Minutes of the Houston Planning Commission

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

January 17, 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 2:33 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

EX OFFICIO 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 JANUARY 3, 2012 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the January 3, 2013 Planning Commission meeting minutes.
  Motion: Subinsky    Second: Clark    Vote: Carries    Abstaining: Amandes

I. PLATTING ACTIVITY (Consent items A and B, 1-74)
Items 6 and 7 were taken out of order and will be addressed later in the agenda with item 86. Item 62 was changed from withdrawn by applicant to establish a public hearing date for February 14, 2013. Items removed for separate consideration: 23, 30, 34, 35, 36, 46, 48, 51, 52, 53, and 56.
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: Segars    Second: Bryant    Vote: Unanimous    Abstaining: None

Commissioners Amandes, Bryant, Clark and Edminster abstained and left the room.

Staff recommendation: Approve staff’s recommendations for items 23, 30, 34, 35, 36, 46, 48, 51, 52, 53, and 56 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 23, 30, 34, 35, 36, 46, 48, 51, 52, 53, and 56 subject to the CPC 101 form conditions.
  Motion: Segars    Second: Garza    Vote: Unanimous    Abstaining: None

Commissioners Amandes, Bryant, Clark and Edminster returned.

C  PUBLIC HEARINGS

75  Almeda Vista II Subdivision    C3N    Defer
Staff recommendation: Defer the plat for two weeks at the applicant’s request to allow time for further study and legal review of applicable deed restrictions.
Commission action: Deferred the plat for two weeks at the applicant’s request to allow time for further study and legal review of the applicable deed restrictions.
  Motion: Garza    Second: Clark    Vote: Unanimous    Abstaining: None

76  Maple Heights Subdivision replat no 1 and extension    C3N    Defer
Staff recommendation: Defer the plat for two weeks to allow time for the applicant to meet with staff to discuss more details of the proposed multifamily development and to meet with the representatives of the surrounding community to discuss concerns expressed.
Commission action: Deferred the plat for two weeks to allow time for the applicant to meet with staff to discuss more details of the proposed multifamily development and to meet with the representatives of the surrounding community to discuss concerns expressed.
  Motion: Tartt    Second: Bryant    Vote: Unanimous    Abstaining: None

Speakers for item 76: Scott Davis- applicant; Daniel Fulkerson, Jennifer Richey, Mary Paulette, and Mandi Peavy- opposed.
77 Villas at Broad Oaks Subdivision C3N Defer
Staff recommendation: Defer the plat for two weeks for further study and legal review regarding access and use of a private street.
Commission action: Deferred the plat for two weeks for further study and legal review regarding access and use of a private street.
Motion: Bryant Second: Subinsky Vote: Unanimous Abstaining: None

D VARIANCES

Agenda items 79, 81, and 82 are taken and acted upon together at this time with staff recommending a two week deferral for all items.

79 Bavaria Sec 5 C3P Defer
81 Cougar Den Center replat no 1 C2R Defer
82 Larkin Place Subdivision C2R Defer
Staff recommendation: Defer the plats for two weeks at the applicant’s request or for further study and review.
Commission action: Deferred the plats for two weeks at the applicant’s request or for further study and review.
Motion: Bryant Second: Garza Vote: Unanimous Abstaining: None

78 Bartlett Street Landing Subdivision C3N Approve
Staff recommendation: Grant the requested variance not to provide street widening and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance not to provide street widening, but include a 10’ setback on both streets and approved the plat subject to the CPC 101 form conditions
Motion: Jard Second: Bohan Vote: Unanimous Abstaining: None
Commissioners Jard and Segars abstained and left the room.

80 Chapmans Third Addition partial replat no 1 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 approve the plat subject to the CPC 101 form conditions.
Motion: Bryant Second: Subinsky Vote: Unanimous Abstaining: None

83 New Caney MS FFA Athletics 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: Garza Second: Clark Vote: Unanimous Abstaining: None

84 Precision Pro Subdivision C2R 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: Porras-Pirtle Second: Bryant Vote: Unanimous Abstaining: None
85 Willow Falls Sec 5 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: Porras-Pirtle Vote: Unanimous Abstaining: None

E SPECIAL EXCEPTIONS

Agenda items 86, 6, and 7 and are taken together at this time.

