Minutes of the Houston Planning Commission

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

September 13, 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 2:29 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

Arrived at 2:47 p.m. during item 91
Arrived at 2:37 p.m. during item 91
Absent

Arrived at 2:31 p.m. during the Director’s Report

Arrived at 2:32 p.m. during Approval of the Minutes
Absent
Absent

EXOFFICIO MEMBERS

Carol A. Lewis
Daniel W. Krueger, P.E.
Dawn Ullrich
George Greanias
DIRECTOR’S REPORT
The Director’s Report was given by Marlene Gafriek, Director, Planning and Development
Department.

APPROVAL OF THE AUGUST 30, 2012 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the August 30, 2012 Planning Commission meeting minutes.
Motion: Clark Second: Alleman Vote: Unanimous Abstaining: None

I. PLATTING ACTIVITY (Consent items A and B, 1-90)
Item 12, 17, and 92 have been withdrawn per applicants request. Items removed for separate
consideration: 19, 20, 21, 22, 23, 24, 37, 40, 41, 45, 48, 49, 53, 54, 58, 59, 60, 61, 62, 63, 64, 70,
and 73.
Staff recommendation: Approve staff’s recommendations for items 1 – 90 subject to the CPC 101
form conditions.
Commission action: Approved staff’s recommendations for items 1 – 90 subject to the CPC 101 form
conditions.
Motion: Garza Second: Zakaria Vote: Unanimous Abstaining: None
Commissioners Alleman, Amandes and Edminster abstained and left the room.

Staff recommendation: Approve staff’s recommendations for items 19, 20, 21, 22, 23, 24, 37, 40, 41,
45, 48, 49, 53, 54, 58, 59, 60, 61, 62, 63, 64, 70, and 73 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 19, 20, 21, 22, 23, 24, 37, 40, 41,
45, 48, 49, 53, 54, 58, 59, 60, 61, 62, 63, 64, 70, and 73 subject to the CPC 101 form conditions.
Motion: Porras-Pirtle Second: Clark Vote: Unanimous Abstaining: None
Commissioners Alleman, Amandes, Clark and Edminster returned.

C PUBLIC HEARINGS

91 Ashby Place Homes replat no1 C3N Defers
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: Clark Second: Zakaria Vote: Unanimous Abstaining: None
 Speakers for item 91: Ellen Leemann, Julie Pryzant, Jeff E. Ross – opposed; Dave Bonem
representing Council Member Cohen requested deferral

92 Connors Trail Amending Plat no 1 C3N Withdrawn
replat no 1 and extension
Staff recommendation: Establish a public hearing date of October 11, 2012.
Motion: Garza Second: Alleman Vote: Unanimous Abstaining: None

D VARIANCES

Commissioners Amandes abstained and left the room.

Items 93, 94, 97 and 99 were taken and acted on at the same time with staff requesting a two
week deferral for all five items.
93  Auburn Trails at Oakhurst GP  GP  Defer
94  Auburn Trails at Oakhurst Sec 9  C3P  Defer
97  Episcopal Diocese of Texas HCEC Subdivision  C2R  Defer
99  Long Meadows Farms GP  GP  Defer

Staff recommendation: Defer the plats for two weeks to allow time for Chapter 42 planning standards and additional information requested.
Commission action: Deferred the plat for two weeks to allow time for Chapter 42 planning standards and additional information requested.
Motion: Jard  Second: Segars  Vote: Unanimous  Abstaining: None

95  Bomar Park View Subdivision  C2R  Withdrawn

96  City of Houston PWE Maintenance Facility 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: Garza  Second: Segars  Vote: Unanimous  Abstaining: None

98  Kiam Villas Subdivision  C2R  Approve

partial replat no 2

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: Nelson  Second: Asakura  Vote: Unanimous  Abstaining: None

Commissioners Amandes returned.

