Minutes of the Houston Planning Commission

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

December 16, 2010
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 2:35 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-Pittle
Robin Reed
Richard A. Rice
David Robinson
Jeff Ross
Aigenita Segars
Talmadge Sharp, Sr.
Blake Tart III
Beth Wolff
Shaukat Zakaria
Mark Mooney for
The Honorable Ed Chance
Jackie Freeman for
The Honorable Ed Emmett
Jesse Hegemier for
The Honorable Grady Prestage

Absent

Left at 4:15 p.m. during item III
Absent
Absent
Left at 3:45 p.m. during item III

EXOFFICIO MEMBERS

Carol A. Lewis
Daniel W. Krueger, P.E.
Dawn Ullrich
George Greanias

Arrived at 2:38 p.m. during Approval of Minutes
Left at 3:40 p.m. during item 66
DIRECTOR’S REPORT
The Director’s Report was given by Marlene Gafrick, Director, Planning and Development Department.

APPROVAL OF THE DECEMBER 2, 2010 PLANNING COMMISSION MEETING MINUTES
  Motion: Reed  Second: Sharp  Vote: Carries  Abstaining: Ross

I. PLATTING ACTIVITY  (Consent items A and B, 1-55)
Items removed for separate consideration: 4, 5, 37, 38, 39, 40, 41, 44, and 51.

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: Rice  Second: Sharp  Vote: Unanimous  Abstaining: None

Commissioners Amandes and Ross abstained and left the room.

Staff recommendation: Approve staff’s recommendations for items 4, 5, 37, 38, 39, 40, 41, 44, and 51 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 4, 5, 37, 38, 39, 40, 41, 44, and 51 subject to the CPC 101 form conditions.
  Motion: Zakaria  Second: Alleman  Vote: Unanimous  Abstaining: None

Commissioner Amandes and Ross returned.

C  PUBLIC HEARINGS

56  Blackstone Place Amending Plat No 1 Partial Replat No 1  C3N  Withdrawn
Staff recommendation: Withdraw the plat at the applicant’s request and establish a public hearing date for January 20, 2011.
Commission action: Withdrawed the plat at the applicant’s request and established a public hearing date for January 20, 2011.
  Motion: Sharp  Second: Robinson  Vote: Unanimous  Abstaining: None

57  Cinco Ranch Southwest Sec 39 Partial Replat No 1  C3N  Defer
Staff recommendation: Defer the plat for three weeks to allow time for further study and legal review.
Commission action: Deferred the plat for three weeks to allow time for further study and legal review.
  Motion: Reed  Second: Rice  Vote: Unanimous  Abstaining: None

D  VARIANCES

58  Energy Park at Beltway 8 Sec 2  C3R  Approve
Staff recommendation: Grant the requested variances and approve the plat as a Class 2 replat subject to the CPC 101 form conditions.
Commission action: Granted the requested variances and approved the plat as a Class 2 replat subject to the CPC 101 form conditions.
  Motion: Reed  Second: Garza  Vote: Unanimous  Abstaining: None
59  Fisher Road Subdivision  
C2  
Approve  
Staff recommendation: Granted the requested variance to allow access to commercial reserve through a 60' wide private street and not provide extension or cul-de-sac for Sommermeyer and approve the plat subject to the CPC 101 form conditions.  
Commission action: Granted the requested variance to allow access to a commercial reserve through a 60', wide private street and not provide an extension or cul-de-sac for Sommermeyer and approved the plat subject to the CPC 101 form conditions.  
Motion: Segars  
Second: Alleman  
Vote: Unanimous  
Abstaining: None

60  HR Medical Arts Center Subdivision  
C2R  
Defer  
Staff recommendation: Defer the plat for three weeks to allow time for the applicant to provide information regarding the proposed private access easements.  
Commission action: Deferred the plat for three weeks to allow time for the applicant to provide information regarding the proposed private access easements.  
Motion: Mooney  
Second: Zakaria  
Vote: Unanimous  
Abstaining: None

Items 61 and 62 are taken together at this time.

