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 Porras-Pirtle
Algenita Segars
Blake Tart III
Shaukat Zakaria
The Honorable Ed Chance Absent
Jesse Hegemier for
The Honorable Grady Prestage Left at 3:15 p.m. during item #76
The Honorable Ed Emmett 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: Amanes

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: Tattt  Second: Brave  Vote: Unanimous  Abstaining: None

Commissioners Alleman, Amanes, 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: Tattt  Vote: Unanimous  Abstaining: None

Commissioners Alleman, Amanes, 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: Amanes  Second: Brave  Vote: Carries  Opposed: Edminster, Hegemier, Jard, Nelson, Segars, and Tattt

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:  Tatt     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:  Perras-Prtle    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: Tatt  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
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: Tatt      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 Kilkenny adjourned the meeting at 5:15 p.m.
   Motion: Clark    Second: Garza    Vote: Unanimous    Abstaining: None

Mark Kilkenny, Chair

Marlene Gafrick, Secretary