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
Paul R. Nelson
Linda Porras-Pirtle
Robin Reed
Richard A. Rice
David Robinson
Jeff Ross
Algenita 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 3:49 p.m. during item 60

EXOFFICIO MEMBERS

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

Left at 3:02 p.m. during items 52 & 53
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
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 Subdivision  C2  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: 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