Minutes of the Houston Planning Commission

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

September 27, 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 2:31 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 Ulrich
George Greanias
DIRECTOR’S REPORT
The Director’s Report was given by Michael Schaffer, Deputy Director, Planning and Development Department.

APPROVAL OF THE SEPTEMBER 13, 2012 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the September 13, 2012 Planning Commission meeting minutes.
Motion: Clark Second: Alleman Vote: Unanimous Abstaining: None

I. PLATTING ACTIVITY (Consent items A and B, 1-74)
Items removed for separate consideration: 12, 16, 23, 37, 41, 42, 46, 49, 52, 56, 63, and 67.
Staff recommendation: Approve staff’s recommendations for items 1 – 74 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1 – 74 subject to the CPC 101 form conditions.
Motion: Freeman Second: Porras-Pirtle Vote: Unanimous Abstaining: None

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

Staff recommendation: Approve staff’s recommendations for items 12, 16, 23, 37, 41, 42, 46, 49, 52, 56, 63, and 67 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 12, 16, 23, 37, 41, 42, 46, 49, 52, 56, 63, and 67 subject to the CPC 101 form conditions.
Motion: Clark Second: Segars Vote: Unanimous Abstaining: None

Commissioners Alleman, Amandes, Clark and Edminster returned.

C PUBLIC HEARINGS

75 Amending Plat of West Lane Annex Partial C3N Approve
Replat of Block 4 replat no 1
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: Segars Vote: Unanimous Abstaining: None

76 Ashby Place Homes replat no1 C3N Defer
Staff recommendation: Defer the plat for two weeks at the applicant’s request.
Commission action: Deferred the plat for two weeks at the applicant’s request.
Motion: Garza Second: Amandes Vote: Unanimous Abstaining: None
Speakers for item 76: Beverly Wiemer and Phyllis Carney – opposed.

77 Benders Landing Estates Sec 6 partial replat no 1 C3N Defer
Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Deferred the plat for two weeks to allow time for the applicant and staff to address concerns by community residents.
Motion: Mooney Second: Jard Vote: Unanimous Abstaining: None
Speakers for item 77: Matt Grab, Jeff Knupp, Cheryl Robinson, David Claypool, Bradley Stephenson, and Thomas Robinson- opposed; Arva Howard – City of Houston Legal Department
78 Richmond Haven 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: Bryant Second: Clark Vote: Unanimous Abstaining: None

Commissioners Alleman and Edminster abstained and left the room.

79 Towne Lake Sec 18 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: Asakura Second: Clark Vote: Unanimous Abstaining: None

Commissioners Alleman and Edminster returned.

80 West Drew Court 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: Bryant Second: Clark Vote: Unanimous Abstaining: None

Commissioner Amandes abstained and left the room.

81 Wildwood at Northpointe Sec 10 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: Segars Vote: Unanimous Abstaining: None

Commissioner Amandes returned.

D VARIANCES

Items 82, 83, 86, 88, and 89 were taken and acted on at the same time with staff requesting a two week deferral for all five items.

82 Auburn Trails at Oakhurst GP GP Defer
83 Auburn Trails at Oakhurst Sec 9 C3P Defer
86 Lakes of Northampton GP GP Defer
88 Long Meadows Farms GP GP Defer
89 Parkway 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: Garza Second: Brave Vote: Carries Abstaining: Amandes
84  Episcopal Diocese of Texas HCEC 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: Segars  Second: Asakura  Vote: Unanimous  Abstaining: None

85  Harris County Municipal Utility District no 400 Wastewater Treatment Plant no 2 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: Bryant  Second: Nelson  Vote: Unanimous  Abstaining: None

87  Lonestar McHard 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: Segars  Vote: Unanimous  Abstaining: None

90  Terraces at Yale Subdivision  C2R  Defer
Staff recommendation: Deferr the plat for two weeks to allow time for further study and review and to allow time for applicant to submit revised information.
Commission action: Deferred the plat for two weeks to allow time for further study and review and to allow time for applicant to submit revised information.
Motion: Brave  Second: Alleman  Vote: Unanimous  Abstaining: None

Commissioner Amandes abstained and left the room.

