Minutes of the Houston Planning Commission

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

August 16, 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 2:35 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 W. 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 AUGUST 2, 2012 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the August 2, 2012 Planning Commission meeting minutes.
   Motion: Subinsky  Second: Bohan  Vote: Carries  Abstaining: Amandes, Brave, and Porras-Pirtle

I. PLATTING ACTIVITY  (Consent items A and B, 1- 72)
Items removed for separate consideration: 14, 20, 33, 34, 35, 36, 43, and 66.
Staff recommendation: Approve staff’s recommendations for items 1 – 72 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1 – 72 subject to the CPC 101 form conditions.
   Motion: Bryant  Second: Edminster  Vote: Unanimous  Abstaining: None
Commissioners Amandes and Edminster abstained and left the room.

Staff recommendation: Approve staff’s recommendations for items 14, 20, 33, 34, 35, 36, 43, and 66 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 14, 20, 33, 34, 35, 36, 43, and 66 subject to the CPC 101 form conditions.
   Motion: Porras-Pirtle  Second: Tatt  Vote: Unanimous  Abstaining: None
Commissioners Amandes and Edminster returned.

C PUBLIC HEARINGS

Commissioner Asakura abstained and left the room.

73 Fairdale Place Estates Subdivision  C3N  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: Bryant  Second: Segars  Vote: Unanimous  Abstaining: None
Commissioner Asakura returned.

74 North Enclave at Westminster  C3N  Defer
   Village Subdivision
Staff recommendation: Defer the plat for two weeks for further study and review and continue the public hearing at that time.
Commission action: Deferred the plat for two weeks for further study and review and continued the public hearing at that time.
   Motion: Clark  Second: Brave  Vote: Unanimous  Abstaining: None
Speakers for item 74: Amy Sutton – opposed
D  VARIANCES

75  Benders Landing Estates GP  GP  Approve
Staff recommendation: Grant the requested variance and approve the general plan subject to the CPC 101 form conditions.
Commission action: Granted the requested variance and approved the general plan subject to the CPC 101 form conditions.
Motion: Edminster  Second: Bryant  Vote: Unanimous  Abstaining: None

Items 76, 80, 81, and 86 were taken together at this time and acted on at the same time with staff requesting a two week deferral.

76  Bomar Park View Subdivision  C2R  Defer
80  Knapp Chevrolet Subdivision  C2R  Defer
81  Kolbe Farms Subdivision  C3P  Defer
86  West Clay Park Subdivision  C2R  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: Garza  Second: Tantt  Vote: Unanimous  Abstaining: None

77  Brunswick Meadows Sec 18  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: Segars  Second: Bryant  Vote: Unanimous  Abstaining: None

78  GI Building Inc 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: Porra-Pirtle  Second: Clark  Vote: Unanimous  Abstaining: None

79  Gleannloch Storage 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: Brave  Second: Bryant  Vote: Unanimous  Abstaining: None

82  Lake Oaks 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: Bryant  Second: Subinsky  Vote: Unanimous  Abstaining: None
Agenda items 83 and 87 are taken together at this time.

83 Park Lakes North GP       GP       Approve
87 Woodland Hills School Site Subdivision C2       Approve
Staff recommendation: Grant the requested variance and approve the general plan and the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance and approved the general plan and the plat subject to the CPC 101 form conditions.
   Motion: Clark   Second: Edminster   Vote: Unanimous   Abstaining: None

84 Shadow Creek South GP       GP       Approve
Staff recommendation: Grant the requested variances and approve the general plan subject to the CPC 101 form conditions.
Commission action: Granted the requested variances and approved the general plan subject to the CPC 101 form conditions.
   Motion: Clark   Second: Bohan   Vote: Unanimous   Abstaining: None

85 Werrington Park Sec 4       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: Brave   Second: Edminster   Vote: Unanimous   Abstaining: None

E SPECIAL EXCEPTIONS

Commissioner Edminster abstained and left the room.

88 Towne Lake Sec 17       C3P       Approve
Staff recommendation: Defer the plat for two weeks for further study and review.
Commission action: Deferred the plat for two weeks for further study and review.
   Motion: Porras-Pirtle   Second: Garza   Vote: Unanimous   Abstaining: None

Commissioner Edminster returned.

