Minutes of the Houston Planning Commission

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

January 3, 2013
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 2:36 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 Ullrich
George Greanias
Prior to calling the meeting to order, Commissioner Kilkenny announced that agenda item #87 was withdrawn and would not be addressed before the Commission.

**DIRECTOR’S REPORT**
The Director’s Report was given by Marlene Gafrick, Director, Planning and Development Department.

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

**I. CONSIDERATION OF THE SEMIANNUAL REPORT OF THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE ON IMPACT FEES RELATING TO WATER AND WASTEWATER IMPACT FEES AND TRANSFER OF REVENUES AND INTEREST TO THE COMBINED UTILITIES SYSTEM OPERATING FUND**
Presentation was given by Jessica Dennis, Senior Project Manager, Public Works and Engineering Department.

**II. CONSIDERATION OF THE LAND USE ASSUMPTIONS AND DRAINAGE IMPACT FEE IMPROVEMENTS PLAN ESTABLISHED WITHIN THE DRAINAGE IMPACT FEE STUDY REPORT**
Presentation was given by Mark Loethen, Deputy Director, Public Works and Engineering Department.
Staff recommendation: No staff recommendation.
Commission action: Recommended to City Council the Consideration of the Land Use Assumptions and Drainage Impact Fee Improvement Plan Established Within the Drainage Impact Fee Study Report.
   
   Motion: Bryant Second: Subinsky Vote: Unanimous Abstaining: None
Speaker for item II: Donald Perkins, Chief of Staff for Councilmember Larry Green

**III. PLATTING ACTIVITY (Consent items A and B, 1-83)**
Items removed for separate consideration: 16, 44, 45, 46, 47, 50, 51, 56, 57, and 58.
Staff recommendation: Approve staff’s recommendations for items 1 – 58 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1 – 58 subject to the CPC 101 form conditions.
   
   Motion: Bryant Second: Subinsky Vote: Unanimous Abstaining: None
Staff recommendation: Approve staff’s recommendations for items 59-83 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 59 – 83 subject to the CPC 101 form conditions.
   
   Motion: Edminster Second: Clark Vote: Unanimous Abstaining: None
Commissioners Alleman and Edminster abstained and left the room.
Staff recommendation: Approve staff’s recommendations for items 16, 44, 45, 46, 47, 50, 51, 56, 57, and 58 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 16, 44, 45, 46, 47, 50, 51, 56, 57, and 58 subject to the CPC 101 form conditions.
   
   Motion: Garza Second: Bryant Vote: Unanimous Abstaining: None
Commissioners Alleman and Edminster returned.

C) PUBLIC HEARINGS

Commissioner Kilkenny abstained and left the room. Vice Chair, Sonny Garza chaired the meeting at this time.

84 Brar Place 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

Commissioner Kilkenny returned and continued chairing the meeting.

85 Contemporary Main Plaza 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: Bryant  Second: Tatt  Vote: Unanimous  Abstaining: None

86 Fannin Station Sec 2 replat no 1  C3N Withdrawn
replat no 2
Staff recommendation: Withdrawn per the applicant’s request.
Commission action: Withdrew and reset the public hearing for January 31, 2013 and waived fees associated with resubmission per the applicant’s request.
   Motion: Jard  Second: Edminster  Vote: Unanimous  Abstaining: None
Speakers for item 86: Mary Lou Henry- applicant

87 Glenshire Turn Subdivision  C3N Withdrawn

88 McCulloch Place 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: Subinsky  Vote: Unanimous  Abstaining: None

89 Milano Gardens Subdivision  C3N Withdrawn
Staff recommendation: Change recommendation from disapprove to withdrawn per the applicant’s request and establish a public hearing date for January 31, 2013.
Commission action: Changed recommendation from disapprove to withdrawn per the applicant’s request and established a public hearing date for January 31, 2013.
   Motion: Porras-Pirtle  Second: Clark  Vote: Unanimous  Abstaining: None

90 Shady Acres Manor 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: Alleman  Vote: Carries  Abstaining: Edminster
Stratford at Willow Creek partial replat no 1
and extensions
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

Tricons Morse Street Villas Subdivision
C3N
Withdrawn

Staff recommendation: Change recommendation from disapprove to withdrawn per the applicant’s request and establish a public hearing for January 31, 2013.
Commission action: Changed the recommendation from disapprove to withdrawn per the applicant’s request and established a public hearing for January 31, 2013.
Motion: Bryant Second: Subinsky Vote: Unanimous Abstaining: None

VARIANCES

Airport Boulevard Estates Sec 2
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: Jard Second: Alleman Vote: Unanimous Abstaining: None

Bartlett Street Landing Subdivision
C2R
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 study and review.
Motion: Jard Second: Edminster Vote: Unanimous Abstaining: None
Speaker for item 94: Richard Smith, City Engineer’s Office, Public Works and Engineering Department

Carree Court Subdivision
C3R
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: Alleman Vote: Unanimous Abstaining: None
Speaker for item 95: Ida Thompson and Hubert Thompson – opposed; Charles Turner, applicant - supportive

Items 96 and 104 are taken together and acted on at this time with staff recommending a two week deferral for both.

