

Minutes of the Houston Planning Commission

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

December 15, 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
Keiji Asakura
Fernando Brave
Antoine Bryant
Lisa Clark
Brandon Dudley
Truman C. Edminster III
James R. Jard
Paul R. Nelson
Linda Porrás-Pirtle
Algenita Segars
Blake Tart III
Shaukat Zakaria
The Honorable Ed Chance
Jesse Hegemier for
The Honorable Grady Prestage
The Honorable Ed Emmett

Absent

Left at 3:15 p.m. during item #76

Absent

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 DECEMBER 1, 2011 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the December 1, 2011 Planning Commission meeting minutes.

Motion: **Clark** Second: **Alleman** Vote: **Carries** Abstaining: **Amandes**

I. PLATTING ACTIVITY (Consent items A and B, 1- 65)

Items removed for separate consideration: **17, 19, 20, 26, 29, 31, 34, 35, 36, 42, 43, 45, 46, 47, and 59.** Item **48** was taken out of order and will be presented with item **80** in the variance section later in the meeting.

Staff recommendation: Approve staff's recommendations for items **1 – 65** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 65** subject to the CPC 101 form conditions.

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

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

Staff recommendation: Approve staff's recommendations for items **17, 19, 20, 26, 29, 31, 34, 35, 36, 42, 43, 45, 46, 47, and 59** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **17, 19, 20, 26, 29, 31, 34, 35, 36, 42, 43, 45, 46, 47, and 59** subject to the CPC 101 form conditions.

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

Commissioners Alleman, Amandes, Clark, and Edminster returned.

C PUBLIC HEARINGS

66 Fall Creek Sec 21 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: **Alleman** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**

67 Montclair Addition partial replat no 2 C3N Defer **and extension**

Staff recommendation: Approve the plat subject to the CPC 101 form conditions.

Commission action: Deferred the application for three weeks to allow time for applicant and concerned residents to meet and will continue the public hearing at that time.

Motion: **Amandes** Second: **Brave** Vote: **Carries** Opposed: **Edminster,**

Hegemier, Jard, Nelson, Segars, and Tartt

Speakers for item 67: Scott Davis- applicant; Karen Shouse- undecided; Scott Van Nostrand- deferral; Richard Smith- Office of City Engineer, Public Works & Engineering

68 Sol West Subdivision C3N Defer
Staff recommendation: Defer the application for three weeks to allow time for the applicant to provide revised information and continue the public hearing at that time.
Commission action: Deferred the application for three weeks to allow time for the applicant to provide revised information and continue the public hearing at that time.
Motion: **Jard** Second: **Tartt** Vote: **Unanimous** Abstaining: **None**

69 Tan Duc 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: **Bryant** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

70 Airport Project One Subdivision C2 Omit

71 Alpa Precision Subdivision C2 Approve
Staff recommendation: Grant the dual building line variance for the existing structures only and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the dual building line variance for the existing structures only and approved the plat subject to the CPC 101 form conditions.
Motion: **Segars** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**

72 Bridgestone Business Park Subdivision C3P Approve
Staff recommendation: Grant the variance to not extend or terminate Fleming Downe Lane with a cul-de-sac and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the variance to not extend or terminate Fleming Downe Lane with a cul-de-sac and approved the plat subject to the CPC 101 form conditions.
Motion: **Porras- Pirtle** Second: **Brave** Vote: **Unanimous** Abstaining: **None**

Commissioner Alleman abstained and left the room.

73 Honeycomb Ridge Subdivision C3P Defer
Staff recommendation: Defer the application to allow time for the applicant to meet with planning staff and provide revised information.
Commission action: Deferred the application to allow time for the applicant to meet with planning staff and provide revised information.
Motion: **Brave** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**

Commissioner Alleman returned.

