Minutes of the Houston Planning Commission

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

December 1, 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 2:36 p.m. with a quorum present.

Mark A. Kilkenny, Chair
M. Sonny Garza
Susan Alleman
Christopher B. Amandes Absent
Keiji Asakura
Fernando Brave Absent
Antoine Bryant
Lisa Clark
Brandon Dudley Absent
Truman C. Edminster III
James R. Jard Absent
Paul R. Nelson Absent
Linda Porras-Pirtle
Algenita Segars
Blake Tart III
Shaukat Zakaria
Mark Mooney for
The Honorable Ed Chance Absent
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
DIRECTOR’S REPORT
The Director’s report was given by Marlene Gafrick, Director, Planning and Development Department.

APPROVAL OF THE NOVEMBER 10, 2011 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the November 10, 2011 Planning Commission meeting minutes.
  Motion: Alleman  Second: Taritt  Vote: Unanimous  Abstaining: None

I. CONSIDERATION OF THE PLANNING COMMISSION CALENDAR FOR 2012
Commission action: Approved the Planning Commission calendar for 2012.
  Motion: Taritt  Second: Bryant  Vote: Unanimous  Abstaining: None

II. CONSIDERATION OF THE PROPOSED AMENDMENTS TO THE OFF-STREET PARKING ORDINANCE (PUBLIC HEARING CLOSED ON NOVEMBER 10, 2011)
Discussion and recommendation of the proposed amendments to the Off-Street Parking Ordinance.
No Commission action taken.

III. STAFF PRESENTATION TO THE UP-COMING PHASE 2 METRO TRANSIT CORRIDOR AMENDMENTS TO THE PROPOSED 2012 SPECIAL MAJOR THOROUGHFARE AND FREEWAY PLAN
Presentation to the up-coming Phase 2 Metro transit Corridor Amendments to the proposed 2012 Special Major Thoroughfare and Freeway Plan was presented. No Commission action required.

IV. PLATTING ACTIVITY  (Consent items A and B, 1- 51)
Items removed for separate consideration: 11, 20, 21, 28, 29, 30, and 31.

Staff recommendation: Approve staff’s recommendations for items 1 – 51 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1 – 51 subject to the CPC 101 form conditions.
  Motion: Zakaria  Second: Clark  Vote: Unanimous  Abstaining: None

Item 49 Deferred no action taken per Council Member Gonzales request for further study and review.
Speakers for item 49: Larissa Lindsay – no position stated; Jane West – opposed

Commissioner Alleman abstained and left the room.

Staff recommendation: Approve staff’s recommendations for items 28, 29, 30, and 31 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 28, 29, 30, and 31 subject to the CPC 101 form conditions.
  Motion: Bryant  Second: Porras-Pirtle  Vote: Unanimous  Abstaining: None

Commissioner Alleman returned.

Commissioner Edminster abstained and left the room.

Staff recommendation: Approve staff’s recommendations for items 11, 20, and 21 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 11, 20, and 21 subject to the CPC 101 form conditions.
  Motion: Porras-Pirtle  Second: Alleman  Vote: Unanimous  Abstaining: None
Commissioner Edminster returned.

C  PUBLIC HEARINGS

52  Plainview Place Homes 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: Zakaria  Second: Edminster  Vote: Unanimous  Abstaining: None

D  VARIANCES

53  Alpha Precision Subdivision  C2  Defer
Staff recommendation: Defer Chapter 42 planning standards.
Commission action: Deferred Chapter 42 planning standards.
   Motion: Bryant  Second: Garza  Vote: Unanimous  Abstaining: None

54  Carisma in the Heights Subdivision  C2R  Approve
Staff recommendation: Grant the requested variance for a 5' building line along 28th Street for proposed Reserve A only and approve the plat subject to the CPC 101 form conditions, which also include the following conditions,
   - The developer must provide: 3” caliper trees instead of the 1.5” required by ordinance and minimum 5’ sidewalks, with additional landscape areas and fence screening as shown on the submitted site plan and coordinate with the Department of Public Works and Engineering to close and remove unused driveway cuts that are not part of the proposed site plan.
   - Approval is based on the site plan submitted with this application. Modifications to this plan may result in the need for additional Planning Commission consideration and approval.
Commission action: Granted the requested variance for a 5’ building line along 28th Street for proposed Reserve A only and approved the plat subject to the CPC 101 form conditions, which also included the following conditions,
   - The developer must provide: 3” caliper trees instead of the 1.5” required by ordinance and minimum 5’ sidewalks, with additional landscape areas and fence screening as shown on the submitted site plan and coordinate with the Department of Public Works and Engineering to close and remove unused driveway cuts that are not part of the proposed site plan.
   - Approval is based on the site plan submitted with this application. Modifications to this plan may result in the need for additional Planning Commission consideration and approval.
   Motion: Segars  Second: Tatt  Vote: Unanimous  Abstaining: None

55  DL Lincoln Distillery 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: Edminster  Second: Alleman  Vote: Unanimous  Abstaining: None
56 Las Palmas Retail Center 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 approved the plat subject to the CPC 101 form conditions.
Motion: Zakaria  Second: Segars  Vote: Unanimous  Abstaining: None
Speakers for item 56: Robert Pendergraft and Sunny Girewal – supportive; Trinh Nguyen – opposed

57 Manh Tien Do Subdivision  C2  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: Garza  Second: Prestage  Vote: Unanimous  Abstaining: None

