

Minutes of the Houston Planning Commission

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

April 14, 2011
Meeting to be held in
Council Chambers, Public Level, City Hall Annex
2:30 p.m.

Call to order:

Vice Chair, M. Sonny Garza, called the meeting to order at 2:38 p.m. with a quorum present.

Mark A. Kilkenny, Chair

M. Sonny Garza

Susan Alleman

Christopher B. Amandes

Keiji Asakura

James R. Jard

Paul R. Nelson

Linda Porras-Pirtle

Robin Reed

Arrived at 3:15 p.m. during item 60

Richard A. Rice

David Robinson

Jeff Ross

Algenita Segars

Talmadge Sharp, Sr.

Blake Tart III

Beth Wolff

Shaukat Zakaria

The Honorable Ed Chance

Absent

Jackie Freeman for

The Honorable Ed Emmett

The Honorable Grady Prestage

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 L. Gafrick, Director, Planning and Development Department.

APPROVAL OF THE MARCH 31, 2011 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the March 31, 2011 Planning Commission Meeting Minutes.

Motion: **Rice** Second: **Segars** Vote: **Carries** Abstaining: **Ross, Sharp, Wolff**

I. PLATTING ACTIVITY (Consent items A and B, 1- 55)

Items removed for separate consideration: **15, 28, 31, 32, 34, and 35.**

Staff recommendation: Approve staff's recommendations for items **1 – 55** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 55** subject to the CPC 101 form conditions.

Motion: **Sharp** Second: **Wolff** Vote: **Unanimous** Abstaining: **None**

Commissioners Alleman and Amandes abstained and left the room.

Staff recommendation: Approve staff's recommendations for items **15, 28, 31, 32, 34, and 35** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **15, 28, 31, 32, 34, and 35** subject to the CPC 101 form conditions.

Motion: **Garza** Second: **Zakaria** Vote: **Unanimous** Abstaining: **None**

Item 15 was taken at this time to allow for speakers.

15 Katy ISD Wolfe Elementary Subdivision C2 Approve

Staff recommendation: Approve staff's recommendations for item subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for item subject to the CPC 101 form conditions.

Motion: **Rice** Second: **Asakura** Vote: **Unanimous** Abstaining: **None**

Speaker for item 15: Steven Shurn – supportive.

Commissioners Alleman and Amandes returned.

C PUBLIC HEARINGS

56 Arbor at Indiana 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: **Robinson** Second: **Ross** Vote: **Unanimous** Abstaining: **None**

57 Assistance League of Houston 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: **Wolff** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

Speakers for item 57: Carol Limbacher and Dan Pinnell – supportive.

58 Broad Oaks Green Replat 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: **Garza** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**
Speaker for item 58: Benjamin Kline – supportive.

Item 59 was addressed at this time, but was tabled until later in the meeting to allow staff time for further study on the petition given by speaker Chris Rios.

59 Cove Sec 6 partial 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: **Rice** Second: **Ross** Vote: **Unanimous** Abstaining: **None**
Speaker for item 59: Chris Rios – opposed; Mary Lou Henry – applicant.

60 Green Trails Sec 1 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: **Jard** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**
Speakers for item 60: John Jackson, Cara Sliva, and Robert Sliva – opposed; Sean Burch and Tobin Synatschk – supportive.

61 Lakeland Heights Sec 1 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: **Jard** Second: **Segars** Vote: **Unanimous** Abstaining: **None**

62 Meadows of Clear Creek Sec 4 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: **Freeman** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

Items 63 and 75 are taken together at this time, but voted on separately.

63 Parkway Ranch partial replat no 1 C3N Approve
Staff recommendation: Grant the requested special exception to allow 1 point of access from West Montgomery and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested special exception to allow 1 point of access from West Montgomery and approved the plat subject to the CPC 101 form conditions.
Motion: **Freeman** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**
Speaker for item 63: Robert Lin - applicant

75 Parkway Ranch C3R Approve
Staff recommendation: Grant the requested special exception to allow 1 point of access from West Montgomery and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested special exception to allow 1 point of access from West Montgomery and approved the plat subject to the CPC 101 form conditions.
Motion: **Garza** Second: **Porras-Pirtle** Vote: **Unanimous** Abstaining: **None**

64 Spring Branch Estates no 2 partial replat no 5 C2R Defer
Staff recommendation: Defer the plat for two weeks at the applicant's request.
Commission action: Deferred the plat for two weeks at the applicant's request.
Motion: **Jard** Second: **Wolff** Vote: **Unanimous** Abstaining: **None**

65 Zion Garden Subdivision GP 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: **Robinson** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

66 Castro Cheese Company replat no 1 C2R Approve
Staff recommendation: Grant the requested variance for a dual building line and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance for a dual building line and approved the plat subject to the CPC 101 form conditions.
Motion: **Jard** Second: **Porras-Pirtle** Vote: **Unanimous** Abstaining: **None**

67 Grace Church of Humble Worship Center C2R Approve
Campus 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: **Rice** Second: **Jard** Vote: **Unanimous** Abstaining: **None**

**Items 68 and 69 were taken together at this time.
Commissioner Ross abstained and left the room.**

68 Jorden Road GP GP Defer
Staff recommendation: Approve the general plan subject to the CPC 101 form conditions.

69 Jorden Road North of IH10 Subdivision C3P 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 the applicant time to discuss with Mr. Crowell regarding the proposed alignment of Jorden Road.

