

Minutes of the Houston Planning Commission

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

October 27, 2011
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 2:31 p.m. with a quorum present.

Mark A. Kilkenny, Chair	
M. Sonny Garza	
Susan Alleman	
Christopher B. Amandes	
Keiji Asakura	
Fernando Brave	
Antoine Bryant	Absent
Lisa Clark	
Brandon Dudley	Absent
Truman C. Edminster III	
James R. Jard	Left at 3:59 p.m. during item III
Paul R. Nelson	Left at 3:42 p.m. during item 81
Linda Porrás-Pirtle	
Algenita Segars	Left at 3:59 p.m. during item III
Blake Tart III	
Shaukat Zakaria	
The Honorable Ed Chance	Absent
Jesse Hegemier for	Absent
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

APPROVAL OF THE OCTOBER 13, 2011 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the October 13, 2011 Planning Commission meeting minutes.

Motion: **Garza and Tartt** Second: **Asakura** Vote: **Carries** Abstaining: **Alleman**

I. PLATTING ACTIVITY (Consent items A and B, 1- 70)

Items removed for separate consideration: **2, 5, 6, 12, 19, 25, 26, 27, 28, 36, 42, 43, 44, 45, 46, 47, 48, 49, 51, 52, 53, and 68.**

Staff recommendation: Approve staff's recommendations for items **1 – 70** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 70** subject to the CPC 101 form conditions.

Motion: **Jard** Second: **Tartt** Vote: **Unanimous** Abstaining: **None**

Commissioner Amandes, Alleman, Clark, and Zakaria abstained and left the room.

Staff recommendation: Approve staff's recommendations for items **2, 5, 6, 12, 19, 25, 26, 27, 28, 36, 42, 43, 44, 45, 46, 47, 48, 49, 51, 52, 53, and 68** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **2, 5, 6, 12, 19, 25, 26, 27, 28, 36, 42, 43, 44, 45, 46, 47, 48, 49, 51, 52, 53, and 68** subject to the CPC 101 form conditions.

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

Commissioner Amandes, Alleman, Clark, and Zakaria returned.

C PUBLIC HEARINGS

71 Broad Oaks Place replat partial C3N Approve
replat no 2

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: **Asakura** Second: **Porras-Pirtle** Vote: **Unanimous** Abstaining: **None**

Commissioner Kilkenny abstained and left the room and Commissioner Garza proceeded to Chair the meeting.

72 Cypress Creek Lakes Commercial C3N Approve
Reserve 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: **Jard** Second: **Asakura** Vote: **Unanimous** Abstaining: **None**

Speakers for item 72: Dan Grosz – supportive.

Commissioner Kilkenny returned and proceeded to Chair the meeting.

Commissioner Alleman, and Edminster abstained and left the room.

73 Towne Lake Sec 8 partial replat no 1

C3N

Defer

Staff recommendation: Defer the plat for two weeks for Chapter 42 planning standards and to allow time for the applicant to provide additional information.

Commission action: Deferred the plat for two weeks for Chapter 42 planning standards and to allow time for the applicant to provide additional information.

Motion: **Zakaria**

Second: **Nelson**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Alleman, and Edminster returned.

D VARIANCES

74 Aliana Sec 21

C3P

Defer

Staff recommendation: Defer the plat for two weeks at the applicant's request to allow time for the applicant to meet with the planning staff and provide revised information.

Commission action: Deferred the plat for two weeks at the applicant's request to allow time for the applicant to meet with the planning staff and provide revised information.

Motion: **Segars**

Second: **Tartt**

Vote: **Unanimous**

Abstaining: **None**

75 Cypresswood Heights Lift Station 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: **Segars**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

76 Fairgrounds First Addition Block 28 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 approved the plat subject to the CPC 101 form conditions.

Motion: **Tartt**

Second: **Jard**

Vote: **Carries**

Opposed:

Edminster, Asakura, and Amandes

Speakers for item 76: Mary Lou Henry – applicant

Commissioner Alleman abstained and left the room.