58 Methodist Hospital Earle Street Campus 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 approve the plat subject to the CPC 101 form conditions.
Motion: Zakaria  Second: Segars  Vote: Unanimous  Abstaining: None

59 Waters Edge Sec 12  C3P  Approve
Staff recommendation: There was no recommendation provided by staff.
Commission action: Granted the requested variance and approve the plats subject to the CPC 101 form conditions which also includes that the green strip connecting sections 11 and 12 be dedicated as park access.
Motion: Edminster  Second: Segars  Vote: Unanimous  Opposed: None
Speakers for item 59: Kent Marsh – applicant

60 Willow Lake Village GP  GP  Defer
Staff recommendation: Grant the requested variance and approve the plats subject to the CPC 101 form conditions.
Commission action: Deferred the general plan for two weeks for further study and review.
Motion: Edminster  Second: Alleman  Vote: Unanimous  Abstaining: None
Speakers for item 60: Troy Nixon – applicant

61 Woodridge Forest GP  GP  Defer
Staff recommendation: Defer the general plan for two weeks for legal review of separately filed supporting documents.
Commission action: Deferred the general plan for two weeks for legal review of separately filed supporting documents.
Motion: Zakaria  Second: Edminster  Vote: Unanimous  Abstaining: None

E Special Exceptions
NONE

F Reconsideration of Requirements
62 Sunset Ridge West Sec 4 C3P Defer
Staff recommendation: Defer the plat at the request of Harris County.
Commission action: Deferred the plat at the request of Harris County.

Motion: Segars Second: Zakaria Vote: Unanimous Abstaining: None

63 West Harris County Regional Water Authority Central Pump Station C2 Defer
Staff recommendation: Defer the plat for Chapter 42 planning standards including the submittal of a General Plan application.
Commission action: Deferred the plat for Chapter 42 planning standards including the submittal of a General Plan application.

Motion: Segars Second: Clark Vote: Unanimous Abstaining: None

G ADMINISTRATIVE
NONE

H DEVELOPMENT PLAT VARIANCE

64 3400 Chaffin DPV Approve
Staff recommendation: Approve the requested variance to allow the reduced building setback line.
Commission action: Approved the requested variance to allow the reduced building setback line.

Motion: Zakaria Second: Segars Vote: Unanimous Abstaining: None

I CERTIFICATES OF COMPLIANCE
NONE

65 21380 Holly St. COC Approve
Staff recommendation: Issue the Certificates of Compliance for items 65.
Commission action: Issued the Certificates of Compliance for items 65.

Motion: Garza Second: Segars Vote: Unanimous Abstaining: None

J EXTENSIONS OF APPROVAL AND NAME CHANGES

66 Morton Creek Ranch Sec 5 EOA Approve
67 Red Wolf Golf Resort Sec 1 EOA Approve
68 Stonegate South Houston Baybrook Subdivision EOA Approve
69 Woodlands Village of Creekside Park Fire Station no 7 Subdivision EOA Approve

Staff recommendation: Approve staff’s recommendation for items 66-69.
Commission action: Approved staff’s recommendation for items 66-69.

Motion: Segars Second: Bryant Vote: Unanimous Abstaining: None

Commissioner Alleman abstained and left the room.

V CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR PROPERTY LOCATED AT 1315 DUMBLE STREET
Staff recommendation: Grant the requested variance to allow a school to satisfy its off-street parking requirements by providing 110 parking spaces instead of the 172 spaces required by Chapter 26.
Commission action: Granted the requested variance to allow a school to satisfy its off-street parking requirements by providing 110 parking spaces instead of the 172 spaces required by Chapter 26.

Motion: Segars Second: Garza Vote: Unanimous Abstaining: None
Commissioner Alleman returned.

VI. ESTABLISH A PUBLIC HEARING DATE OF JANUARY 5, 2012 FOR:
   a. Ingersoll Place replat no 1
   b. Ivanhoe Estates Subdivision
   c. Merfish Silver Dart Amending Plat no 1 replat no 1
   d. Place des Vosges partial replat no 2
Staff recommendation: Establish a public hearing date of January 5, 2012 for item VI a - d.
Commission action: Established a public hearing date of January 5, 2012 for item VI a - d.
   Motion: Garza   Second: Bryant    Vote: Unanimous   Abstaining: None

VII. PLEASE EXCUSE THE ABSENCES OF COMMISSIONER ANTOINE BYRANT
No Commission action required Commissioner Bryant present.

VIII. PUBLIC COMMENT

Speaker: Kevin Floyd – position not stated Addressed the Commission regarding the proposed changes to the off street parking ordinance.

Speakers: Chris Shepherd, Morgan Weber, Steve Sharma, Terrence Gallivan, Seth Siegel-Gardner, Justin Vann, David D. Leftwich, Justin Yu, Dawn Callaway – opposed - Addressed the Commission regarding the proposed changes to the off street parking ordinance.

Speaker: Jane West – supportive - Addressed the Commission regarding the proposed changes to the off street parking ordinance.

IX. ADJOURNMENT
There being no further business brought before the Commission, Chair Mark Kilkenny adjourned the meeting at 5:33 p.m.
   Motion: Clark   Second: Bryant    Vote: Unanimous   Abstaining: None

Mark Kilkenny, Chair

Marlene Gafrick, Secretary