Minutes of the Houston Planning Commission

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

October 11, 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 2:40 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

Absent

Arrived at 2:44 p.m. during Consent items

Absent
DIRECTOR’S REPORT
The Director’s Report was given by Michael Schaffer, Deputy Director, Planning and Development Department.

APPROVAL OF THE SEPTEMBER 27, 2012 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the September 27, 2012 Planning Commission meeting minutes.
Motion: Zakaria Second: Tarrt Vote: Unanimous Abstaining: None

I. PLATTING ACTIVITY (Consent items A and B, 1-69)
Item 19 was taken out of order and will be addressed later in the agenda with item 91. Items removed for separate consideration: 3, 4, 5, 8, 10, 12, 17, 21, 33, 36, 43, 46, and 49.
Staff recommendation: Approve staff’s recommendations for items 1 – 69 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1 – 69 subject to the CPC 101 form conditions.
Motion: Segars Second: Bryant Vote: Unanimous Abstaining: None

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

Staff recommendation: Approve staff’s recommendations for items 3, 4, 5, 8, 10, 12, 17, 21, 33, 43, 46, and 49 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 3, 4, 5, 8, 10, 12, 17, 21, 33, 43, 46, and 49 subject to the CPC 101 form conditions.
Motion: Clark Second: Zakaria Vote: Unanimous Abstaining: None

Commissioners Alleman, Amandes, Clark and Edminster returned.

C PUBLIC HEARINGS

70 Allston Houston Heights replat no 1 C3N 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: Asakura Vote: Unanimous Abstaining: None

71 Ashby Place Homes replat no1 C3N Withdrawn

72 Benders Landing Estates Sec 6 partial replat no 1 C3N Disapprove
Staff recommendation: Deny the requested variance and disapprove the plat subject to the CPC 101 form conditions.
Commission action: Denied the requested variance and disapproved the plat.
Motion: Mooney Second: Nelson Vote: Unanimous Abstaining: None
Speakers for item 72: Tom Robinson, David Claypool, Cheryl Robinson, Bradley Stephenson, Jessica Knupp, Polly Claypool- opposed; Chris Wren, applicant- supportive.

73 Bercons McDuffie Street Landing 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: Segars Vote: Unanimous Abstaining: None
74  Colorado Springs Homes replat no 1  C3N  Withdrawn
Staff recommendation: Reestablish the public hearing for November 8, 2012.
  Motion: Segars  Second: Clark  Vote: Unanimous  Abstaining: None

Commissioners Amanes and Alleman abstained and left the room.

75  Johnson Street Estates replat no 1  C3N  Approve
Staff recommendation: Defer 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: Zakaria  Second: Edminster  Vote: Unanimous  Abstaining: None

Commissioners Alleman and Amanes returned.

76  SWWR Tract 1 partial replat no 1  C3N  Withdrawn

77  Tricons Hazard Street Vista 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: Edminster  Vote: Unanimous  Abstaining: None

78  Tricons Woodhead Street Vista 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: Alleman  Vote: Unanimous  Abstaining: None

79  Westgate Street Heights 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: Alleman  Vote: Unanimous  Abstaining: None

D  VARIANCES

Items 80 and 81 are taken together at this time.

80  Auburn Trails at Oakhurst GP  GP  Approve
81  Auburn Trails at Oakhurst Sec 9  C3P  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: Mooney  Second: Tartt  Vote: Unanimous  Abstaining: None
82  Bristol Townhomes Subdivision   C3R    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 additional information.
   Motion: Amandes        Second: Jard    Vote: Unanimous    Abstaining: None
Speakers for item 82: Dr. Larry Greenfield, Mike Alexander, Marise Textor, and Steve Block – opposed.

83  Charterwood Meeting Facility 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 plan subject to the CPC 101 form conditions.
   Motion: Edminster        Second: Alleman    Vote: Unanimous    Abstaining: None

Items 84, 87, 88, 95 and 98 were taken and acted on at the same time with staff requesting a two week deferral for all five items.

84  Eldridge Forty Six Subdivision   C2     Defer
87  Holtcamp Estates Subdivision    C2     Defer
88  Kerse Subdivision              C2     Defer
95  Tealpoint Lake Estates Subdivision   C3P   Defer
98  West Bellfort Apartment Subdivision   C2   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: Bryant    Vote: Unanimous    Abstaining: None

85  Emes Place Subdivision    C3P   Defer
Staff recommendation: Defer the plat for two weeks to allow time for further study and review and to allow applicant time to submit revised information.
Commission action: Deferred the plat for two weeks for further study and review and to allow applicant time to submit revised information.
   Motion: Alleman        Second: Jard    Vote: Unanimous    Abstaining: None
Speakers for item 85: Michael Schwariz, Taylor Moore, Angela DeWee, Anne Culotta, Bernard L. Rogers, and Brent Sullivan – opposed.

86  Hartman Street Court 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: Alleman    Vote: Unanimous    Abstaining: None
Speaker for item 86: Dana Smith Wilson
89 Lakes of Northampton GP

GP

Approve

Staff recommendation: Grant the requested variances and the special exception and approve the general plan subject to the CPC 101 form conditions.

Commission action: Granted the requested variance and the special exception and approved the general plan subject to the CPC 101 form conditions.

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

90 Lakes on Post Oak 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: Amandes Second: Bryant Vote: Unanimous Abstaining: None

Items 19 and 91 are taken together at this time.

