Minutes of the Houston Planning Commission

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

October 25, 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 2:34 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
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

Absent

Arrived at 2:36 p.m. during Consent items

Arrived at 2:35 p.m. during Consent items

Absent

Arrived at 2:36 p.m. during Consent items

Absent

Arrived at 2:41 p.m. during item # 73

Absent

Left at 4:04 p.m. during item # 94

Absent
DIRECTOR’S REPORT
NONE

APPROVAL OF THE OCTOBER 11, 2012 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the October 11, 2012 Planning Commission meeting minutes.
    Motion: Clark    Second: Edminster    Vote: Unanimous    Abstaining: None

I. PLATTING ACTIVITY   (Consent items A and B, 1-71)
Item 38 was changed from approve to defer. Items removed for separate consideration: 2, 3, 4, 11, 12, 22, 35, 36, 37, 38, 39, 40, 46, 47, 48, and 52.

Staff recommendation: Approve staff’s recommendations for items 1 – 71 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1 – 71 subject to the CPC 101 form conditions.
    Motion: Garza    Second: Zakaria    Vote: Unanimous    Abstaining: None

Commissioners Amandes and Edminster abstained and left the room.

Staff recommendation: Approve staff’s recommendations for items 2, 3, 4, 11, 12, 22, 35, 36, 37, 38, 39, 40, 46, 47, 48, and 52 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 2, 3, 4, 11, 12, 22, 35, 36, 37, 38, 39, 40, 46, 47, 48, and 52 subject to the CPC 101 form conditions.
    Motion: Zakaria    Second: Brave    Vote: Unanimous    Abstaining: None

Commissioners Amandes and Edminster returned.

C PUBLIC HEARINGS

72 Auburn Trails at Oakhurst Sec 10    C3N    Defer
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: Asakura    Vote: Unanimous    Abstaining: None

73 Cottage Grove Sec 8 replat no 1    C3N    Approve
Partial 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: Edminster    Second: Porras-Pirtle    Vote: Unanimous    Abstaining: None
Speakers for item 73: Lisa Sacaris – undecided; Marylou Henry, applicant - supportive.

Commissioner Amandes abstained and left the room.

74 Cresmere Place partial replay no 2    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: Segars    Vote: Unanimous    Abstaining: None
Speakers for item 74: Lynn Cook- opposed; Marylou Henry, applicant- supportive.
75  Johnson Street Estates 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: Clark  Second: Tatt  Vote: Unanimous  Abstaining: None

Commissioner Amandes returned.

76  Monsour Nine 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: Edminster  Vote: Unanimous  Abstaining: None

77  Rutland Park Addition partial replat no 2  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: Garza  Vote: Unanimous  Abstaining: None

D  VARIANCES

Items 78, 82, 84, 85, 87, 89, and 91 are taken and acted on at the same time with staff  
requesting a two week deferral for all seven items.

78  Asbury off Memorial Subdivision  C2R  Defer
82  Holtcamp Estates Subdivision  C2  Defer
84  Kearse Subdivision  C2  Defer
85  Rosedale Park Annexation Subdivision  C2R  Defer
87  Stonebrook Estates GP  GP  Defer
89  Tealpointe Lake Estates Subdivision  C3P  Defer
91  Westheimer Oak Subdivision  C2R  Defer

Staff recommendation: Defer the plats for two weeks at the applicants request or per Chapter 42  
planning standards and to allow time to receive additional information.  
Commission action: Deferred the plat for two weeks at the applicants request or per Chapter 42  
planning standards and to allow time to receive additional information.  
  Motion: Jard  Second: Brave  Vote: Unanimous  Abstaining: None
Speaker for item 78: Randall Shafer – opposed.

79  Bristol Townhomes Subdivision  C3R  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: Jard  Second: Tatt  Vote: Unanimous  Abstaining: None

80  Eldridge Forty Six 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 and approved the plat subject to the CPC 101 form conditions.  
  Motion: Amandes  Second: Edminster  Vote: Unanimous  Abstaining: None
81  Emes Place Subdivision  
Staff recommendation: Defer the plat for two weeks per applicants request and to allow time for applicant to submit additional information.  
Commission action: Deferred the plat for two weeks per applicants request and to allow time for applicant to submit additional information.  
Motion: Garza  Second: Asakura  Vote: Unanimous  Abstaining: None  
Speakers for item 81: Lori Valencic, Mark Legg, Michael Jungnickel, Denise Batchelor, and Charles Ottenweller – opposed.

