

Minutes of the Houston Planning Commission

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

January 6, 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 2:35 p.m. with a quorum present.

Mark A. Kilkenny, Chair
M. Sonny Garza
Susan Alleman
Christopher B. Amandes

Keiji Asakura

James R. Jard

Absent

Paul R. Nelson

Linda Porrás-Pirtle

Robin Reed

Richard A. Rice

David Robinson

Jeff Ross

Algenita Segars

Talmadge Sharp, Sr.

Blake Tart III

Absent

Beth Wolff

Shaukat Zakaria

Mark Mooney for

Left at 3:49 p.m. during item 60

The Honorable Ed Chance

Jackie Freeman for

The Honorable Ed Emmett

Jesse Hegemier for

Left at 3:02 p.m. during items 52 & 53

The Honorable Grady Prestage

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 16, 2010 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the December 16, 2010 Planning Commission Meeting Minutes.

Motion: **Reed** Second: **Segars** Vote: **Carries** Abstaining:
Asakura, Porras-Pirtle, and Wolff

I. PLATTING ACTIVITY (Consent items A and B, 1- 41)

Items removed for separate consideration: **4, 18, 20, 21, and 36**. Item **5** was changed from approve to defer at the applicant's request.

Staff recommendation: Approve staff's recommendations for items **1 – 41** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 41** subject to the CPC 101 form conditions.

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

Commissioners Amandes and Ross abstained and left the room.

Staff recommendation: Approve staff's recommendations for items **4, 18, 20, 21, and 36** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **4, 18, 20, 21, and 36** subject to the CPC 101 form conditions.

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

Commissioner Amandes and Ross returned.

C PUBLIC HEARINGS

42 Cinco Ranch Southwest Sec 39 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: **Ross** Second: **Segars** Vote: **Unanimous** Abstaining: **None**

43 Gramercy Park Place 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: **Robinson** Second: **Asakura** Vote: **Unanimous** Abstaining: **None**

44 Lone Oak Village Annex Subdivision C3N Defer

Staff recommendation: Defer the plat for two weeks to allow time for the applicant to revise the variance request and address why the site cannot be used for anything else but commercial and continue the public hearing at that time.

Commission action: Deferred the plat for two weeks to allow time for the applicant to revise the variance request and address why the site cannot be used for anything else but commercial and continue the public hearing at that time.

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

45 Park Ridge Place Woodhead 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: **Robinson** Second: **Segars** Vote: **Unanimous** Abstaining: **None**

46 Tall Timbers Section of River Oaks C3N Approve
Partial Replat No 4
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: **Ross** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

47 Two Tree Park Estates 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: **Robinson** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

48 Vintage Lakes Sec 3 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: **Wolff** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

49 Eli Place Subdivision C3R Defer
Staff recommendation: Defer the plat for two weeks to allow time for further study and review in which staff will look into the impact of the 380 agreement on this variance request, the dedication of right-of-way along Eli, and the potential for pedestrian mobility within this neighborhood.
Commission action: Deferred the plat for two weeks to allow time for further study and review in which staff will look into the impact of the 380 agreement on this variance request, the dedication of right-of-way along Eli, and the potential for pedestrian mobility within this neighborhood.
Motion: **Robinson** Second: **Wolff** Vote: **Unanimous** Abstaining: **None**

50 Hanah Plaza Subdivision C2R Defer
Staff recommendation: Defer the plat for two weeks to allow time for the applicant to provide a revised variance request and additional information.
Commission action: Deferred the plat for two weeks to allow time for the applicant to provide a revised variance request and additional information.
Motion: **Reed** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

51 HR Medical Arts Center 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.
Motion: **Mooney** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**

Items 52 and 53 are taken together at this time.

52 Kolbe Farms Sec 1 C3P Approve
53 Kolbe Farms Sec 2 C3P Approve

Staff recommendation: Grant the first four (4) requested variances and deny the fifth (5th) variance request to have 5' front and side setback for lots that take direct vehicular access from the Public Street with the following conditions: 1) the applicant must limit one dwelling unit per lot 2) provide approval from PWE (traffic division) regarding the intersection of Kolbe Farms Drive and Kempwood Drive, and 3) provide abandonment document for the Y intersection of Emnora Lane (per Joint Referral Committee recommendation) and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted all five (5) requested variances with the following conditions: 1) the applicant must limit one dwelling unit per lot 2) provide approval from PWE (traffic division) regarding the intersection of Kolbe Farms Drive and Kempwood Drive, and 3) provide abandonment document for the Y intersection of Emnora Lane (per Joint Referral Committee recommendation) and approved the plat subject to the CPC 101 form conditions.

Motion: **Asakura** Second: **Segars** Vote: **Carries** Abstaining:

Amandes Opposed: **Garza**

Speakers for items 52 and 53: Mary Lou Henry – applicant and Dolores Lucero – undecided.

54 Lake Estates on North Eldridge Subdivision C3P 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: **Wolff** Vote: **Unanimous** Abstaining: **None**

Commissioner Alleman abstained and left the room.

55 Perennial on Post Oak Subdivision C2R Defer

Staff recommendation: Defer the plat for two weeks to allow time for the applicant to submit a revised drawing and to allow time for staff to coordinate with METRO regarding the transit corridor ordinance requirements and ultimate back of the curb for Post Oak Boulevard.

Commission action: Deferred the plat for two weeks to allow time for the applicant to submit a revised drawing and to allow time for staff to coordinate with METRO regarding the transit corridor ordinance requirements and ultimate back of the curb for Post Oak Boulevard.