Commissioner Amandes abstained and left the room.

86 Barker Village GP GP Approve  
6 Barker Village Model Homes Subdivision C3P Approve  
7 Barker Village Recreation Center Subdivision C3P Approve  
Staff recommendation: Grant the requested special exception and approve the general plan and the plats subject to the CPC 101 form conditions.  
Commission action: Granted the requested special exception and approved the general plan and the plats subject to the CPC 101 form conditions.  
Motion: Garza Second: Bryant Vote: Unanimous Abstaining: None

Commissioner Amandes returned.

A motion was made to reconsider agenda item 78 at this time. A new motion was made on the item and is reflected accordingly.  
Motion: Jard Second: Zakaria Vote: Unanimous Abstaining: None

F RECONSIDERATION OF REQUIREMENTS

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

87 Cypress Creek Lakes Sec 18 C3P Approve  
Staff recommendation: Grant the requested special exception and approve the plat subject to the CPC 101 form conditions.  
Commission action: Granted the requested special exception and approve the plat subject to the CPC 101 form conditions.  
Motion: Segars Second: Edminster Vote: Unanimous Abstaining: None

Commissioner Kilkenny returned and continued chairing the meeting.

Commissioner Amandes abstained and left the room.

88 Weekly at Hollister Subdivision C3R 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: Zakaria Second: Bryant Vote: Unanimous Abstaining: None

Commissioner Amandes returned.
G  ADMINISTRATIVE  NONE  

H  DEVELOPMENT PLAT VARIANCE  NONE  

I  CERTIFICATES OF COMPLIANCE  

     89  27452 Saddle Rock  COC  Approve  
     Staff recommendation: Approve staff’s recommendation for item 89.  
     Commission action: Approved staff’s recommendation for item 89.  
     Motion: Segars  Second: Bryant  Vote: Unanimous  Abstaining: None  

J  EXTENSIONS OF APPROVAL AND NAME CHANGES  

     90  Brenwood South Sect 1  EOA  Approve  
     91  Bridgeland Hidden Creek Sec 5  EOA  Approve  
     92  Bridgeland Hidden Creek Sec 6  EOA  Approve  
     93  Main Place at Greenbriar Subdivision  EOA  Approve  
     94  Miren Properties Subdivision  EOA  Approve  
     95  Ricewood Village Sec 10  EOA  Approve  
     96  Spring Plaza Sec 1  EOA  Approve  
     97  West Orem Drive from SH 288 to Drainage Fee Strip west of Furman STD  EOA  Approve  
     98  Monterey at Willowbend Lift Station  NC  Approve  
     (prev. Willowbend Lift Station)  
     99  Monterey at Willowbend Sec 1  NC  Approve  
     (prev. Willowbend Sec 1)  
     100  New Richfountain Subdivision  NC  Approve  
     (prev. McDonalds Richmond and Fountain View Subdivision)  
     101  Willowbend GP (prev Monterey at Willowbend GP)  Approve  
     Staff recommendation: Approve staff’s recommendation for items 90-101.  
     Commission action: Approved staff’s recommendation for items 90-101.  
     Motion: Segars  Second: Clark  Vote: Unanimous  Abstaining: None  

II.  ESTABLISH A PUBLIC HEARING DATE OF FEBRUARY 14, 2013  
   a.  Carnegie Vistas at St George Subdivision  
   b.  Eado Skyline replat no 1 and extension  
   c.  Furmanite Subdivision  
   d.  Lakes of Bella Terra Sec 13 partial replat no 1  
   e.  Sawyer Heights Oaks replat no 1  
   Staff recommendation: Establish a public hearing date of February 14, 2013 for item II a-e.  
   Commission action: Established a public hearing date of February 14, 2013 for item II a-e.  
   Motion: Garza  Second: Bryant  Vote: Carries  Abstaining: Clark
III. PUBLIC COMMENT
Michael Sample, member of the Fondren Safety Society addressed the Commission regarding concerns that he and residents have about two potential developments along Fondren/Piney Point.

IV. ADJOURNMENT
There being no further business brought before the Commission Chair, Mark Kilkenny adjourned the meeting at 3:38 p.m.

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

Mark Kilkenny, Chair

Marlene Gafrick, Secretary