Minutes of the Houston Planning Commission

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

January 5, 2012
Meeting to be held in
Council Chambers, 2nd Floor, City Hall
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
Fernando Brave
Antoine Bryant
Lisa Clark
Brandon Dudley          Arrived at 2:48 p.m. during item #66
Truman C. Edminster III
James R. Jard
Paul R. Nelson
Linda Porras-Pirtle
Algenita Segars          Arrived at 2:45 p.m. during item #66
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
   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 15, 2011 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the December 15, 2011 Planning Commission meeting minutes.
   Motion: Amandes  Second: Tartt  Vote: Unanimous  Abstaining: None

APPROVAL OF THE DECEMBER 8, 2011 PLANNING COMMISSION WORK SESSION MEETING MINUTES
Commission action: Approved the December 8, 2011 Planning Commission Work Session meeting minutes.
   Motion: Clark  Second: Alleman  Vote: Unanimous  Abstaining: None

I. PLATTING ACTIVITY  (Consent items A and B, 1-65)
Items removed for separate consideration: 32, 33, 37, 39, 40, and 41 subject to the CPC 101 form conditions.

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: Porras-Pirtle  Second: Bryant  Vote: Unanimous  Abstaining: None

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

Staff recommendation: Approve staff’s recommendations for items 32, 33, 37, 39, 40, and 41 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 32, 33, 37, 39, 40, and 41 subject to the CPC 101 form conditions.
   Motion: Garza  Second: Clark  Vote: Unanimous  Abstaining: None

Commissioners Alleman, Amandes, and Edminster returned.

C  PUBLIC HEARINGS

66  Ingersoll Place replat no 1  C3N  Defer
Staff recommendation: Defer the plat for further study and review.
Commission action: Deferred the plat for further study and review.
   Motion: Garza  Second: Brave  Vote: Unanimous  Abstaining: None
Speakers for item 66: Judge R. F. Wheless, Jr., Randy Hoover, Ricardo Guerra - opposed

67  Ivanhoe Estates Subdivision  C3N  Defer
Staff recommendation: Defer the plat for further review and separately filed deed restrictions.
Commission action: Deferred the plat for further review and separately filed deed restrictions.
   Motion: Edminster  Second: Asakura  Vote: Unanimous  Abstaining: None
Commissioners Amandes abstained and left the room.

68  Merifsh Silver Dart Amending plat no 1 partial replat no 1  C3N  Defer
    Staff recommendation: Defer the plat for further study and review.
    Commission action: Deferred the plat for further study and review.
    Motion: Bryant  Second: Alleman  Vote: Unanimous  Abstaining: None

Commissioners Amandes returned.

69  Montclair Addition partial replat no 2 and extension  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: Amandes  Second: Tartt  Vote: Unanimous  Abstaining: None
    Speakers for item 69: Gerald Spencer and Helen Huey – supportive; Dennis Dunn – opposed; Dennis Dunn – applicant; Richard Smith - Public Works and Engineering

70  Place des Vosges 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: Tartt  Second: Brave  Vote: Unanimous  Abstaining: None

71  Sol West 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: Tartt  Second: Segars  Vote: Unanimous  Abstaining: None

D  VARIANCES

72  Four Oaks 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 approved the plat subject to the CPC 101 form conditions.
    Motion: Segars  Second: Brave  Vote: Unanimous  Abstaining: None

Commissioner Alleman abstained and left the room.

73  Honeycomb Ridge 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 approved the plat subject to the CPC 101 form conditions.
    Motion: Asakura  Second: Nelson  Vote: Unanimous  Abstaining: None

Commissioner Alleman returned.
74  Iglesia De Fe Y Poder 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 approved the plat subject to the CPC 101 form conditions.
  Motion:  Segars  Second:  Edminster  Vote:  Unanimous  Abstaining:  None