61  Kolbe Farms Sec 1  
C3P  
Defer  

62  Kolbe Farms Sec 2  
C3P  
Defer  
Staff recommendation: Defer the plat for three weeks to allow time for the Planning Staff, Public Works and Engineering, and Traffic departments to work with the applicant to provide detailed information regarding specific concerns related to this project raised by the neighborhood.  
Commission action: Deferred the plat for three weeks to allow time for the Planning Staff, Public Works and Engineering, and Traffic departments to work with the applicant to provide detailed information regarding specific concerns related to this project raised by the neighborhood.  
Motion: Rice  
Second: Sharp  
Vote: Unanimous  
Abstaining: None


63  Mid Montrose Shopping Center Subdivision  
C2R  
Approve  
Staff recommendation: Deny the requested variance and approve the plat subject to a 10-foot building line along Branard and the CPC 101 form conditions.  
Commission action: Approved the requested variance subject to the applicant working with staff on a design that is more open and pedestrian friendly and approved the plat subject to a 10-foot building line along Branard and the CPC 101 form conditions.  
Motion: Robinson  
Second: Segars  
Vote: Unanimous  
Abstaining: None

Speakers for item 63: Mary Lou Henry – applicant; Russell Murrell and Claude Wynn – supportive.

64  Richey Road Plaza Subdivision  
C2R  
Approve  
Staff recommendation: Grant the requested variance and approve the plat noting that the access easement must be recorded by separate instrument prior to the recordation of this plat and subject to the CPC 101 form conditions.  
Commission action: Granted the requested variance and approved the plat noting that the access easement must be recorded by separate instrument prior to the recordation of this plat and subject to the CPC 101 form conditions.  
Motion: Ross  
Second: Garza  
Vote: Unanimous  
Abstaining: None

65  Shadow Creek Estates  
GP  
Defer  
Staff recommendation: Defer the plat for three weeks to allow time for additional information.  
Commission action: Deferred the plat for three weeks to allow time for additional information.  
Motion: Sharp  
Second: Garza  
Vote: Unanimous  
Abstaining: None
Special Exceptions
NONE

Reconsideration of Requirements

66 Greystar Woodlands Apartments Subdivision C2R Approve
Staff recommendation: Grant the requested reconsideration of requirement and the variance and approve the plat subject to vehicular access to North Red Circle being denied by this plat and subject to the CPC 101 form conditions.
Commission action: Granted the requested reconsideration of requirement and the variance and approved the plat subject to vehicular access to North Red Circle being denied by this plat and subject to the CPC 101 form conditions.

   Motion: Mooney   Second: Reed   Vote: Unanimous   Abstaining: None

ADMINISTRATIVE
NONE

DEVELOPMENT PLAT VARIANCES

67 628 Omar Street DPV Defer
Staff recommendation: Defer the plat to allow time for Legal Department review, as well as time for the applicant to meet with staff.
Commission action: Deferred the plat to allow time for Legal Department review, as well as time for the applicant to meet with staff.

   Motion: Rice   Second: Robinson   Vote: Unanimous   Abstaining: None

CERTIFICATES OF COMPLIANCE

68 Jose A. Estrada & Maria J. Estrada COC Approve
69 Duke Moore & Martha Moore COC Approve
70 Dennis W. Steadman COC Approve
Staff recommendation: Issue the Certificates of Compliance for items 68 - 70.
Commission action: Issued the Certificates of Compliance for items 68 - 70.

   Motion: Ross   Second: Sharp   Vote: Unanimous   Abstaining: None
EXTENSIONS OF APPROVAL AND NAME CHANGES

Commissioners Alleman (item 73), Amandes (73, 76, 79) and Rice (74) abstained and left the room.

