Minutes of the Houston Planning Commission

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

January 20, 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 2:33 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
The Honorable Ed Chance
The Honorable Ed Emmett
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 JANUARY 6, 2011 PLANNING COMMISSION MEETING MINUTES
Motion: Rice Second: Sharp Vote: Unanimous Abstaining: None

Agenda item II is taken out of order and presented at this time.

II. CONSIDERATION OF THE JANUARY 2011 SEMI-ANNUAL REPORT FOR THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE ON IMPACT FEES
Report was presented by Fabian Heaney, Sr. Project Manager, Public Works and Engineering Department.
Staff recommendation: No staff recommendation.
Motion: Zakaria Second: Wolff Vote: Unanimous Abstaining: None

III. PLATTING ACTIVITY (Consent items A and B, 1-60)
Staff recommendation: Approve staff’s recommendations for items 1 – 60 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1 – 60 subject to the CPC 101 form conditions.
Motion: Ross Second: Amandes Vote: Unanimous Abstaining: None

CommissionersAlleman, Amandes, and Rice abstained and left the room.

Staff recommendation: Approve staff’s recommendations for items 10, 20, 23, 24, 28, 33, 44, and 48 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 10, 20, 23, 24, 28, 33, 44, and 48 subject to the CPC 101 form conditions.
Motion: Sharp Second: Segars Vote: Unanimous Abstaining: None

Commissioners Alleman, Amandes, and Rice returned.

C PUBLIC HEARINGS

61 Aberdeen Way Enclave 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: Rice Second: Wolff Vote: Unanimous Abstaining: None

62 Bercons Wanita Street Enclave 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: Rice Second: Sharp Vote: Unanimous Abstaining: None

Speakers for item 62: Mathew Sigmon – applicant; Nancy Sullivan, Executive Director of the Memorial Park Conservatory – opposed to any elimination of any setback lines, and Dale Temple, Urban Forestry, City of Houston Parks Department, will work with the builder to ensure preservation of the tree in question.
63 Blackstone Place Amending Plat No 1 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: Wolff  Second: Alleman  Vote: Unanimous  Abstaining: None

Speaker for item 63: George Jacobs – no objection to current proposal. He wanted to confirm that if the Owner does not get approved for a front loading garage by the Historic Commission that he and the neighbors will be notified of another design proposal.

Item 64 was tabled until later in the meeting to allow time for the applicant and staff to get approval from the Parks Department to move forward with approving the plat.

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

65 Gardendale Place 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: Sharp  Second: Reed  Vote: Unanimous  Abstaining: None

Speakers for item 65: Mary Lou Henry – applicant; Virginia Haley, Mercedes Vasquez, and Harvey West – opposed.

Agenda item I was addressed at this time.

I. PRESENTATION ON REBUILD HOUSTON

The presentation was given by Andy Icken, Chief Development Officer with the Mayor’s Office.

Item 64 is resumed at this time.

64 Costa Blanca Revisited 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

Speaker for item 64: Laura Thomas – applicant.

66 Lone Oak Village Annex Subdivision

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: Jard  Second: Taritt  Vote: Unanimous  Abstaining: None

67 Wroxton Landing 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: Sharp  Second: Wolff  Vote: Unanimous  Abstaining: None

68 Zenith Rose Villas 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: Reed  Second: Wolff  Vote: Unanimous  Abstaining: None
VARIANCES

69 Hanah Plaza Subdivision C2R Approve
Staff recommendation: Grant the requested variance and approve the plat to include 5’ sidewalks abutting all public rights-of-way and 4” caliper street trees abutting all public rights-of-way and subject to the CPC 101 form conditions.
Commission action: Granted the requested variance and approved the plat to include 5’ sidewalks abutting all public rights-of-way and 4” caliper street trees abutting all public rights-of-way and subject to the CPC 101 form conditions.
Motion: Ross Second: Zakaria Vote: Unanimous Abstaining: None

70 Joyce Subdivision C2 Approve
Staff recommendation: Approve the plat as a Class 2 plat without a variance, subject to the CPC 101 form conditions.
Commission action: Approved the plat as a Class 2 plat without a variance, subject to the CPC 101 form conditions.
Motion: Rice Second: Alleman Vote: Unanimous Abstaining: None

71 Martin County Estate Subdivision C2 Approve
Staff recommendation: Approve the plat as a Class 2 plat without a variance, subject to the CPC 101 form conditions.
Commission action: Approved the plat as a Class 2 plat without a variance, subject to the CPC 101 form conditions.
Motion: Sharp Second: Wolff Vote: Unanimous Abstaining: None

72 Sims Addition Subdivision C2 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: Jard Second: Reed Vote: Unanimous Abstaining: None

