Minutes of the Houston Planning Commission

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

November 29, 2012
Meeting to be held in
Council Chambers, Public Level, City Hall Annex
2:30 p.m.

Call to order:

Chair, Mark Kilkenny called the meeting to order at 2:32 p.m. with a quorum present.

Mark A. Kilkenny, Chair
M. Sonny Garza
Susan Alleman
Christopher B. Amandes
Keiji Asakura
Fernando Brave Absent
Kenneth Bohan Absent
Antoine Bryant Arrived at 3:00 pm during item #84
Lisa Clark
Brandon Dudley
Truman C. Edminster III Absent
James R. Jard
Paul R. Nelson Absent
Linda Porras-Pirtle
Algenita Segars Arrived at 2:41 pm during item #83
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 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 Gafrick, Director, Planning and Development Department.

APPROVAL OF THE NOVEMBER 8, 2012 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the November 8, 2012 Planning Commission meeting minutes.
Motion: Clark Second: Alleman Vote: Carries Abstaining: Zakaria

I. PLATTING ACTIVITY (Consent items A and B, 1-81)
Items removed for separate consideration: 18, 19, 40, 41, 42, 43, 44, 58, 73, and 79.

Staff recommendation: Approve staff’s recommendations for items 1 – 81 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1 – 81 subject to the CPC 101 form conditions.
Motion: Garza Second: Subinsky Vote: Unanimous Abstaining: None

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

Staff recommendation: Approve staff’s recommendations for items 18, 19, 40, 41, 42, 43, 44, 58, 73, and 79 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 18, 19, 40, 41, 42, 43, 44, 58, 73, and 79 subject to the CPC 101 form conditions.
Motion: Porras-Prtle Second: Gaza Vote: Unanimous Abstaining: None

Commissioners Alleman, Amandes and Clark returned.

C PUBLIC HEARINGS

82 Caroline Court Subdivision 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: Tartt Second: Clark Vote: Unanimous Abstaining: None

83 Graustark 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: Garza Second: Clark Vote: Unanimous Abstaining: None

84 Institute 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: Garza Second: Zakaria Vote: Carries Abstaining: Amandes
Speakers for item 84: George Hawkins, Anna Stock, Larry Plotsky, Rick Rambo, – opposed; Claude Anello –supportive; Arva Howard, City of Houston Legal Department.
85  Liner Shoes 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: Poras-Prtle  Second: Garza  Vote: Unanimous  Abstaining: None

86  McDonalds Richmond and Fountain View 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: Subinsky  Vote: Unanimous  Abstaining: None

87  Villas at Eighteenth 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: Alleman  Second: Clark  Vote: Unanimous  Abstaining: None

88  Weekley at Chenevert 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: Tarrt  Vote: Unanimous  Abstaining: None

D  VARIANCES

Items 89, 91, 92, 95, 96, 97, 98, 99, 100 and 101 were taken together and acted on at the same time with staff requesting a two week deferral for all items.

89  Cypress Preserve Park GP       GP      Defer
91  Imperial Green GP       GP      Defer
92  Imperial Green Business Park Subdivision       C2      Defer
95  Monterey at Willow Bend Lift       C2      Defer
     Station Subdivision
96  Parkway Terrace GP       GP      Defer
97  Parkway Terrace Sec 1       C3P      Defer
98  Parkway Terrace Sec 2       C3P      Defer
99  Towne Lake Central GP       GP      Defer
100  Ventana Lakes GP       GP      Defer
101  Werrington Park Sec 5       C3P      Defer

Staff recommendation: Defer the plats for two weeks per applicant’s request, or to give the applicant time to submit additional information, or for Chapter 42 planning standards, or for further study and review.
Commission action: Deferred the plat for two weeks per applicant’s request, or to give the applicant time to submit additional information, or for Chapter 42 planning standards, or for further study and review.
Motion: Clark  Second: Bryant  Vote: Unanimous  Abstaining: None
90  Generation Park West GP  
GP  
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: Segars  Vote: Unanimous  Abstaining: None  

Items 91 and 92 were taken and acted on earlier in the meeting with staff requesting a two week deferral for both items.

Commissioner Amandes abstained and left the room.