71 Forest Hill Shopping Center Subdivision EOA Approve
72 Investor Building and Garage Subdivision EOA Approve
73 Klein ISD Park at Klein Elementary NC Approve
    (previously Klein ISD Elementary School No 29)
74 Lakes at Tour Apartments EOA Approve
75 Nanaksar Colony Subdivision EOA Approve
76 Tulane Court Subdivision EOA Approve
77 Waterstone Sec 3 EOA Approve
78 Waterstone Sec 4 EOA Approve
79 Westpark Store Four Thirty Two Subdivision NC Approve
    (previously Whataburger-Westpark)

Staff recommendation: Approve staff’s recommendations for items 71-79.
Commission action: Approved staff’s recommendations for items 71-79.
Motion: Ross Second: Reed Vote: Unanimous Abstaining: None

II. ESTABLISH A PUBLIC HEARING DATE OF JANUARY 20, 2011 FOR:
   a. Aberdeen Way Enclave Subdivision
   b. Bercons Wanita Street Enclave Subdivision
   c. Costa Blanca Revisited Subdivision
   d. Gardendale Place Subdivision
   e. Wroxton Landing Subdivision
   f. Zenith Rose Villas Subdivision

Staff recommendation: Establish a public hearing date of January 20, 2011 for items III a-f.
Commission action: Established a public hearing date of January 20, 2011 for items III a-f.
Motion: Sharp Second: Garza Vote: Unanimous Abstaining: None

III. CONSIDERATION OF A VARIANCE TO THE OFF-STREET PARKING STANDARDS FOR
     PROPERTY LOCATED AT 2727 HARRISBURG BOULEVARD

Staff recommendation: Grant the requested variance based on the following conditions:
1) that no driveway access be allowed from Nagel Street; 2) that the applicant work the Department of Public Works and Engineering on driveway access and site ingress and egress along Delano Street; 3) that the applicant provide additional landscaping as well as 3” caliper trees along Delano Street within the areas that are not part of the reconstructed driveway; 4) that the applicant provide a minimum of ten (10) bicycle parking spaces on site; 5) that a minimum 5 foot wide side walk is provided along Delano Street; and 6) that building uses and square footages will be limited to the information table shown in the packet.

Commission action: Granted the requested variance based on the following conditions: 1) that no driveway access be allowed from Nagel Street; 2) that the applicant work the Department of Public Works and Engineering on driveway access and site ingress and egress along Delano Street; 3) that the applicant provide additional landscaping as well as 3” caliper trees along Delano Street within the areas that are not part of the reconstructed driveway; 4) that the applicant provide a minimum of ten (10) bicycle parking spaces on site; 5) that a minimum 5 foot wide side walk is provided along Delano Street; and 6) that building uses and square footages will be limited to the information table shown in the packet.

Motion: Robinson Second: Zakaria Vote: Unanimous Abstaining: None

Speakers for item III: Tom Northrup – applicant; Alan Atkinson and Jim Ohmart – supportive; Johnny Mata – opposed.
IV. CONSIDERATION OF A HOTEL VARIANCE FOR RANKIN INN (400 BLOCK)
Staff recommendation: Defer the application to allow time for revised information from the applicant.
Commission action: Deferred the application to allow time for revised information from the applicant.
Motion: Reed  Second: Sharp  Vote: Unanimous  Abstaining: None

V. EXCUSE THE ABSENCES OF COMMISSIONER PRESTAGE
Not applicable as Commissioner Hegemier, P.E., alternate for Commissioner Prestage, is in attendance today.

VI. PUBLIC COMMENT
NONE

VII. ADJOURNMENT
There being no further business brought before the Commission, Chair Mark A. Kilkenny adjourned the meeting at 4:20 p.m.
Motion: Sharp  Second: Garza  Vote: Unanimous  Abstaining: None

Mark A. Kilkenny, Chair

Marlene L. Gafrick, Secretary