Minutes of the Houston Planning Commission

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

November 10, 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 2:37 p.m. with a quorum present.

Mark A. Kilkenny, Chair
M. Sonny Garza
Susan Alleman
Christopher B. Amandes
Keiji Asakura
Fernando Brave
Antoine Bryant
Lisa Clark
Brandon Dudley
Truman C. Edminster III
James R. Jard
Paul R. Nelson
Linda Porras-Pirtle
Algenita Segars
Blake Tart III
Shaukat Zakaria
Mark Mooney for

The Honorable Ed Chance
Jesse Hegemier for
The Honorable Grady Prestage
Jackie Freeman for
The Honorable Ed Emmett

EXOFFICIO MEMBERS

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

Left 5:06 during item 60
Arrived 2:44 during item 1
Absent

Absent

Left 5:20 during item 61
Arrived 2:41 during the approval of minutes
Arrived 2:38 during Director’s Report Left at 5:28
during item 61

Absent
DIRECTOR'S REPORT
The Director's report was given by Marlene Gafrick, Director, Planning and Development Department.

APPROVAL OF THE OCTOBER 27, 2011 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the October 27, 2011 Planning Commission meeting minutes with the correction to item 81.
Motion: Alleman Second: Tartt Vote: Unanimous Abstaining: None

I. Public Hearing of the proposed amendment to the Off-Street Parking Ordinance

Speakers for item I: Kevin Floyd, Bobby Heugel - opposed; Aaron Chang, Brett Mize, Zakcq Lockrem, Peter Brown, Claude Wynn, Rachael Quan, Ash Jackson, Fred Zapalac - supportive; Gil Velquez Jr, David Robinson. - undecided

Public Hearing Closed

II. PLATTING ACTIVITY (Consent items A and B, 1-52)
Items removed for separate consideration: 4, 9, 14, 15, 16, 17, 27, 29, 31, 32, 34, 35, and 48.

Staff recommendation: Approve staff's recommendations for items 1 – 52 subject to the CPC 101 form conditions.
Commission action: Approved staff's recommendations for items 1 – 52 subject to the CPC 101 form conditions.
Motion: Asakura Second: Brave Vote: Unanimous Abstaining: None

Commissioner Amandes, Alleman, Clark, and Edminster abstained and left the room.

Staff recommendation: Approve staff's recommendations for items 4, 9, 14, 15, 16, 17, 27, 29, 31, 32, 34, 35, and 48 subject to the CPC 101 form conditions.
Commission action: Approved staff's recommendations for items 4, 9, 14, 15, 16, 17, 27, 29, 31, 32, 34, 35, and 48 subject to the CPC 101 form conditions.
Motion: Tartt Second: Porras-Pirtle Vote: Unanimous Abstaining: None

Commissioner Amandes, Alleman, Clark, and Edminster returned.

C PUBLIC HEARINGS

53 Lawrence Manor 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: Garza Second: Clark Vote: Unanimous Abstaining: None

Commissioner Alleman, and Edminster abstained and left the room.

54 Towne Lake Sec 8 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: Brave Second: Asakura Vote: Unanimous Abstaining: None

Commissioner Alleman, and Edminster returned.
55  Visconti on Driscoll 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: Asakura  Second: Clark  Vote: Unanimous  Abstaining: None

D  VARIANCES

56  Aliana Sec 21  
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: Porras-Pirtle  Second: Tartt  Vote: Unanimous  Abstaining: None

57  Carisma in the Heights Subdivision  
Subdivision  
C2R  Defer
Staff recommendation: Defer the plat for two weeks to allow time for the applicant to provide additional information and for further review.
Commission action: Deferred the plat for two weeks to allow time for the applicant to provide additional information and for further review.
Motion: Jard  Second: Edminster  Vote: Unanimous  Abstaining: None

Item 58 and 66 were taken together at this time.

58  Dunn's Westcott Street Estates  
Subdivision  
C2R  Approve

66  Westcott Street Place Subdivision  
C2R  Approve
Staff recommendation: Grant the requested variances and approve the plats subject to the CPC 101 form conditions.
Commission action: Granted the requested variances and approved the plats subject to the CPC 101 form conditions.
Motion: Alleman  Second: Brave  Vote: Carries  Abstaining: Amandes on item #66

Commissioner Alleman abstained and left the room.