E Special Exceptions
NONE

F Reconsideration of Requirements

73 Bubbles Express Retail Car Care Products Subdivision C2 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 to include a 6’ sidewalk and additional landscape in the area adjacent to the canopy and encroachment and reduce the size of the canopy by 5’.
Motion: Askaura Second: Jard Vote: Unanimous Abstaining: None
Speaker for item 73: Odelia R. Santillan – applicant.
74  Eli Place Subdivision  C2  Defer
Staff recommendation: Defer the plat for two weeks to allow time for further study and review and to allow time to look into the impact of the 380 agreement on the variance request, the dedication of right-of-way along Eli, and the potential for pedestrian mobility within the neighborhood, as all of these factors relate to the variance request. In addition, staff would like to look further into the feasibility for public infrastructure improvements that would require additional right-of-way along Eli.
Commission action: Deferred the plat for two weeks to allow time for further study and review and to allow time to look into the impact of the 380 agreement on the variance request, the dedication of right-of-way along Eli, and the potential for pedestrian mobility within the neighborhood, as all of these factors relate to the variance request. In addition, staff would like to look further into the feasibility for public infrastructure improvements that would require additional right-of-way along Eli.
Motion: Wolff  Second: Alleman  Vote: Unanimous  Abstaining: None

Commissioner Ross abstained and left the room.

75  Woodlands Village of Creekside Park  C3P  Approve
Sec 28
Staff recommendation: Grant the reconsideration of requirement and the requested variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the reconsideration of requirement and the requested variance and approved the plat subject to the CPC 101 form conditions.
Motion: Zakaria  Second: Porras- Pirtle  Vote: Unanimous  Abstaining: None

Commissioner Ross returned.

G  ADMINISTRATIVE
NONE

H  DEVELOPMENT PLAT VARIANCES

Commissioner Alleman abstained and left the room.

76  4001 Westheimer Road  DPV  Approve
Staff recommendation: Grant the requested variances to allow a 10’ building setback line for the cantilevered canopy, as well as the reduced building line for the elevator tower and third floor addition.
Commission action: Granted the requested variances to allow a 10’ building setback line for the elevator tower and third floor and denied the canopy.
Motion: Jard  Second: Reed  Vote: Unanimous  Abstaining: None
Speakers for item 76: Barry Hunsworth – applicant; Doug Williams – supportive, and Gerald Wilson, Public Works and Engineering Department- Traffic and Transportation

Commissioner Alleman returned.

I  CERTIFICATES OF COMPLIANCE

77  Maria Acosta-Guiterrez  COC  Approve
78  Luca Suschitz  COC  Approve
79  Maria Acuna  COC  Approve
80  Jose Mendoza  COC  Approve
81  Pamela Lewis  COC  Approve

Staff recommendation: Issue the Certificates of Compliance for item 77-81.
Commission action: Issued the Certificates of Compliance for item 77-81.
Motion: Sharp  Second: Wolff  Vote: Unanimous  Abstaining: None
EXTENSIONS OF APPROVAL AND NAME CHANGES

82  Fry Road East of FM 1463 STD  EOA  Approve
Staff recommendation:  Approve staff’s recommendations for item 82.
Commission action:  Approved staff’s recommendations for item 82.
Motion: Wolff  Second: Garza  Vote: Unanimous  Abstaining: None

IV.  ESTABLISH A PUBLIC HEARING DATE OF FEBRUARY 17, 2011 FOR:
   a.  Cypress Corner Place North replat no 1
   b.  Driscoll Place Sec 2 Amending plat no 1 replat no 1
   c.  Grace Bible Church Subdivision
   d.  MacGregors Blodgett Park partial replat no 4
   e.  Sabine Street Addition replat no 1
   f.  Sing Ragni Addition replat no 1
   g.  Strong Pine Plaza Subdivision
Staff recommendation:  Establish a public hearing date of February 17, 2011 for items IV a-g.
Commission action:  Established a public hearing date of February 17, 2011 for items IV a-g.
Motion: Sharp  Second: Garza  Vote: Unanimous  Abstaining: None

V.  CONTINUATION OF A HOTEL VARIANCE FOR RANKIN INN LOCATED IN THE 400
    BLOCK OF RANKIN ROAD
Staff recommendation:  Withdrawn by the applicant.

VI. PUBLIC COMMENT
    NONE

VII. ADJOURNMENT
There being no further business brought before the Commission, Chair Mark A. Kilkenny adjourned
the meeting at 5:07 p.m.
Motion: Reed  Second: Garza  Vote: Unanimous  Abstaining: None

Mark A. Kilkenny, Chair

Marlene L. Gafrick, Secretary