74 Iglesia De Fe Y Poder Subdivision C2R Defer
Staff recommendation: Defer the application to allow time for the applicant to provide a revised site plan.
Commission action: Deferred the application to allow time for the applicant to provide a revised site plan.
Motion: **Brave** Second: **Segars** Vote: **Unanimous** Abstaining: **None**

Commissioner Edminster abstained and left the room.

75 Lakecrest Village Sec 2

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: **Segars**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Edminster returned.

76 Lancaster Square Subdivision

C2

Defer

Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.

Commission action: Deferred the application for three weeks to allow time for staff, applicant, and neighborhood to meet and address additional concerns.

Motion: **Edminster**

Second: **Nelson**

Vote: **Carries**

Abstaining: **Jard**

Speakers for item 76: Mary Lou Henry- applicant; Councilmember Wanda Adams; Ronald Chamness, Doug Childers, Paula Clay, Ralph Ellis, Russel Garrison, Carl Jarvis, Herman Kluge, Greg Purser- opposed; David Robinson- no position stated; Richard Smith- Office of City Engineer, Public Works & Engineering

77 Midtown Square Phase IV Subdivision

C2

Defer

Staff recommendation: Defer the application for three weeks to allow time for the applicant to provide additional and revised information.

Commission action: Deferred the application for three weeks to allow time for the applicant to provide additional and revised information.

Motion: **Brave**

Second: **Bryant**

Vote: **Unanimous**

Opposed: **None**

Speakers for item 77: Enrique Abarcia and Christopher Sims – opposed.

78 Spears Storage Subdivision

C2R

Approve

Staff recommendation: Grant the requested variance to not extend or terminate Mayhill Drive with a cul-de-sac and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the requested variance to not extend or terminate Mayhill Drive with a cul-de-sac and approve the plat subject to the CPC 101 form conditions.

Motion: **Porras- Pirtle**

Second: **Edminster**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Alleman abstained and left the room.

79 Willow Lake Village 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: **Brave**

Second: **Bryant**

Vote: **Carries**

Opposed: **Edminster**

Commissioner Alleman returned.

Item 48 and 80 are taken together at this time.

80 Woodridge Forest GP GP Approve
48 Woodridge Forest Sec 2 C3F Approve

Staff recommendation: Grant the requested variances and approve the general plan and the plat subject to the CPC 101 form conditions.

Commission action: Granted the requested variances and approved the general plan and the plat subject to the CPC 101 form conditions.

Motion: **Garza** Second: **Zakaria** Vote: **Unanimous** Abstaining: **None**

E Special Exceptions
NONE

F Reconsideration of Requirements

81 Silvercreek Apartments Sec 1 C2 Approve

Staff recommendation: Grant the requested variance to not extend or terminate with a cul-de-sac Maple Grove Lane and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the requested variance to not extend or terminate with a cul-de-sac Maple Grove Lane and approve the plat subject to the CPC 101 form conditions.

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

Speakers for item 81: Margaret Hannigan, Nell Baham, and Bid Nutt – supportive.

82 Sunset Ridge West Sec 4 C3P Withdrawn

83 West Harris County Regional Water Authority Central Pump Station Subdivision C2 Approve

Staff recommendation: Grant the requested variances and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the requested variances and approved the plat subject to the CPC 101 form conditions.

Motion: **Garza** Second: **Segars** Vote: **Carries** Abstaining: **Amandes**

G ADMINISTRATIVE
NONE

H DEVELOPMENT PLAT VARIANCE

84 4208 Courtland Street DPV Approve

Staff recommendation: Grant the requested variance to allow a building setback line of 3.4 feet along Courtland Street.

Commission action: Granted the requested variance to allow a building setback line of 3.4 feet along Courtland Street.

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

85 2947 Fay Street **DPV** **Approve**
Staff recommendation: Grant the requested variance to allow a building setback line of 5 feet along Brock Street.
Commission action: Granted the requested variance to allow a building setback line of 5 feet along Brock.