91  Villages of West Katy GP  GP  Defer
Staff recommendation: Deferr the plat for two weeks to allow time for additional information.
Commission action: Deferred the plat for two weeks to allow time for additional information.
Motion: Stolleis  Second: Jard  Vote: Unanimous  Abstaining: None

Commissioner Amandes returned.
Commissioner Alleman abstained and left the room.

92  Woodlands Metro Center Sec 75  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: Asakura  Second: Nelson  Vote: Unanimous  Abstaining: None

Commissioner Alleman returned.
E  SPECIAL EXCEPTIONS

Items 93 and 94 were taken together at this time.

93  Bridgeland GP  GP  Approve
94  Bridgeland Hidden Creek Sec 16  C3P  Approve
Staff recommendation: Grant the requested special exception and approve the general plan and the
plat subject to the CPC 101 form conditions.
Commission action: Granted the requested special exception and approved the general plan and the
plat subject to the CPC 101 form conditions.
  Motion: Clark  Second: Bryant  Vote: Unanimous  Abstaining: None

95  Long Meadow Farms Sec 31  C3P  Approve
Staff recommendation: Grant the requested special exceptions and approve the plat subject to the
CPC 101 form conditions.
Commission action: Granted the requested special exceptions and approved the plat subject to the
CPC 101 form conditions.
  Motion: Bryant  Second: Segars  Vote: Unanimous  Abstaining: None

F  RECONSIDERATION OF REQUIREMENTS

96  Monterrey at Willowbend GP  GP  Defer
Staff recommendation: Defer the plat for two weeks to allow the applicant time to submit revised
information by noon next Wednesday.
Commission action: Deferred the plat for two weeks to allow the applicant time to submit revised
information by noon next Wednesday.
  Motion: Alleman  Second: Brave  Vote: Unanimous  Abstaining: None

G  ADMINISTRATIVE
NONE

H  DEVELOPMENT PLAT VARIANCE

97  1175 Edgebrook Drive  DPV  Withdrawn

I  CERTIFICATES OF COMPLIANCE

98  19881 S. Plantation Estates Dr.  COC  Approve
99  25169 Kelly Rd.  COC  Approve
100  22170 E. Knox Dr.  COC  Approve
101  22725 First St.  COC  Approve
Staff recommendation: Approve staff’s recommendation for items 98-101.
  Motion: Segars  Second: Clark  Vote: Unanimous  Abstaining: None
J  EXTENSIONS OF APPROVAL AND NAME CHANGES

102  Carvers Corner Subdivision    EOA    Approve
103  Fall Creek View Drive and Redstone Maintenance Reserve Subdivision
104  Harvest Bible Church Subdivision    EOA    Approve
105  Long Meadow Farms Sec 10 partial replat no 1 EOA    Approve
106  Preserve at Northampton Sec 3 EOA    Approve
107  Rod Subdivision EOA    Approve

Staff recommendation: Approve staff's recommendation for items 102-107.
Commission action: Approved staff's recommendation for items 102-107.

Motion: Bryant    Second: Garza    Vote: Carries    Abstaining: Amandes
on item 107

II.  ESTABLISH A PUBLIC HEARING DATE OF OCTOBER 25, 2012
   a.  Auburn Trails at Oakhurst Sec 10
   b.  Cottage Grove Sec 9 replat no 1 partial replat no 1
   c.  Cresmere Place partial replat no 2
   d.  Monsour Nine Subdivision
   e.  Rutland Park Addition partial replat no 2

Staff recommendation: Establish a public hearing date of October 25, 2012 for item II a-e.
Commission action: Established a public hearing date of October 25, 2012 for item II a-e.

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

III.  CONSIDERATION OF AN OFF-STREET PARKING VARIANCE LOCATED AT 1010 BANKS STREET

Staff recommendation: Defer the application for two weeks and receive direction from the Planning Commission on how to handle the matter.
Commission action: Deferred the plat for two weeks and received direction from the Planning Commission on how to handle the matter.

Motion: Zakaria    Second: Tarrt    Vote: Carries    Abstaining: Edminster

IV.  PUBLIC COMMENT
NONE

IV.  ADJOURNMENT
There being no further business brought before the Commission, Chair, Mark A. Kilkenny adjourned the meeting at 3:45 p.m.

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

Mark A. Kilkenny, Chair
Marlene Gafrick, Secretary