91 Long Meadow Farms GP

19 Long Meadow Farms Sec 32

GP

C3P

Approve

Approve

Staff recommendation: Grant the requested variances and approve the general plan and the plat subject to the CPC 101 form conditions.

Commission action: Granted the requested variances and approved the general plan and the plat subject to the CPC 101 form conditions.

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

92 Moreno Family Grove 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: Zakaria Vote: Unanimous Abstaining: None

Speaker for item 92: Marilyn Cooper – opposed; Olga Hernandez – no position stated

93 Parkway 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: Bryant Second: Edminster Vote: Unanimous Abstaining: None

94 Rosedale Park Annexation Subdivision

C2R

Defer

Staff recommendation: Defer the plat for two weeks to allow time for applicant to provide additional information.

Commission action: Deferred the plat for two weeks to allow time for the applicant to provide additional information.

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

Speaker for item 94: Cheryl Sherwood – opposed.
96 Terraces at Yale 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: Edminster  Vote: Unanimous  Abstaining: None

97 Villages of Katy 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: Clark  Second: Edminster  Vote: Unanimous  Abstaining: None

E SPECIAL EXCEPTIONS
NONE

F RECONSIDERATION OF REQUIREMENTS

99 Flagstone Estates Subdivision C2R Approve
Staff recommendation: Grant the reconsideration of requirements with variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested reconsideration of requirements with variance and approve the plat subject to the CPC 101 form conditions.
  Motion: Bryant  Second: Alleman  Vote: Unanimous  Abstaining: None

100 Holland Strack Venture One Subdivision C2 Approve
Staff recommendation: Grant the reconsideration of requirements and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested reconsideration of requirements and approve the plat subject to the CPC 101 form conditions.
  Motion: Bryant  Second: Alleman  Vote: Carries  Abstaining: Amandes

101 Monterrey at Willowbend GP GP Approve
Staff recommendation: Grant the reconsideration of requirements and approve the plat with written approval from the Ft. Bend Engineers’ Office and subject to the CPC 101 form conditions.
Commission action: Granted the requested reconsideration of requirements and approve the plat (with written approval from the Ft. Bend Engineers’ Office per Commissioner Stolleis’ request) and subject to the CPC 101 form conditions.
  Motion: Stolleis  Second: Jard  Vote: Unanimous  Abstaining: None

G ADMINISTRATIVE
NONE
H DEVELOPMENT PLAT VARIANCE

102  4029 Duval Street  DPV  Omit

103  8706 Linkpass Lane  DVP  Approve
Staff recommendation: Grant the requested variance.
Commission action: Granted the requested variance.
  Motion: Bryant  Second: Alleman  Vote: Unanimous  Abstaining: None

104  9025 Sandringham Street  DVP  Defer
Staff recommendation: Defer the plat for two weeks for legal review and to allow applicant time to
submit revised information.
Commission action: Deferred the plat for two weeks for legal review and to allow the applicant time to
submit revised information.
  Motion: Bryant  Second: Segars  Vote: Unanimous  Abstaining: None

I CERTIFICATES OF COMPLIANCE

105  27614 Coach Light Lane  COC  Approve

106  24610 Meadow Lane  COC  Approve
Staff recommendation: Approve staff’s recommendation for items 105-106.
Commission action: Approved staff’s recommendation for items 105-106.
  Motion: Segars  Second: Bryant  Vote: Unanimous  Abstaining: None

J EXTENSIONS OF APPROVAL AND NAME CHANGES

107  Eagle Creek Sec 1 partial  EOA  Approve

108  Lilliana Subdivision  EOA  Approve
Staff recommendation: Approve staff’s recommendation for items 107-108.
Commission action: Approved staff’s recommendation for items 107-108.
  Motion: Segars  Second: Bohan  Vote: Unanimous  Abstaining: None

II. ESTABLISH A PUBLIC HEARING DATE OF NOVEMBER 8, 2012
   a.  AHAB Bradford Place subdivision
   b.  Connors Trail Amending Plat no 1 replat no 1 and extension
   c.  Domus Subdivision
   d.  Grand Mission Estates Sec 13
   e.  Graustark Estates replat no 1
   f.  Institute Estates Subdivision
   g.  Regalia Westview Subdivision
   h.  Villas at Villagio Subdivision
Staff recommendation: Establish a public hearing date of November 8, 2012 for item II a-h.
Commission action: Established a public hearing date of November 8, 2012 for item II a-h.
  Motion: Bryant  Second: Edminster  Vote: Unanimous  Abstaining: None

Commissioner Edminster abstained and left the room.
III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE LOCATED AT 1010 BANKS STREET
Staff recommendation: Defer the application for two weeks to allow the applicant time to submit revised information.
Commission action: Deferred the plat for two weeks to allow the applicant time to submit revised information.
  Motion: Bryant  Second: Alleman  Vote: Unanimous  Abstaining: None

Commissioner Edminster returned.

IV. PLEASE EXCUSE THE ABSENCES OF COMMISSIONER EILEEN SUBINSKY
Commissioner Subinsky’s absences are excused.
Motion: Bohan  Second: Segars  Vote: Carries  Abstaining: Edminster

V. PUBLIC COMMENT
NONE

VI. ADJOURNMENT
There being no further business brought before the Commission, Chair, Mark A. Kilkenny adjourned the meeting at 5:09 p.m.
  Motion: Clark  Second: Edminster  Vote: Unanimous  Abstaining: None

Mark A. Kilkenny, Chair

Michael Schaffer, Secretary