75  Lancaster Square 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:  Tartt  Second:  Porras-Pirtle  Vote:  Carries  Opposed:  Brave, Amandes, Asakura, Garza, Bryant, Dudley, and Edminster
Speakers for item 75:  Mary Lou Henry- applicant; Charlott Card, Robert Clay, Rodolfo Morales, Donnell Hill-Morales, Steve McConathy, Julius Salamone, Maria Chamness, Karen D'Oliver, Amber Pappas, Kay Warhol- opposed; Councilmember Ellen Cohen;

76  Midtown Square Phase IV Subdivision  C2  Withdrawn

77  Replat of Oak North Section B  C2R  Defer
partial replat no 1
Staff recommendation:  Defer the application for two weeks for further study and review.
Commission action:  Deferred the application for two weeks for further study and review.
  Motion:  Garza  Second:  Clark  Vote:  Unanimous  Opposed:  None

Commissioner Alleman abstained and left the room.

Item 78, 79, 80 and 81 are taken together at this time.

78  Woodlands Village of Creekside  Park Sec 32  C3P  Approve

79  Woodlands Village of Creekside  Park Sec 33  C3P  Approve

80  Woodlands Village of Creekside  Park Sec 35  C3P  Approve

81  Woodlands Village of Creekside  Park Sec 38  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 approve the plat subject to the CPC 101 form conditions.
  Motion:  Bryant  Second:  Edminster  Vote:  Unanimous  Abstaining:  None

Commissioner Alleman returned.

E  Special Exceptions
NONE
F  Reconsideration of Requirements

82 Summerlyn Sec 5  C3R  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: Segars  Second: Asakura  Vote: Unanimous  Abstaining: None

83 Taylors Subdivision of North  C2R  Approve
Houston partial replat no 1
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: Bryant  Vote: Carries  Abstaining: Amandes

G  ADMINISTRATIVE
NONE

H  DEVELOPMENT PLAT VARIANCE

84 6875 Will Clayton Parkway  DPV  Approve
Staff recommendation: Grant the requested variance.
Commission action: Granted the requested variance.
Motion: Jard  Second: Segars  Vote: Unanimous  Abstaining: None

I  CERTIFICATES OF COMPLIANCE
NONE

J  EXTENSIONS OF APPROVAL AND NAME CHANGES
85 Carpenter’s Landing Sec 4  EOA  Approve
86 Braeburn Village Apartments  EOA  Approve
(prev. Bissonnet Gardens Subdivision)
Staff recommendation: Approve staff’s recommendation for items 85-86.
Commission action: Approved staff’s recommendation for items 85-86.
Motion: Segars  Second: Tartt  Vote: Unanimous  Abstaining: None

II.  ESTABLISH A PUBLIC HEARING DATE OF FEBRUARY 2, 2012 FOR:
a. Lakeland Heights Sec 1 partial replat no 2
Staff recommendation: Establish a public hearing date of February 2, 2012 for item II a.
Commission action: Established a public hearing date of February 2, 2012 for item II a.
Motion: Clark  Second: Alleman  Vote: Unanimous  Abstaining: None

III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR PROPERTY LOCATED AT 608 WESTHEIMER ROAD
Staff recommendation: Grant the requested variance to allow a day care facility to meet its parking requirement by providing ten (10) parking spaces instead of the 17 spaces required by the ordinance.
Commission action: Granted the requested variance to allow a day care facility to meet its parking requirement by providing ten (10) parking spaces instead of the 17 spaces required by the ordinance.
Motion: Asakura  Second: Segars  Vote: Unanimous  Abstaining: None
IV. PUBLIC COMMENT
Commissioner James Jard commented about the Annual Report and indicated that while the projects listed were all worthwhile, we should note some of the major projects that received Planning Commission approval. He noted that we may be one of the only cities during this tough economy to add skyscrapers and large developments in our activity centers such as the one on Post Oak approved on today's agenda.

VII. ADJOURNMENT
There being no further business brought before the Commission, Chair Mark Kilkenny adjourned the meeting at 4:29 p.m.
Motion: Garza Second: Tatt Vote: Unanimous Abstaining: None

Mark Kilkenny, Chair

Marlene Gafrick, Secretary