100  West Clay Park Subdivision  C2R  Approve

Staff recommendation: Deny the requested variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Denied the requested variance and approved the plat subject to the CPC 101 form conditions.
Motion: Jard  Second: Brave  Vote: Unanimous  Abstaining: None

E  SPECIAL EXCEPTIONS

101  Long Meadow Farms Sec 31  C3P  Defer

Staff recommendation: Defer the plat for two weeks for Chapter 42 Planning Standards.
Commission action: Deferred the plat for two weeks for Chapter 42 Planning Standards.
Motion: Garza  Second: Alleman  Vote: Unanimous  Abstaining: None

Commissioners Alleman and Edminster abstained and left the room.
102  Towne Lake Sec 17  C3P  Approve
Staff recommendation: Grant the special exception and approve the plat subject to the CPC 101 forms conditions.
Commission action: Granted the special exception and approved the plat subject to the CPC 101 forms conditions.
Motion: Porras-Pirtle  Second: Segars  Vote: Unanimous  Abstaining: None

Commissioners Alleman and Edminster returned.

F  RECONSIDERATION OF REQUIREMENTS

103  Monterrey at Willowbend GP  GP  Approve
Staff recommendation: Defer the requested reconsideration of requirement for further study and review.
Commission action: Deferred the requested reconsideration of requirement for further study and review.
Motion: Segars  Second: Edminster  Vote: Unanimous  Abstaining: None

G  ADMINISTRATIVE
NONE

H  DEVELOPMENT PLAT VARIANCE

104  10301 Fulton Street  DPV  Withdrawn

105  1901 Houston Avenue  DPV  Approve
Staff recommendation: Grant the request variance subject to the following conditions (1) Provide 5’ sidewalk along Houston Avenue and Shearn Street, (2) Provide 3” caliper street trees along Houston Avenue and Shearn Street pursuant to Chapter 33 species and space requirements.
Commission action: Granted the request variance subject to the following conditions (1) Provide 5’ sidewalk along Houston Avenue and Shearn Street, (2) Provide 3” caliper street trees along Houston Avenue and Shearn Street pursuant to Chapter 33 species and space requirements.
Motion: Asakura  Second: Garza  Vote: Unanimous  Abstaining: None
Speaker for item 105: Robert Shumway – opposed.

I  CERTIFICATES OF COMPLIANCE

106  26348 Peach Creek Drive  COC  Approve
107  18859 Iris Lane  COC  Approve
Staff recommendation: Approve staff’s recommendation for item 106-107.
Commission action: Approved staff’s recommendation for item 106-107.
Motion: Garza  Second: Clark  Vote: Unanimous  Abstaining: None

J  EXTENSIONS OF APPROVAL AND NAME CHANGES

108  Plantation Lakes Sec 16  EOA  Approve
Staff recommendation: Approve staff’s recommendation for item 108.
Commission action: Approved staff’s recommendation for item 108.
Motion: Porras-Pirtle  Second: Alleman  Vote: Unanimous  Abstaining: None
II. ESTABLISH A PUBLIC HEARING DATE OF OCTOBER 11, 2012
   a. Allston Houston Heights replat no 1
   b. Bercons McDuffie Street Landing Subdivision
   c. Colorado Springs Homes replat no 1
   d. Grand Mission Estates Sec 13
   e. Johnson Street Estates replat no 1
   f. SWWR Tract 1 partial replat no 1
   g. Tricons Hazard Street Vista Subdivision
   h. Tricons Woodhead Street Vista Subdivision
   i. Westgate Street Heights Subdivision

Staff recommendation: Establish a public hearing date of October 11, 2012 for item II a-i.
Commission action: Established a public hearing date of October 11, 2012 for item II a-i.

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

III. PUBLIC COMMENT

Speaker: Mary Lou Henry addressed the Commission and said that staff has been inconsistent in requiring ROW widening on streets designated as exceptions to the exception. This will be a problem if the city decides to designate such streets as collector streets.

IV. ADJOURNMENT

There being no further business brought before the Commission, Chair, Mark A. Kilkenny adjourned the meeting at 3:20 p.m.

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

Mark A. Kilkenny, Chair
Marlene Gafrick, Secretary