Minutes of the Houston Planning Commission

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

February 3, 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
The Honorable Grady Prestage

EXOFFICIO MEMBERS

Carol A. Lewis
Daniel W. Krueger, P.E.
Dawn Ulrich
George Greanias
DIRECTOR’S REPORT
The Director’s Report was given by Michael Schaffer, Deputy Director, Planning and Development Department.

APPROVAL OF THE JANUARY 20, 2011 PLANNING COMMISSION MEETING MINUTES
Motion: Garza  Second: Reed  Vote: Unanimous  Abstaining: None

I. PLATTING ACTIVITY  (Consent items A and B, 1- 53 and item 66)
Items removed for separate consideration: 4, 19, 27, and 31.

Staff recommendation: Approve staff’s recommendations for items 1 – 53 and 66 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1 – 53 and 66 subject to the CPC 101 form conditions.
Motion: Rice  Second: Tattt  Vote: Unanimous  Abstaining: None

Commissioners Alleman and Ross abstained and left the room.

Staff recommendation: Approve staff’s recommendations for items 4, 19, 27, and 31 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 4, 19, 27, and 31 subject to the CPC 101 form conditions.
Motion: Reed  Second: Garza  Vote: Unanimous  Abstaining: None

Commissioners Alleman and Ross returned.

C PUBLIC HEARINGS

54 Aliana Sec 15 replat no 2  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: Prestage  Second: Ross  Vote: Unanimous  Abstaining: None
Speaker for item 54: Warren Escovy – applicant.

55 Cinco Ranch Southwest Sec 46 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: Prestage  Second: Zakaria  Vote: Unanimous  Abstaining: None

56 Cinco Ranch Southwest Sec 54 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: Prestage  Second: Segars  Vote: Unanimous  Abstaining: None

Commissioner Alleman abstained and left the room.

57 Kashmere Garden Park partial replat no 2  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
Commissioner Alleman returned.

58  Kim Telephone Plaza 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: Reed  Vote: Unanimous  Abstaining: None

D  VARIANCES

59  Brycer Reserve 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: Freeman  Second: Segars  Vote: Unanimous  Abstaining: None

60  Cypress Lake Crossing GP  GP  Withdrawn

61  First Choice Business Park 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: Ross  Second: Freeman  Vote: Unanimous  Abstaining: None

62  Sandelius Commons Subdivision  C2R  Defer
Staff recommendation: Defer the plat for two weeks to allow time for staff to pull previously submitted development plans on this site for further study and review.
Commission action: Deferred the plat for two weeks to allow time for staff to pull previously submitted development plans on this site for further study and review.
Motion: Reed  Second: Robinson  Vote: Unanimous  Abstaining: None

63  Stewart Cadillac Subdivision  C2R  Defer
Staff recommendation: Defer the plat for two weeks to allow time for the applicant to provide revised and additional information.
Commission action: Deferred the plat for two weeks to allow time for the applicant to provide revised and additional information.
Motion: Robinson  Second: Tattt  Vote: Unanimous  Abstaining: None

E  Special Exceptions
NONE

F  Reconsideration of Requirements

64  Eli Place Subdivision  C2  Disapprove
Staff recommendation: Deny the requested reconsideration of requirement and disapprove the plat.
Commission action: Denied the requested reconsideration of requirement and disapproved the plat.
Motion: Rice  Second: Zakaria  Vote: Unanimous  Abstaining: None
Speaker for item 64: Belinda King
**65** → Santikos Palladium at Long Meadow Farms  
**C3P**  
**Defer**

**Subdivision**
Staff recommendation: Defer the plat for two weeks to allow the applicant time to submit a revised drawing, a revised variance request form, a site plan, and supporting documentation from Grand Parkway Association.
Commission action: Deferred the plat for two weeks to allow the applicant time to submit a revised drawing, a revised variance request form, a site plan, and supporting documentation from Grand Parkway Association.

Motion: **Prestage**  
Second: **Tartt**  
Vote: **Unanimous**  
Abstaining: **None**

**G**  
**ADMINISTRATIVE**
This item was included with the Consent items.

**H**  
**DEVELOPMENT PLAT VARIANCES**
NONE

**I**  
**CERTIFICATES OF COMPLIANCE**

67  
**Jesus Reyes**  
**COC**  
**Approve**
Staff recommendation: Issue the Certificates of Compliance for item 67.
Commission action: Issued the Certificates of Compliance for item 67.

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

**J**  
**EXTENSIONS OF APPROVAL AND NAME CHANGES**
NONE

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

a. Bellfordyce replat no 1
b. Edison Park replat no 1
c. Houston Oaks Sec 2 replat no 1 and Extension
d. Place des Vosges partial replat no 1
e. Prince Nashua partial replat no 1
f. Riverway Green Subdivision
g. Washington Gardens partial replat no 1
h. West Memorial Municipal Utility District Water Plant No 3

Staff recommendation: Establish a public hearing date of March 3, 2011 for items II a-h.
Commission action: Established a public hearing date of March 3, 2011 for items II a-h.

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

**III.**  
**CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR PROPERTY LOCATED AT 501 LOVETT BOULEVARD**

Staff recommendation: Grant the requested variance to allow the proposed nine-room hotel to meet its off-street parking requirement by maintaining the existing five parking spaces.
Commission action: Granted the requested variance to allow the proposed nine-room hotel to meet its off-street parking requirement by maintaining the existing five parking spaces.

Motion: **Reed**  
Second: **Prestage**  
Vote: **Carries**  
Abstaining: Freeman, Garza, and Robinson

Speakers for item III: Jim Barthey, Robert Bolton, Beverly Jo Dean, Christopher Dean, Dave Maxey, Daphne Pattison, John Pazzahaele, Norman Silverman, Doreen Stoller, Patti Thompson, and Robert Valentine – opposed; Mary Lou Henry – applicant, John Canon and Doug Markham – supportive.
IV. PUBLIC COMMENT
NONE

V. ADJOURNMENT
There being no further business brought before the Commission, Chair Mark A. Kilkenny adjourned the meeting at 4:15 p.m.

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

Mark A. Kilkenny, Chair

Michael Schaffer, Secretary