59  Forty Six Hundred Fifteen Post Oak Place  
replat no 1  
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 approve the plat subject to the CPC 101 form conditions.
Motion: Garza  Second: Tartt  Vote: Unanimous  Abstaining: None
Speakers for item 59: Brian Wilson, Doug Williams, Josh Landry and Ben Pisklak — applicant

60  Gable West Avenue Subdivision  
C2R  Approve
Staff recommendation:
Commission action: Granted the requested variance and approve the plats subject to the CPC 101 form conditions.
Motion: Tartt  Second: Asakura  Vote: Carries  Opposed: Zakaria

and Edminster
Speakers for item 60: Doug Williams and Scott Ziegler – applicant; Jason Dominguez – opposed

Commissioner Alleman returned.

61  Las Palmas Retail Center replat no 1  C2R  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: Garza  Second: Alleman  Vote: Unanimous  Abstaining: None
Speakers for item 61: Thuy H. Hasenmyer and David Hasenmyer – opposed

62  Manh Tien Do Subdivision  C2  Defer
Staff recommendation: Defer the plat for two weeks for further study and review.
Commission action: Deferred the plat for two weeks for further study and review.
   Motion: Jard  Second: Brave  Vote: Unanimous  Abstaining: None

63  Rustic Pine GP  GP  Approve
Staff recommendation: Grant the requested variance and approve the general plan subject to the CPC 101 form conditions.
Commission action: Granted the requested variance and approved the general plan subject to the CPC 101 form conditions. Motion: Alleman  Second: Zakaria  Vote: Unanimous

64  St. Rose Catholic Church Subdivision  C2R  Approve
Staff recommendation: Grant the requested variance and approve the plats subject to the CPC 101 form conditions.
Commission action: Granted the requested variance and approved the plats subject to the CPC 101 form conditions.
   Motion: Brave  Second: Asakura  Vote: Unanimous  Abstaining: None

65  Star Molina Subdivision  C2  Approve
Staff recommendation: Grant the requested variance and approve the plats subject to the CPC 101 form conditions.
Commission action: Granted the requested variance and approved the plats subject to the CPC 101 form conditions.
   Motion: Garza  Second: Clark  Vote: Unanimous  Abstaining: None

Item 66 was taken earlier with item 58

E  Special Exceptions
   NONE

F  Reconsideration of Requirements
   NONE

G  ADMINISTRATIVE
   NONE

H  DEVELOPMENT PLAT VARIANCE
3400 Chaffin
Staff recommendation: Defer the requested variance for Legal Department to review.
Commission action: Deferred the requested variance for Legal Department to review.
Motion: Brave Second: Porras-Pirtle Vote: Unanimous Abstaining: None

I CERTIFICATES OF COMPLIANCE
NONE

J EXTENSIONS OF APPROVAL AND NAME CHANGES
68 Clay Crossing Subdivision EOA Approve
69 Fairfield Village North Sec 18 EOA Approve
70 Sunny Terrace partial replat no 1 EOA Approve

Staff recommendation: Approve staff’s recommendation for items 68-70.
Commission action: Approved staff’s recommendation for items 68-70.
Motion: Garza Second: Asakura Vote: Unanimous Abstaining: None

III. Establish a public hearing date of December 15, 2011 for:
   a. Bercons Stanford Street Villas Subdivision
   b. Fall Creek Sec 21 replat no 1
   c. Montclair Addition partial replat no 2 and extension
   d. Sol West Subdivision
   e. Tan Duc Subdivision
Staff recommendation: Establish a public hearing date of December 15, 2011 for item II a - e.
Commission action: Established a public hearing date of December 15, 2011 for item II a - e.
Motion: Clark Second: Porras-Pirtle Vote: Unanimous Abstaining: None

IV. PUBLIC COMMENT
Commissioner Sonny Garza addressed the Commission regarding the proposed changes to the off street parking ordinance.

V. ADJOURNMENT
There being no further business brought before the Commission, Chair Mark Kilkenny adjourned the meeting at 5:43 p.m.
Motion: Garza Second: Alleman Vote: Unanimous Abstaining: None

Mark Kilkenny, Chair
Marlene Gafrick, Secretary