77 Forty Six Hundred Fifteen Post Oak Place replat no 1

C2R

Defer

Staff recommendation: Defer the plat for two weeks at the applicant's request to allow time for the applicant to provide revised information.

Commission action: Deferred the plat for two weeks at the applicant's request to allow time for the applicant to provide revised information.

Motion: **Tartt**

Second: **Brave**

Vote: **Unanimous**

Abstaining: **None**

78 Gable West Avenue Subdivision C2R Defer
Staff recommendation: Defer the plat for two weeks to allow time for the applicant to provide additional and revised information.
Commission action: Deferred the plat for two weeks to allow time for the applicant to provide additional and revised information.
Motion: **Segars** Second: **Garza** Vote: **Unanimous** Abstaining: **None**
Speakers for item 78: Gary Ruby – opposed
Commissioner Alleman returned.

79 Rankin Intercontinental Business Park Subdivision GP Approve
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: **Garza** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**
Speakers for item 79: Joseph Ballard – opposed

Commissioner Amandes abstained and left the room.

80 St. Rose Catholic Church Subdivision C2R Defer
Staff recommendation: Defer the plat for two weeks at the request of Council Member Stardig and for further study and review.
Commission action: Deferred the plat for two weeks at the request of Council Member Stardig and for further study and review.
Motion: **Tartt** Second: **Brave** Vote: **Unanimous** Abstaining: **None**

81 Westheimer Commons Subdivision 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 approved the plat subject to the CPC 101 form conditions with the exception for the requirement for larger sidewalks, larger trees, additional landscaping and bicycle parking.
Motion: **Jard** Second: **Brave** Vote: **Unanimous** Abstaining: **None**
Speakers for item 81: Kevin Floyd – applicant; Claude Wynn, Jason Ginsburg, David Robinson – supportive

**E Special Exceptions
NONE**

**F Reconsideration of Requirements
NONE**

**G ADMINISTRATIVE
NONE**

H DEVELOPMENT PLAT VARIANCE

82 1709 Bolsover Street DPV Approve
Staff recommendation: Grant the requested variance.
Commission action: Granted the requested variance.
Motion: **Zakaria** Second: **Tartt** Vote: **Carries** Opposed: **Brave**

I CERTIFICATES OF COMPLIANCE

83 26534 Black Berry Ln. COC Approve
84 27455 Saddle Rock COC Approve

Staff recommendation: Issue the Certificates of Compliance for items **83-84**.

Commission action: Issued the Certificates of Compliance for items **83-84**.

Motion: **Garza** Second: **Porras-Pirtle** Vote: **Unanimous** Abstaining: **None**

J EXTENSIONS OF APPROVAL AND NAME CHANGES

Commissioner Edminster abstained and left the room.

85 Cypresswood Drive at Fairfiled EOA Approve
Village South Subdivision
86 Fort Bend MUD No 25 North District EOA Approve
Site Subdivision

Staff recommendation: Approve staff's recommendation for items **85-86**.

Commission action: Approved staff's recommendation for items **85-86**.

Motion: **Jard** Second: **Alleman** Vote: **Carries** Abstaining: **Amandes**

Commissioner Edminster returned.

II. Establish a public hearing date of December 1, 2011 for:

a. Plainview Place Homes Subdivision

Staff recommendation: Establish a public hearing date of December 1, 2011 for item **II a**.

Commission action: Established a public hearing date of December 1, 2011 for item **II a**.

Motion: **Porras-Pirtle** Second: **Asakura** Vote: **Unanimous** Abstaining: **None**

III. Public Hearing for a HAZMAT permit application for Texas Welders Supply Company (TWSCO), 10205 Sweetwater Lane:

Staff recommendation: Approve HAZMAT permit application for item **III**.

Commission action: Approved the HAZMAT permit application for item **III**.

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


IV. PUBLIC COMMENT
NONE

IV. ADJOURNMENT

There being no further business brought before the Commission, Chair Mark Kilkeny adjourned the meeting at 4:02 p.m.

Motion: **Amandes** Second: **Tartt** Vote: **Unanimous** Abstaining: **None**


Mark Kilkeny, Chair


Marlene Gafrick, Secretary