

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	Absent
James R. Jard	
Paul R. Nelson	
Linda Porrás-Pirtle	Absent
Robin Reed	
Richard A. Rice	
David Robinson	
Jeff Ross	
Algenita Segars	Left at 4:15 p.m. during item III
Talmadge Sharp, Sr.	
Blake Tart III	Absent
Beth Wolff	Absent
Shaukat Zakaria	
Mark Mooney for The Honorable Ed Chance	Left at 3:45 p.m. during item III
Jackie Freeman for The Honorable Ed Emmett	Arrived at 2:38 p.m. during Approval of Minutes
Jesse Hegemier for The Honorable Grady Prestage	Left at 3:40 p.m. during item 66

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 Gafrick, Director, Planning and Development Department.

APPROVAL OF THE DECEMBER 2, 2010 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved 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56 Blackstone Place Amending Plat No 1 Partial C3N Withdrawn
Replat No 1

Staff recommendation: Withdraw the plat at the applicant's request and establish a public hearing date for January 20, 2011.

Commission action: Withdrew 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 C3N Defer
Replat No 1

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 fro 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**
 Speakers for items 61 and 62: Greg McCormack – undecided; Karen Rittinger and Dan Scheel – supportive with recommendations.

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**

E Special Exceptions
NONE

F 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**

G ADMINISTRATIVE
NONE

H 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**

I 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**

J 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 (previously Klein ISD Elementary School No 29)	NC	Approve
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 (previously Whataburger- Westpark)	NC	Approve

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.

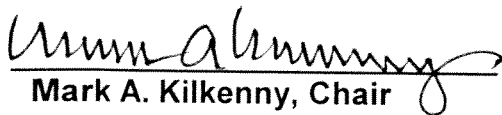
VI. PUBLIC COMMENT

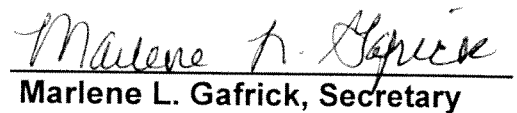
NONE

VII. ADJOURNMENT

There being no further business brought before the Commission, Chair Mark A. Kilkenney adjourned the meeting at 4:20 p.m.

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


Mark A. Kilkenney, Chair


Marlene L. Gafrick, Secretary