Cougar Den Center replat no 1
C2R
Defer

Willow Falls Sec 5
C3P
Defer

Motion: Garza Second: Bryant Vote: Unanimous Abstaining: None
Items 97 and 98 are taken together at this time.

97  Ferrer GP  
98  Lindsey Lake Subdivision  

Staff recommendation: Grant the requested variance to not provide a north-south street through the tract, deny the variance to allow excessive block length along Mueschke Road, and approve the general plan and the plat subject to the CPC 101 form conditions.

Commission action: Granted the requested variance to not provide a north-south street through the tract, deny the variance to allow excessive block length along Mueschke Road, and approved the general plan and the plat subject to the CPC 101 form conditions.

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

Speakers for item 97: Barbara Ferrer and Emil Haddad – opposed; Jim Lindsey- undecided; Jorge Cedillo, Senior Planner, Harris County Public Infrastructure Department

99  Fort Bend Market Petco 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: Asakura  
Second: Porras-Pirtle  
Vote: Unanimous  
Abstaining: None

100  Greenbusch Tract 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: Alleman  
Second: Clark  
Vote: Unanimous  
Abstaining: None

101  Kings Court partial replat no 3  

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: Garza  
Second: Bryant  
Vote: Unanimous  
Abstaining: None

102  Meyers First Addition partial replat no 2  

Withdrawn

103  Spring Street Terrace 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: Garza  
Second: Bryant  
Vote: Unanimous  
Abstaining: None

Item 104 was acted upon earlier in the meeting.

E  SPECIAL EXCEPTIONS  
NONE

F  RECONSIDERATION OF REQUIREMENTS
105  West Road Business Park 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 approve the plat subject to the CPC 101 form conditions.
Motion: Tartt  Second: Edminster  Vote: Unanimous  Abstaining: None

G  ADMINISTRATIVE
NONE

H  DEVELOPMENT PLAT VARIANCE

106  1715 Enclave Parkway  DVP  Approve
Staff recommendation: Grant the requested variance.
Commission action: Granted the requested variance with the condition that a 10” wood fence be built along the entire east boundary.
Motion: Subinsky  Second: Bohan  Vote: Unanimous  Opposed: None

I  CERTIFICATES OF COMPLIANCE

107  23104 Reid Falls Drive  COC  Approve
108  24297 Pine Circle  COC  Approve
109  26905 Peach Creek Drive  COC  Approve
Staff recommendation: Approve staff’s recommendation for items 107-109.
Commission action: Approved staff’s recommendation for items 107-109.
Motion: Clark  Second: Bryant  Vote: Unanimous  Abstaining: None

J  EXTENSIONS OF APPROVAL AND NAME CHANGES

110  Harmony School of Ingenuity Subdivision  EOA  Approve
111  Lancaster Square  EOA  Approve
112  Pappas Restaurants at Hwy 59 Subdivision  EOA  Approve
113  Roesner Road from Pine Stone Lane to Elk Ridge Lane STD  EOA  Approve
114  Roesner Road from Spring Green Road to Pine Stone Lane STD  EOA  Approve
115  Silver Ranch Sec 6  EOA  Approve
116  Silver Ranch Sec 7  EOA  Approve
117  Wildwood at Northpointe Sec 4  EOA  Approve
118  Willowbend GP (prev. Monterrey at Willowbend)  NC  Defer
Staff recommendation: Approve staff’s recommendation for item 110-118.
Commission action: Approved staff’s recommendation for item 110-118.
Motion: Garza  Second: Alleman  Vote: Unanimous  Abstaining: None
IV. ESTABLISH A PUBLIC HEARING DATE OF JANUARY 31, 2013
   a. Benders Landing Estates Sec 2 partial replat no 1
   b. Breckenridge Park partial replat no 1
   c. Cinco Ranch Southwest Sec 32 partial replat no 1
   d. NorthDen Holdings Campus Subdivision

Staff recommendation: Establish a public hearing date of January 31, 2013 for item IV a-d.
Commission action: Established a public hearing date of January 31, 2013 for item IV a-d.
   Motion: Clark Second: Bryant Vote: Unanimous Abstaining: None

V. PLEASE EXCUSE THE ABSENCE OF COMMISSIONERS KENNETH J. BOHAN AND FERNANDO L. BRAVE

Commission action: Excused the absences of Commissioner Fernando L. Brave.
   Motion: Bryant Second: Alleman Vote: Unanimous Abstaining: None

VI. PUBLIC COMMENT

Mark Kilkenny, Chair discussed the Commission subcommittees and provided a report that illustrates subcommittee structures. He also mentioned that a new subcommittee has been created and will be chaired by Commissioners Jard, Nelson, and Brave.

VII. ADJOURNMENT

There being no further business brought before the Commission Chair, Mark Kilkenny adjourned the meeting at 4:30 p.m.
   Motion: Bryant Second: Clark Vote: Unanimous Abstaining: None

Mark Kilkenny, Chair

Marlene Gafrick, Secretary