

Minutes of the Houston Planning Commission

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

April 26, 2012
Meeting to be held in
Council Chambers, Public Level, City Hall Annex
2:30 p.m.

Call to order:

Vice Chair, Sonny Garza called the meeting to order at 2:30 p.m. with a quorum present.

Mark A. Kilkenny, Chair	Absent
M. Sonny Garza	
Susan Alleman	Absent
Christopher B. Amandes	
Keiji Asakura	
Fernando Brave	
Antoine Bryant	
Lisa Clark	
Brandon Dudley	
Truman C. Edminster III	
James R. Jard	
Paul R. Nelson	
Linda Porrás-Pirtle	
Algenita Segars	Absent
Blake Tart III	
Shaukat Zakaria	
Mark Mooney for The Honorable Ed Chance	Left at 2:47 pm during item #76
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

78 Lakes at Avalon Village Sec 2 partial replat no 2 and extension **C3N** **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: **Clark** Second: **Porras-Pirtle** Vote: **Carries** Abstaining: **Amandes**

79 Live Oak Growing 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: **Zakaria** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

80 Oak Forest of Marbella Subdivision **C3N** **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: **Bryant** Second: **Tartt** Vote: **Unanimous** Abstaining: **None**

81 Ravenna Subdivision **C3N** **Approve**
Staff recommendation: Grant the requested variance, deny the special exception, and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance and the special exception, and approved the plat subject to the CPC 101 form conditions. Also, as a condition for granting the special exception, require that the plat restrict the proposed 159 lots to one dwelling unit per lot.
Motion: **Jard** Second: **Zakaria** Vote: **Carries** Opposed: **Amandes, Bryant and Brave**

Speakers for item 81: Mary Lou Henry, applicant - supportive

Commissioners Amandes abstained and left the room.

82 Stripes Sonoma Ranch 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: **Zakaria** Second: **Tartt** Vote: **Unanimous** Abstaining: **None**
Speakers for item 82: Matt Tucker, applicant - supportive

D VARIANCES

83 Admiral Glass replat no 1 **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: **Prestage** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**

Commissioners Amandes returned.

84 Brunswick Meadows Sec 16 C3P 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: **Bryant** Second: **Brave** Vote: **Unanimous** Abstaining: **None**

85 Fairgrounds Addition Block 33 C2R Approve
partial replat no 1
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: **Edminster** Second: **Porras-Pirtle** Vote: **Unanimous** Abstaining: **None**

Commissioner Edminster abstained and left the room.

86 Lakecrest Village Sec 3 C3P 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: **Brave** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

Commissioner Edminster returned.

87 Spring Branch ISD Valley Oaks C2 Approve
Elementary School 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: **Bryant** Second: **Tartt** Vote: **Unanimous** Abstaining: **None**

88 Woodlands Village of Creekside C3P Approve
Park Sec 40
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: **Nelson** Second: **Brave** Vote: **Unanimous** Abstaining: **None**

E SPECIAL EXCEPTIONS
NONE

F RECONSIDERATION OF REQUIREMENTS
NONE

**G ADMINISTRATIVE
NONE**

H DEVELOPMENT PLAT VARIANCE

89 1919 Lubbock Street DPV Approve
Staff recommendation: Grant the requested variance to allow a 3' building line encroachment along Lubbock Street.
Commission action: Granted the requested variance to allow a 3' building line encroachment along Lubbock Street.
Motion: **Bryant** Second: **Asakura** Vote: **Unanimous** Abstaining: **None**

90 2120 Southwest Fwy. DPV Defer
Staff recommendation: Defer the plat for two weeks to allow time for the applicant to provide additional information.
Commission action: Deferred the plat for two weeks to allow time for the applicant to provide additional information.
Motion: **Brave** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

I CERTIFICATES OF COMPLIANCE

91 1417 Northpark COC Approve
92 22450 Adams Street COC Approve
Staff recommendation: Approve staff's recommendation for items **91-92**.
Commission action: Approved staff's recommendation for items **91-92**.
Motion: **Clark** Second: **Asakura** Vote: **Unanimous** Abstaining: **None**

J EXTENSIONS OF APPROVAL AND NAME CHANGES

93 Cy Fair Cinemark Subdivision EOA Approve
94 Hanover West Gray Subdivision EOA Approve
95 Pine Trace Sec. 4 EOA Approve
96 Raceway Hollister Subdivision EOA Approve
97 Rex Subdivision EOA Approve
Staff recommendation: Approve staff's recommendation for item **93 - 97**.
Commission action: Approved staff's recommendation for item **93 - 97**.
Motion: **Bryant** Second: **Brave** Vote: **Unanimous** Abstaining: **None**

III. ESTABLISH A PUBLIC HEARING DATE OF MAY 24, 2012 FOR:

- a. Bercons Huldy Street Place Subdivision**
- b. Laurel Place Sec 3 partial replat no 1**
- c. Nicholson Place Subdivision**
- d. Oak Court partial replat no 1**
- e. River Oak Sec no 5 partial replat no 1**
- f. Terra Firma Sec 2 replat no 1**
- g. Tricons McDuffie Street Villas Subdivision**

Staff recommendation: Establish a public hearing date of May 24, 2012 for item **III a-g**.
Commission action: Established a public hearing date of May 24, 2012 for item **III a-g**.
Motion: **Clark** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

IV. PUBLIC COMMENT
NONE

Elizabeth Brooks spoke about a Better Block Washington Avenue that will be held May 12 from 3:00 pm – 10 pm.

Commissioner Grady Prestage announced that his alternate Jesse Hegemier has retired and the person replacing him will be Richard Stolleis. Mr Stolleis will be attending the next meeting.

Commissioner James Jard spoke to the Commission regarding the master planned community of Bridgelands Development that is 10,000 acres in the ETJ.

V. ADJOURNMENT

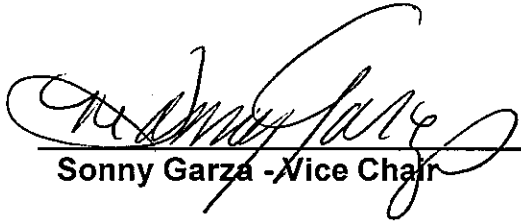
There being no further business brought before the Commission, Vice Chair Sonny Garza adjourned the meeting at 3:47 p.m.

Motion: **Clark**

Second: **Tartt**

Vote: **Unanimous**

Abstaining: **None**



Sonny Garza - Vice Chair



Marlene Gafnick, Secretary