83  Home of Hope Texas Subdivision  
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: Porras-Pirtle  Second: Segars  Vote: Unanimous  Abstaining: None  
Commissioners Edminster abstained and left the room.

86  Stone Crest GP  
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: Prestage  Second: Jard  Vote: Unanimous  Abstaining: None  
Commissioners Edminster returned.

88  Summit Square Subdivision  
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: Zakaria  Second: Garza  Vote: Unanimous  Abstaining: None  
Speaker for item 88: William Arbour – opposed.

90  West Bellfort Apartments 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: Segars  Second: Tarritt  Vote: Unanimous  Abstaining: None  
Commissioner Amandes abstained and left the room.

Item 91 was acted on earlier in the meeting with staff requesting a two week deferral. Speakers for item 91 were heard at this time.

91  Westheimer Oak Subdivision  
Speakers for item 91: Phillip Barnard, Ted Richardson, and John Swolson – opposed. Richard Smith, City Engineer – Public Works and Engineering
Commissioner Amandes returned.

Commissioner Edminster abstained and left the room.

E  SPECIAL EXCEPTIONS

92  Bingle Lockfield Subdivision C3R Defer
Staff recommendation: Grant the special exception and approve the plat subject to the CPC 101 form conditions.
Commission action: Deferred the special exception and plat for two weeks to allow time for Legal review of the ownership of platted ROWs within the proposed plat.
    Motion: Segars Second: Brave Vote: Unanimous Abstaining: None
Speakers for item 92: John Werner, Theresa Tilotta, and Donald Grahmann – opposed; Claudine Anello and Christopher Browne, applicant – supportive.

Commissioner Edminster returned.

F  RECONSIDERATION OF REQUIREMENTS

93  Tricons Olive Street Enclave Subdivision C2R 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 approved the plat subject to the CPC 101 form conditions.
    Motion: Asakura Second: Segars Vote: Unanimous Abstaining: None

G  ADMINISTRATIVE
NONE

H  DEVELOPMENT PLAT VARIANCE

94  4701 Gibson Street DVP Approve
Staff recommendation: Grant the requested variance.
Commission action: Granted the requested variance.
    Motion: Segars Second: Edminster Vote: Unanimous Abstaining: None

95  3711 Lyons Avenue DVP Approve
Staff recommendation: Grant the requested variance.
Commission action: Granted the requested variance.
    Motion: Jard Second: Prestage Vote: Unanimous Abstaining: None
Speakers for item 95: Kathy Payton and Brian Nawara, applicant – supportive.

96  9025 Sandringham Street DVP Approve
Staff recommendation: Grant the requested variance.
Commission action: Granted the requested variance.
    Motion: Amandes Second: Segars Vote: Unanimous Abstaining: None

I  CERTIFICATES OF COMPLIANCE
J EXTENSIONS OF APPROVAL AND NAME CHANGES

99 Westheimer Commons Subdivision EOA Approve
Staff recommendation: Approve staff’s recommendation for item 99.
Commission action: Approved staff’s recommendation for item 99.
Motion: Edminster Second: Clark Vote: Unanimous Abstaining: None

II. ESTABLISH A PUBLIC HEARING DATE OF NOVEMBER 29, 2012
   a. Caroline Court Subdivision replat no 1
   b. Liner Shoes Subdivision
   c. McDonalds Richmond and Fountain View Subdivision
   d. Villas at Eighteenth Subdivision
   e. Weekley at Chenevert Subdivision
Staff recommendation: Establish a public hearing date of November 29, 2012 for item II a-e.
Commission action: Established a public hearing date of November 29, 2012 for item II a-e.
Motion: Clark Second: Edminster Vote: Unanimous Abstaining: None

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

IV. PUBLIC COMMENT
    NONE

V. ADJOURNMENT
There being no further business brought before the Commission, Chair, Mark A. Kilkenny adjourned the meeting at 4:19 p.m.
Motion: Clark Second: Edminster Vote: Unanimous Abstaining: None

Mark A. Kilkenny, Chair
Marlene Gafrick, Secretary