Minutes of the Houston Planning Commission

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

August 30, 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 2:38 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 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

Arrived at 2:45 p.m. during item 80

Absent

Arrived at 2:37 p.m. during Consent items

Absent

Arrived at 2:50 p.m. during item 80
DIRECTOR’S REPORT
None

APPROVAL OF THE AUGUST 16, 2012 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the August 16, 2012 Planning Commission meeting minutes.
   Motion: Amandes    Second: Subinsky    Vote: Carries    Abstaining: Alleman

APPROVAL OF THE JULY 26, 2012 MAJOR THOROUGHFARE AND FREEWAY PLAN AMENDMENTS PUBLIC HEARING MINUTES
Commission action: Approved the July 26, 2012 Major Thoroughfare and Freeway Plan Amendments Public Hearing minutes.
   Motion: Bryant    Second: Zakaria    Vote: Unanimous    Abstaining: None

I. PLATTING ACTIVITY  (Consent items A and B, 1-75)
   Items removed for separate consideration: 3, 4, 5, 22, 26, 35, 39, 40, 41, 42, 44, 45, 57, and 58.
   Staff recommendation: Approve staff’s recommendations for items 1 – 75 subject to the CPC 101 form conditions.
   Commission action: Approved staff’s recommendations for items 1 – 75 subject to the CPC 101 form conditions.
      Motion: Garza    Second: Bryant    Vote: Unanimous    Abstaining: None

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

Staff recommendation: Approve staff’s recommendations for items 3, 4, 5, 22, 26, 35, 39, 40, 41, 42, 44, 45, 57, and 58 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 3, 4, 5, 22, 26, 35, 39, 40, 41, 42, 44, 45, 57, and 58 subject to the CPC 101 form conditions.
   Motion: Porras-Purtle    Second: Freeman    Vote: Unanimous    Abstaining: None

Commissioners Alleman, Amandes, Clark and Edminster returned.

C  PUBLIC HEARINGS

Commissioner Asakura abstained and left the room.

76  Bayou Woods Sec 1 partial replat no1  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: Alleman    Vote: Unanimous    Abstaining: None
   Speaker for item 76: Rick Rogers - opposed

77  Canyon Village at Westheimer Lakes  C3N  Approve
   Section 1 partial replat no 1
   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  Contemporary Gardens Oaks replat no 1 C3N Approve
partial replat no 2
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: Alleman    Second: Subinsky    Vote: Unanimous    Abstaining: None

79  Harrisburg Lofts partial replat no 1 C3N Approve
partial replat no 2
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: Tartt    Vote: Unanimous    Abstaining: None

80  Janak Place Subdivision C3N Approve
Staff recommendation: Grant the requested variance subject to denying access from the stub street Auline Lane and to provide a 10' building line adjacent to Auline Lane and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance subject to denying access from the stub street Auline Lane and to provide a 10' building line adjacent to Auline Lane and approved the plat subject to the CPC 101 form conditions.
   Motion: Garza    Second: Alleman    Vote: Unanimous    Abstaining: None
   Speaker for item 80: Stephanie Rowan – supportive.

81  Lovers Estates 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: Amandes    Second: Asakura    Vote: Unanimous    Abstaining: None

82  Melanie Court Amending plat no 1 C3N Approve
partial replat no 1
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: Clark    Second: Asakura    Vote: Unanimous    Abstaining: None

83  North Enclave at Westminster Village C3N Approve
Subdivision
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: Garza    Second: Subinsky    Vote: Carries    Opposed: Amandes, Asakura, Brave, Bryant, Segars, and Zakaria
   Speakers for item 83: Tameka Walker – opposed; Eric Dunbar - applicant

84  Vintage Royale Sec 1 partial replat no 1 C3N Approve
and extension
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: Tartt    Vote: Unanimous    Abstaining: None
Westgate Street Homes 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: Bryant Vote: Unanimous Abstaining: None

D Variances

Bomar Park View Subdivision C2R Defer

Staff recommendation:  Defer the plat for two weeks to allow applicant time to submit revised information by noon next Wednesday.
Commission action:  Deferred the plat for two weeks to allow applicant time to submit revised information by noon next Wednesday.

Motion: Brave Second: Edminster Vote: Unanimous Abstaining: None
Speaker for item 86: David Robinson – no position stated

Commissioner Alleman abstained and left the room.

Conklin Lane Middle School Site Subdivision C2 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: Garza Second: Zakaria Vote: Unanimous Abstaining: None
Speaker for item 87: Randy Odinet – opposed

Commissioner Alleman returned.

Knapp Chevrolet Subdivision C2 Approve

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

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

Kolbe Farms Subdivision C3P Approve

Staff recommendation:  Grant the requested variance and approve the plat subject to the CPC 101 form conditions. As a condition of approval the site plan must provide minimum 6‘ wide sidewalk along public streets, 4‘ caliper street trees and additional landscaping.
Commission action:  Granted the requested variance and approved the plat subject to the CPC 101 form conditions. As a condition of approval the site plan must provide minimum 6‘ wide sidewalk along public streets, 4‘ caliper street trees and additional landscaping.