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

86 9914 Hammerly Boulevard **DPV** **Omit**

87 3100 Post Oak Boulevard **DPV** **Approve**
Staff recommendation: Grant the requested variance to allow the development to meet its fire protection requirements by the private driveways identified.
Commission action: Granted the requested variance to allow the development to meet its fire protection requirements by the private driveways identified.

Motion: **Asakura** Second: **Tartt** Vote: **Carries** Abstaining: **Jard**

88 611 W. 30th Street **DPV** **Approve**
Staff recommendation: Grant the requested variance to allow a building setback line of 10 feet along the Loop 610 feeder road.
Commission action: Granted the requested variance to allow a building setback line of 10 feet along the Loop 610 feeder road.

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

I CERTIFICATES OF COMPLIANCE
NONE

89 26257 Lantern Ln **COC** **Approve**
90 27085 Coach Light St **COC** **Approve**

Staff recommendation: Issue the Certificates of Compliance for items **89-90**.
Commission action: Issued the Certificates of Compliance for items **89-90**.

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

J EXTENSIONS OF APPROVAL AND NAME CHANGES

91 Brunswick Meadows Sec 17 **EOA** **Approve**
92 Brunswick Meadows Sec 18 **EOA** **Approve**

Staff recommendation: Approve staff's recommendation for items **91-92**.
Commission action: Approved staff's recommendation for items **91-92**.

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

Commissioner Alleman abstained and left the room.

II. ESTABLISH A PUBLIC HEARING DATE OF JANUARY 19, 2012 FOR:

- a. Eagle Springs Sec 29 partial replat no 1
- b. Houston Community College Eastside Campus Extension no 4
- c. Jackson Street Place replat no 1
- d. Lasseter Estate Subdivision
- e. Raintree Place partial replat no 1
- f. Villages of Cypress Lakes Sec 19 partial replat no 1
- g. Walton Manors Subdivision replat no 1

Staff recommendation: Establish a public hearing date of January 19, 2012 for item II a - g.

Commission action: Established a public hearing date of January 19, 2012 for item II a - g.

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

III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR PROPERTY LOCATED AT 608 WESTHEIMER ROAD

Staff recommendation: Deny the requested variance to allow a parking reduction of 11 spaces for the proposed use.

Commission action: Deferred the application for three weeks to allow time for applicant to research other parking alternatives.

Motion: **Amandes** Second: **Brave** Vote: **Unanimous** Abstaining: **None**

Speakers for item III: Elvia Taylor- supportive; Thomas J. Devine – no position stated.

IV. CONSIDERATION OF A HOTEL VARIANCE FOR A BEST VALUE INN & SUITES IN THE 10000 BLOCK OF WEST LITTLE YORK

Staff recommendation: Approve the variance request.

Commission action: Approved the variance request.

Motion: **Amandes** Second: **Porras-Pirtle** Vote: **Carries** Opposed: **Jard**

V. PLEASE EXCUSE THE ABSENCES OF COMMISSIONERS CHRISTOPHER B. AMANDES, FERNANDO L. BRAVE, BRANDON DUDLEY, PAUL R. NELSON, MARK J. MOONEY (alternate to The Honorable Ed Chance) and JACKIE L. FREEMAN (alternate to the Honorable Ed Emmett)

The Commissioners' absences were excused.

Motion: **Garza** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

VI. PUBLIC COMMENT

Speakers:

Andrew Lear – Addressed the Commission regarding the Chapter 26 Off Street Parking Ordinance.

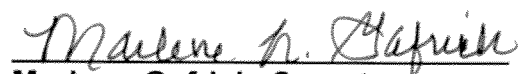
H. Milton Howe- Addressed the Commission regarding the Chapter 26 Off Street Parking Ordinance.

VII. ADJOURNMENT

There being no further business brought before the Commission, Chair Mark Kilkenney adjourned the meeting at 5:15 p.m.

Motion: **Clark** Second: **Garza** Vote: **Unanimous** Abstaining: **None**


Mark Kilkenney, Chair


Marlene Gafrick, Secretary