Motion: **Reed** Second: **Robinson** Vote: **Unanimous** Abstaining: **None**

Commissioner Alleman returned.

56 Shadow Creek Estates GP GP Approve

Staff recommendation: Grant the requested variances and approve the general plan subject to the CPC 101 form conditions.

Commission action: Granted the requested variances and approved the general plan subject to the CPC 101 form conditions.

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

57 Sims Addition Subdivision C2 Defer

Staff recommendation: Defer the plat for two weeks to allow time for the applicant to provide revised and additional information and for Legal Department review.

Commission action: Deferred the plat for two weeks to allow time for the applicant to provide revised and additional information and for Legal Department review.

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

E Special Exceptions
NONE

F Reconsideration of Requirements

58 Bubbles Express Retail Car Care Products C2 Defer
Subdivision

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: **Sharp** Second: **Zakaria** Vote: **Unanimous** Abstaining: **None**

59 Mainstreet America Subdivision C3P Approve

Staff recommendation: Grant the requested reconsideration of requirement and the variance to allow the commercial tract to be platted without a north-south public street and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the requested reconsideration of requirement and the variance to allow the commercial tract to be platted without a north-south public street and approved the plat subject to the CPC 101 form conditions.

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

G ADMINISTRATIVE
NONE

H DEVELOPMENT PLAT VARIANCES

60 21411 Fox Pup Drive DPV Approve

Staff recommendation: Grant the requested variance to allow a 10' building setback for the proposed garage construction.

Commission action: Granted the requested variance to allow a 10' building setback for the proposed garage construction.

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

61 628 Omar Street DPV Disapprove

Staff recommendation: Deny the requested variance.

Commission action: Denied the requested variance.

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

62 231 W 30th Street DPV Approve

Staff recommendation: Grant the requested variance to allow a 10' building setback line along the North Loop 610 right-of-way.

Commission action: Granted the requested variance to allow a 10' building setback line along the North Loop 610 right-of-way.

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

Commissioner Alleman abstained and left the room.

63 4001 Westheimer Road DPV Defer
Staff recommendation: Defer the plat for two weeks at the applicant's request to allow time for them to provide additional and revised information and to address questions about the valet parking configuration, revising the variance request to address additional encroachments in order to clear the title, and verifying ADA compliance for handicap parking.
Commission action: Deferred the plat for two weeks at the applicant's request to allow time for them to provide additional and revised information and to address questions about the valet parking configuration, revising the variance request to address additional encroachments in order to clear the title, and verifying ADA compliance for handicap parking.
Motion: **Robinson** Second: **Wolff** Vote: **Unanimous** Abstaining: **None**

I CERTIFICATES OF COMPLIANCE

64 Samuel Garcia Granados COC Approve
Staff recommendation: Issue the Certificates of Compliance for item **64**.
Commission action: Issued the Certificates of Compliance for item **64**.
Motion: **Segars** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

J EXTENSIONS OF APPROVAL AND NAME CHANGES

65 Chasewood Technology Park Sec 2 EOA Approve
66 Emergency Services District 7 Station 77 EOA Approve
67 Sheldon Ridge Sec 3 EOA Approve
68 Sheldon Ridge Sec 4 EOA Approve
69 Villages at Tour 18 Sec 2 EOA Approve

Staff recommendation: Approve staff's recommendations for items **65-69**.
Commission action: Approved staff's recommendations for items **65-69**.

Motion: **Segars** Second: **Wolff** Vote: **Carries** Abstaining:
Amandes (#65), Rice (#69), and Ross (#67 & 68)

II. ESTABLISH A PUBLIC HEARING DATE OF FEBRUARY 3, 2011 FOR:

- a. Aliana Sec 15 Replat No 2**
- b. Cinco Ranch Southwest Sec 46 partial replat no 1**
- c. Cinco Ranch Southwest Sec 54**
- d. Kashmere Gardens Park Partial Replat No 2**
- e. Kim Telephone Plaza Subdivision**

Staff recommendation: Establish a public hearing date of February 3, 2011 for items **II a-e**.

Commission action: Established a public hearing date of February 3, 2011 for items **II a-e**.

Motion: **Ross** Second: **Reed** Vote: **Unanimous** Abstaining: **None**

III. CONTINUATION OF A HOTEL VARIANCE FOR RANKIN INN LOCATED IN THE 400 BLOCK OF RANKIN ROAD

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

IV. PUBLIC COMMENT

Marlene Gafrick, Director, Planning and Development Department announced to the Commission that February 3, 2011 and February 10, 2011 will be Airport Commission meeting dates. She also announced that February 10, 2011 and February 24, 2011 are the proposed Major Thoroughfare meeting dates. Lastly, Ms. Gafrick informed the Commission about an open house that will be held on January 19, 2011 at the George Memorial Library in Richmond, TX. Commissioners are not required to attend the open house.

V. ADJOURNMENT

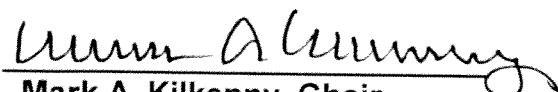
There being no further business brought before the Commission, Chair Mark A. Kilkenny adjourned the meeting at 4:05 p.m.

Motion: **Segars**

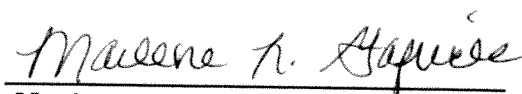
Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**



Mark A. Kilkenny, Chair



Marlene L. Gafrick, Secretary