Motion: Brave Second: Bryant Vote: Unanimous Abstaining: None
90 Law Street Landing Subdivision 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: Asakura   Second: Bryant   Vote: Carries   Opposed: Bohan
Speakers for item 90: Gerald Spence – opposed; Kevin Kolb- applicant representative

91 Pine Trace Village 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: Garza   Second: Bryant   Vote: Unanimous   Abstaining: None

92 Texas Paratransit Subdivision C2R 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: Asakura   Second: Bryant   Vote: Unanimous   Abstaining: None

93 West Clay Park Subdivision C2R Defer
Staff recommendation: Deny the requested variance and approve the plat subject to 5’ ROW dedication for the widening of West Clay and subject to the CPC 101 form conditions.
Commission action: Deferred the plat for two weeks to allow time for further study and review.
   Motion: Asakura   Second: Jard   Vote: Unanimous   Abstaining: None
Speaker for item 93: Bridget Jensen – opposed.

E SPECIAL EXCEPTIONS

Commissioners Alleman and Edminster abstained and left the room.

94 Towne Lake Sec 17 C3P Defer
Staff recommendation: Defer the plat for two weeks per the applicant’s request.
Commission action: Deferred the plat for two weeks per the applicant’s request.
   Motion: Jard   Second: Brave   Vote: Unanimous   Abstaining: None
Commissioners Alleman and Edminster returned.
F RECONSIDERATION OF REQUIREMENTS

95 Mission Elim International Church Subdivision  C2 Approve
Staff recommendation: Grant the requested reconsideration of requirement not to provide 5’ ROW dedication for North Main Street and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested reconsideration of requirement not to provide 5’ ROW dedication for North Main Street and approved the plat subject to the CPC 101 form conditions.
Motion: Jard Second: Clark Vote: Unanimous Abstaining: None

96 Park Spring GP  GP Approve
Staff recommendation: Grant the requested variance approve the general plan subject to the CPC 101 form conditions.
Commission action: Granted the requested variance approved the general plan subject to the CPC 101 form conditions.
Motion: Garza Second: Edminster Vote: Unanimous Abstaining: None

97 Tricons Stanford Street Enclave Subdivision  C2R Disapprove
Staff recommendation: Deny the requested variance and approve the plat subject to providing a 5’ widening along Stanford Street and subject CPC 101 form conditions.
Commission action: Denied the requested variance and approved the plat subject to providing a 5’ widening along Stanford Street and subject to the CPC 101 form conditions.
Motion: Jard Second: Tartt Vote: Unanimous Abstaining: None
Speakers for item 97: Alex Farinas and Barry Ouellette – opposed; Belinda King – applicant.

98 Unity Center 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 approved the plat subject to the CPC 101 form conditions.
Motion: Bryant Second: Zakaria Vote: Unanimous Abstaining: None
Speakers for item 98: Gene Human – supportive; Kent Marsh - opposed

G ADMINISTRATIVE
NONE

H DEVELOPMENT PLAT VARIANCE

99 7502 Chevy Chase Drive  DPV Approve
Staff recommendation: Grant the requested variance for a 0’ building line along Chevy Chase Drive and approve the development plat.
Commission action: Granted the requested variance for a 0’ building line along Chevy Chase Drive and approve the development plat.
Motion: Jard Second: Brave Vote: Unanimous Abstaining: None
100  1175 Edgebrook Drive  DPV  Defer
Staff recommendation: Defer the application for two weeks to allow time for applicant to provide revised information and for further study and review.
Commission action: Deferred the application for two weeks to allow time for applicant to provide revised information and for further study and review.
Motion: Brave  Second: Bryant  Vote: Unanimous  Abstaining: None

101  10301 Fulton Street  DPV  Defer
Staff recommendation: Deny the variance and the development plat.
Commission action: Deferred the application for two weeks to allow time for further study and review.
Motion: Zakaria  Second: Alleman  Vote: Unanimous  Abstaining: None
Speakers for item 101: M. Shahbaz – supportive; Christine Eheman and Irma Perez – opposed.

102  1901 Houston Avenue  DPV  Defer
Staff recommendation: Defer the application for two weeks to allow time for applicant to provide revised information and for further study and review.
Commission action: Deferred the application for two weeks to allow time for applicant to provide revised information and for further study and review.
Motion: Zakaria  Second: Bryant  Vote: Unanimous  Abstaining: None

I  CERTIFICATES OF COMPLIANCE
NONE

J  EXTENSIONS OF APPROVAL AND NAME CHANGES

103  Alliance Midtown Subdivision  EOA  Approve
104  Cypresswood Heights Lift Station Subdivision  EOA  Approve
105  Pham Cypress Subdivision  EOA  Approve
Staff recommendation: Approve staff’s recommendation for item 103-105.
Commission action: Approved staff’s recommendation for item 103-105.
Motion: Alleman  Second: Jard  Vote: Unanimous  Abstaining: None

II.  ESTABLISH A PUBLIC HEARING DATE OF SEPTEMBER 27, 2012
   a. Amending Plat of West Lane Annex Partial Replat of Block 4 replat no 1
   b. Benders Landing Estates Sec 6 partial replat no 1
   c. Richmond Haven Estates Subdivision
   d. Towne Lake Sec 18 partial replat no 1
   e. West Drew Court replat no 1
   f. Wildwood at Northpointe Sec 10
Staff recommendation: Establish a public hearing date of September 27, 2012 for item II a-f.
Commission action: Established a public hearing date of September 27, 2012 for item II a-f.
Motion: Porras-Pirtle  Second: Zakaria  Vote: Unanimous  Abstaining: None
III. PUBLIC COMMENT
NONE

IV. ADJOURNMENT
There being no further business brought before the Commission, Chair, Mark A. Kilkenny adjourned the meeting at 5:02 p.m.

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

Mark A. Kilkenny, Chair

Marlene Gafrick, Secretary