93  Kingsland Boulevard and Katy Village Trail STD  
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: Tartt  Vote: Unanimous  Abstaining: None  

Commissioner Amandes returned.

94  Legends Trace GP  
GP  
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: Subinsky  Vote: Unanimous  Abstaining: None  

Items 95, 96, 97, 98, 99, 100 and 101 were taken and acted on earlier in the meeting with staff requesting a two week deferral for all items.

Commissioner Alleman abstained and left the room.

102  Willow Lake Village 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: Segars  Second: Bryant  Vote: Unanimous  Abstaining: None  

Commissioner Alleman returned.

E  SPECIAL EXCEPTIONS  
NONE
RECONSIDERATION OF REQUIREMENTS

103 Tealpointe Lake Estates Subdivision C3P 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: Segars Second: Tartt Vote: Unanimous Abstaining: None

ADMINISTRATIVE
NONE

DEVELOPMENT PLAT VARIANCE

104 150 W. Sam Houston Pkwy N. DVP Approve
Staff recommendation: Grant the requested variance.
Commission action: Granted the requested variance.
Motion: Tartt Second: Alleman Vote: Carries Opposed: Amandes
Speakers for item 104: Denise Kleypas, – opposed; David Park, owner/applicant – supportive; Richard Smith, City Engineer- Public Works and Engineering Department.

105 1601 W. Webster Street DVP Defer
Staff recommendation: Defer per Chapter 42 planning standards.
Commission action: Deferred per Chapter 42 planning standards.
Motion: Segars Second: Clark Vote: Unanimous Abstaining: None

CERTIFICATES OF COMPLIANCE

106 22350 Farris Green Road COC Approve
Staff recommendation: Approve staff’s recommendation for item 106.
Commission action: Approved staff’s recommendation for item 106.
Motion: Garza Second: Asakura Vote: Unanimous Abstaining: None

EXTENSIONS OF APPROVAL AND NAME CHANGES

107 Brittmoore Parks Subdivision EOA Approve
108 Four Oaks Place replat no 1 EOA Approve
109 Raintree Place partial replat no 1 EOA Approve
110 South Post Oak Apartment EOA Approve
111 Willow Springs Sec 11 EOA Approve
112 Grogans Crest at Silver Crest Sec 1 NC Approve
Staff recommendation: Approve staff’s recommendation for item 107-112.
Commission action: Approved staff’s recommendation for item 107-112.
Motion: Segars Second: Porras-Pirtle Vote: Unanimous Abstaining: None
II. ESTABLISH A PUBLIC HEARING DATE OF JANUARY 3, 2013
   a. Brar Place Subdivision
   b. Contemporary Main Plaza partial replat no 1
   c. Fannin Station Sec 2 replat no 1
   d. Glenshire Turn Subdivision
   e. McCulloch Place Subdivision
   f. Milano Gardens Subdivision
   g. Shady Acres Manor replat no 1
   h. Stratford at Willow Creek partial replat no 1 and extension
   i. Tricons Morse Street Villas Subdivision

Staff recommendation: Establish a public hearing date of January 3, 2013 for item II a-i.
Commission action: Established a public hearing date of January 3, 2013 for item II a-i.
   Motion: Alleman    Second: Asakura    Vote: Unanimous    Abstaining: None

Item 62 was brought back before the Commission at this time with staff’s recommendations being changed from defer to approve.

62 Fowler Townhomes Subdivision C2R Approve
Staff recommendation: Approve staff’s recommendations for items 62 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 62 subject to the CPC 101 form conditions.
   Motion: Zakaria    Second: Segars    Vote: Unanimous    Abstaining: None

III. PLEASE EXCUSE THE ABSENCES OF COMMISSIONER KENNETH BOHAN AND EILEEN SUBINSKY
Commissioner Subinsky present no Commission action required.
Commissioner Bohan’s absences were excused.
   Motion: Subinsky    Second: Clark    Vote: Unanimous    Abstaining: None

IV. PUBLIC COMMENT
NONE

V. ADJOURNMENT
There being no further business brought before the Commission, Chair, Mark Kilkenny adjourned the meeting at 3:42 p.m.
   Motion: Bryant    Second: Clark    Vote: Unanimous    Abstaining: None

Mark Kilkenny, Chair

Marlene Gafricke, Secretary