allow the mini-storage facility with 1071 storage units to have 23 parking spaces instead of the 27 spaces otherwise required.
Motion: Tattt  Second: Zakaria  Vote: Unanimous  Abstaining: None

Commissioner Alleman returned.
IV. PLEASEexcUSE THE ABSENCES OF COMMISSIONER LISA CLARK
Commissioner Clark’s absences were excused.
   Motion: Alleman       Second: Edminster     Vote: Unanimous     Abstaining: None

V. PUBLIC COMMENT
   NONE

VI. ADJOURNMENT
There being no further business brought before the Commission, Chair, Mark A. Kilkenny adjourned the meeting at 3:22 p.m.
   Motion: Garza         Second: Subinsky      Vote: Unanimous     Abstaining: None

Mark A. Kilkenny, Chair

Marlene Gafrick, Secretary