89 Windsor Estates GP       GP       Approve
90 Windsor Estates Sec 1       C3P       Approve
Staff recommendation: Grant the requested special exception and approve the general plan and its associated plat subject to the CPC 101 form conditions.
Commission action: Granted the requested special exception and approve the general plan and its associated plat subject to the CPC 101 form conditions.
   Motion: Clark   Second: Nelson   Vote: Unanimous   Abstaining: None
F  RECONSIDERATION OF REQUIREMENTS

91  Foundry United Methodist Church Fry Road    C2    Approve
    Subdivision
Staff recommendation: Grant the requested reconsideration of requirement and special exception, and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested reconsideration of requirement and special exception, and approved the plat subject to the CPC 101 form conditions.
Motion: Segars  Second: Bryant  Vote: Unanimous  Abstaining: None

Agenda items 92 and 93 are taken together and acted on at this time with staff recommending a two week deferral.

92  Tricons Standard Street Enclave Subdivision    C2R    Defer
93  Unity Center Subdivision    C2    Defer
Staff recommendation: Defer the plats for two weeks for further study and review.
Commission action: Deferred the plats for two weeks for further study and review.
Motion: Clark  Second: Bryant  Vote: Unanimous  Abstaining: None

H  DEVELOPMENT PLAT VARIANCE

94  2403 Bagby Street    DPV    Approve
Staff recommendation: Grant the requested variance to encroach into the 10’ building line along Bagby and Mcllhenney Streets.
Commission action: Granted the requested variance to encroach into the 10’ building line along Bagby and Mcllhenney Streets
Motion: Edminster  Second: Tartt  Vote: Unanimous  Abstaining: None

95  10301 Fulton Street    DPV    Defer
Staff recommendation: Defer the application for two weeks at the applicant’s request.
Commission action: Deferred the application for two weeks at the applicant’s request.
Motion: Brave  Second: Subinsky  Vote: Unanimous  Abstaining: None

96  1132 Highland Street    DPV    Approve
Staff recommendation: Grant the requested variance to allow a 20’ building line for the proposed residential extension.
Commission action: Granted the requested variance to allow a 20’ building line for the proposed residential extension.
Motion: Segars  Second: Bryant  Vote: Unanimous  Abstaining: None

I  CERTIFICATES OF COMPLIANCE
NONE
EXTENSIONS OF APPROVAL AND NAME CHANGES

97 Harris County ESD no 48 Station no 5  EOA  Approve
98 Kings River Estates Sec 6 partial replat no 1  EOA  Approve
99 Wildwood Glen Sec 1  EOA  Approve
100 Katy Gap Lift Station (prev. Towns at Serville Lift Station) NC  Approve

Staff recommendation: Approve staff's recommendation for item 97-100.
Commission action: Approved staff's recommendation for item 97-100.
Motion: Bryant  Second: Segars  Vote: Unanimous  Abstaining: None

II. ESTABLISH A PUBLIC HEARING DATE OF SEPTEMBER 13, 2012
   a. Ashby Place Homes replat no 1
   b. Connors Trail Amending Plat no 1 replat no 1 and extension

Staff recommendation: Establish a public hearing date of September 13, 2012 for item II a-b.
Commission action: Established a public hearing date of September 13, 2012 for item II a-b.
Motion: Bryant  Second: Clark  Vote: Unanimous  Abstaining: None

III. CONSIDERATION OF STAFF'S RECOMMENDATION ON 2012 MAJOR THOROUGHFARE
     AND FREEWAYPLAN AMENDMENT REQUEST

Item III a and b were taken together.
   a. Kirby Drive- Fannin Street to ETJ
   b. Kirby Drive- IH 610 to Fannin Street