Motion: **Jard** Second: **Tartt** Vote: **Unanimous** Abstaining: **None**
Speakers for item 69: David Crowell – undecided; Mary Lou Henry – oppose; Jerry Scott – position not stated.

Commissioner Ross returned. Commissioner Alleman abstained and left the room.

70 Loves Travelstop Patton Subdivision C2R 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: **Sharp** Second: **Rice** Vote: **Unanimous** Abstaining: **None**

71 R and S Subdivision C2 Defer
Staff recommendation: Defer the plat for two weeks to allow time for the applicant to provide additional and/or revised information, as well as to allow time for staff to coordinate with the county and transportation group on the history of this project and adjacent right-of-way.
Commission action: Deferred the plat for two weeks to allow time for the applicant to provide additional and/or revised information, as well as to allow time for staff to coordinate with the county and transportation group on the history of this project and adjacent right-of-way.
Motion: **Jard** Second: **Wolff** Vote: **Unanimous** Abstaining: **None**

72 Sanders on Washington 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: **Robinson** Second: **Asakura** Vote: **Unanimous** Abstaining: **None**

73 Woodlands Village of Grogans Mill GP Approve
Lake Harrison
Staff recommendation: Approve the general plan subject to the CPC 101 form conditions.
Commission action: Approved the general plan subject to the CPC 101 form conditions.
Motion: **Ross** Second: **Asakura** Vote: **Unanimous** Abstaining: **None**

74 Woodlands Village of Grogans Mill C3P Withdrawn
Lake Harrison

E Special Exceptions

Item 75 was taken with item 63 earlier in the meeting.

76 Thybach Estate Subdivision C2R Approve
Staff recommendation: Grant the requested special exception to exceed the block length Briar Forest Drive and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested special exception to exceed the block length along Briar Forest Drive and approved the plat subject to the CPC 101 form conditions.
Motion: **Freeman** Second: **Wolff** Vote: **Unanimous** Abstaining: **None**

F Reconsideration of Requirements

77 Hacienda De Los Pinos Subdivision C2 Approve
Staff recommendation: Grant the requested reconsideration of requirement and the variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested reconsideration of requirement and the variance and approved the plat subject to the CPC 101 form conditions.
Motion: **Sharp** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

78 Meadow Ranch Subdivision C2R Approve
Staff recommendation: Grant the requested reconsideration of requirement and the variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested reconsideration of requirement and the variance and approved the plat subject to the CPC 101 form conditions.
Motion: **Garza** Second: **Rice** Vote: **Unanimous** Abstaining: **None**

79 Rex Subdivision **C2R** **Defer**
Staff recommendation: Defer the plat for two weeks to allow time for Chapter 42 planning standards and to allow the applicant time to provide revised information.
Commission action: Deferred the plat for two weeks to allow time for Chapter 42 planning standards and to allow the applicant time to provide revised information.
Motion: **Wolff** Second: **Tartt** Vote: **Unanimous** Abstaining: **None**

G ADMINISTRATIVE
NONE

H DEVELOPMENT PLAT VARIANCES
NONE

I CETIFICATES OF COMPLIANCE

80	Ruben Gomez Centeno	COC	Approve
81	Hilsa Lorena Cipriano Rivas	COC	Approve
82	Maria F. Saavedra	COC	Approve
83	David B. Clark	COC	Approve

Staff recommendation: Issue the Certificates of Compliance for items **80-83**.

Commission action: Issued the Certificates of Compliance for items **80-83**.

Motion: **Segars** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

J EXTENSIONS OF APPROVAL AND NAME CHANGES

84	Klein ISD Bernshausen Elementary School Sec 2	EOA	Approve
85	Oakcrest North Sec 5 partial replat no 1	EOA	Approve
86	Woodbridge Village Sec 4	EOA	Approve

Staff recommendation: Approve staff's recommendation for items **84-86**.

Commission action: Approved staff's recommendation for items **84-86**.

Motion: **Reed** Second: **Rice** Vote: **Carries** Abstaining:
Alleman and Amandes on item 84

II. ESTABLISH A PUBLIC HEARING DATE OF MAY 12, 2011 FOR:

a. Blackstone Place amending plat no 1 partial replat no 1

Staff recommendation: Establish a public hearing date of May 12, 2011 for item **II a**.

Commission action: Established a public hearing date of May 12, 2011 for item **II a**.

Motion: **Sharp** Second: **Wolff** Vote: **Unanimous** Abstaining: **None**

III. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR THE 1800 BLOCK OF WEST 14TH ½ ST., NORTH AND SOUTH SIDES, BETWEEN DIAN STREET AND DEAD END

Commission action: Denied the minimum lot size area application for the 1800 block of West 14th ½ Street, north and south sides, between Dian Street and Dead End.

Motion: **Jard** Second: **Zakaria** Vote: **Carries** Opposed: **Amandes, Garza, Sharp, Robinson, Ross**

Speaker for item III: Don R. McConnell – opposed.

IV. PLEASE EXCUSE THE ABSENCES OF COMMISSIONER TALMADGE SHARP

Commissioner Sharp's absences are excused.

V. PUBLIC COMMENT
NONE

Item 59 was continued and voted on at this time.

VI. ADJOURNMENT

There being no further business brought before the Commission, Chair Mark A. Kilkenney adjourned the meeting at 4:53 p.m.

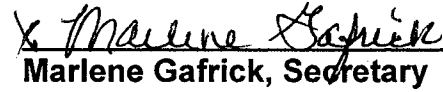
Motion: **Sharp**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**


Mark A. Kilkenney, Chair


Marlene Gafrick, Secretary