Staff recommendation: Reclassify the existing and proposed alignment of major thoroughfare Kirby Drive between Fannin and the City of Houston ETJ from a designated 100-foot Major Thoroughfare (T-4-100) to 120-foot Principal Thoroughfare (P-4-100) and reclassify proposed Kirby Drive between IH 610 South and Fannin Street from designated 100-foot Major Thoroughfare (P-4-100) to Principle Thoroughfare.
Commission action: Reclassified the existing and proposed alignment of major thoroughfare Kirby Drive between Fannin and the City of Houston ETJ from a designated 100-foot Major Thoroughfare (T-4-100) to 120-foot Principal Thoroughfare (P-4-120) and reclassified proposed Kirby Drive between IH 610 South and Fannin Street from designated 100-foot Major Thoroughfare (T-4-100) to Principle Thoroughfare (P-4-100).
   Motion: Brave  Second: Clark  Vote: Carries  Abstaining: Bryant

   c. West Road
      1) Gessner to Windfern
      2) East of Windfern

Staff recommendation: Deny the requested realignment of West Road between Gessner Drive and Windfern Road.
Commission action: Denied the requested realignment of West Road between Gessner Drive and Windfern Road.
   Motion: Garza  Second: Subinsky  Vote: Unanimous  Abstaining: None
Agenda items III d (1, 2, and 3 are presented as group one)

d. Waller County Amendment
   1) Cane Island/Bartlett Road
   2) Schlipf Road
   3) Franz Road

Staff recommendation: Realign **Bartlett Road** south of Morton Road to align with proposed Cane Island Parkway as a major thoroughfare within the City of Houston’s ETJ. Add **Bartlett Road** between FM 529 and Clay Road as a major thoroughfare to the MTFP. Realign **Pitts Road** south of Morton Road to make a T-intersection with Bartlett Road. Realign major thoroughfare **Franz Road** west of proposed major thoroughfare Pitts Road, approximately 200’ south of its current location to align with existing Franz Road in City of Katy.

Realigned major thoroughfare **Schlipf Road** approximately 600’ east of its current alignment south of Franz Road.

Realigned major thoroughfare **Francis Road** approximately 1600’ north of its current alignment between Bartlett Road and FM 2855.

Commission action: Realigned **Bartlett Road** south of Morton Road to align with proposed Cane Island Parkway as a major thoroughfare within the City of Houston’s ETJ.

Added **Bartlett Road** between FM 529 and Clay Road as a major thoroughfare to the MTFP.

Realigned **Pitts Road** south of Morton Road to make a T-intersection with Bartlett Road.

Realigned major thoroughfare **Franz Road** west of proposed major thoroughfare Pitts Road, approximately 200’ south of its current location to align with existing Franz Road in City of Katy.

Realigned major thoroughfare **Schlipf Road** approximately 600’ east of its current alignment south of Franz Road.

Realigned major thoroughfare **Franz Road** approximately 1600’ north of its current alignment between Bartlett Road and FM 2855.

Motion: **Brave** Second: **Tartt** Vote: **Unanimous** Abstaining: **None**
Agenda items III d (4, 5, and 6 are presented as group 2)

4) Flukinger Road/James R Muse Parkway
5) Blinka Road
6) Owens Road

Staff recommendation: Add Flukinger Road and James R. Muse Parkway within City of Houston’s ETJ, as a major thoroughfare between US 290 Business/Hempstead Highway and Cameron Road.

Realign unnamed north-south major thoroughfare along existing Blinka Road.

Add Owens Road within City of Houston’s ETJ, as a major thoroughfare between FM 362 and James R Muse Parkway.

Commission action: Added Flukinger Road and James R. Muse Parkway within City of Houston’s ETJ, as a major thoroughfare between US 290 Business/Hempstead Highway and Cameron Road.

Realigned unnamed north-south major thoroughfare along existing Blinka Road.

Added Owens Road within City of Houston’s ETJ, as a major thoroughfare between FM 362 and James R Muse Parkway.

Motion: Stolleis  Second: Amandes  Vote: Unanimous  Abstaining: None

A motion to forward the recommendations for items III a, b, and d to City Council for approval was made.

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

IV. PUBLIC COMMENT
NONE

V. ADJOURNMENT
There being no further business brought before the Commission, Chair, Mark A. Kilkenny adjourned the meeting at 4:04 p.m.

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

Mark A. Kilkenny, Chair

Marlene Gafrick, Secretary