Minutes of the Houston Planning Commission

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

December 13, 2012
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 2:38 p.m. with a quorum present.

Mark A. Kilkenny, Chair
M. Sonny Garza
Susan Alleman
Christopher B. Amandes
Keiji Asakura
Fernando Brave
Kenneth Bohan
Antoine Bryant
Lisa Clark
Brandon Dudley
Truman C. Edminster III
James R. Jard
Paul R. Nelson
Linda Porras-Pirtle
Algenita Segars
Eileen Subinsky
Blake Tart III
Shaukat Zakaria
Mark Mooney for
  The Honorable Ed Chance
Richard W. Stolleis for
  The Honorable Grady Prestage
Jackie Freeman for
  The Honorable Ed Emmett

Absent
Absent
Left at 3:25 pm during item #96

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 29, 2012 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the November 29, 2012 Planning Commission meeting minutes.
   Motion: Subinsky    Second: Bryant    Vote: Carries    Abstaining: Edminster

I. PRESENTATION OF PROPOSED IMPACT FEES FOR DRAINAGE IMPROVEMENTS AND THE ASSOCIATED LAND USE ASSUMPTIONS AND CAPITAL IMPROVEMENT PLAN
Presentation given by Mark Loethen, Deputy Director, Public Works and Engineering.

II. PLATTING ACTIVITY (Consent items A and B, 1-83)
Item 36 has been changed from approve to defer per applicants request. Items removed for separate consideration: 4, 9, 30, 46, 51, 74, and 80.
Staff recommendation: Approve staff’s recommendations for items 1–83 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1–83 subject to the CPC 101 form conditions.
   Motion: Clark    Second: Alleman    Vote: Unanimous    Abstaining: None

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

Staff recommendation: Approve staff’s recommendations for items 4, 9, 30, 46, 51, 74, and 80 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 4, 9, 30, 46, 51, 74, and 80 subject to the CPC 101 form conditions.
   Motion: Garza    Second: Subinsky    Vote: Unanimous    Abstaining: None

Commissioners Alleman, Amandes, Bryant and Edminster returned.

Agenda item 109 was taken out of order and acted on at this time.

G ADMINISTRATIVE

109 Texas Southern University Wheeler Subdivision  C2R  Defer
   Staff recommendation: Defer the plat for two weeks pending the Legal Department's review.
   Commission action: Deferred the plat for two weeks pending the Legal Department’s review.
   Motion: Amandes    Second: Segars    Vote: Unanimous    Abstaining: None

C PUBLIC HEARINGS

84 Arena Homes Park 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: Garza    Second: Bryant    Vote: Unanimous    Abstaining: None

85 Ayrshire 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: Segars    Vote: Unanimous    Abstaining: None
86  Broad Oaks Addition 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: Garza Second: Nelson Vote: Unanimous Abstaining: None
Speakers for item 86: Mary Lou Henry, applicant – supportive; Sabrina DiMichele, John Goott, Terry Davis, Rochelle Pye – opposed; Tom L. Hail, Fred Dunlop – undecided.

87  Champion Lakes Estates Sec 2 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: Alleman Second: Garza Vote: Unanimous Abstaining: None

88  Tanglewood Sec 11 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: Segars Second: Edminster Vote: Unanimous Abstaining: None

89  Tommy Vaughn Ford 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: Bryant Second: Clark Vote: Unanimous Abstaining: None

Commissioner Alleman and Edminster abstained and left the room.

90  Town Lake Sec 16 partial replat no 1 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: Porras-Pirtle Second: Segars Vote: Unanimous Abstaining: None

Commissioner Alleman and Edminster returned.

Commissioner Kilkenny abstained and left the room and Commission Garza proceeded to Chair the meeting.

91  Vintage Royale Sec 1 partial replat no 2 And extensions 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: Clark Second: Segars Vote: Unanimous Abstaining: None

Commissioner Kilkenny returned and proceeded to Chair the meeting.

D  VARIANCES

92  Carree Court Subdivision C3R 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: Segars Second: Alleman Vote: Unanimous Abstaining: None
94  Ferrer GP            GP       Defer
95  Lindsay Lakes Subdivision    C2      Defer
98  Myers First Addition partial replat no 2   C2R    Defer
102 Spring Street Terrace Subdivision     C2      Defer

Staff recommendation: Defer the general plan and plats for two weeks per applicant’s request or for further study and review.
Commission action: Deferred the general plan and plats for two weeks per applicant’s request or for further study and review.

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

96  Imperial Green GP    GP       Withdrawn
97  Imperial Green Business Park Subdivision  C2    Withdrawn

Item 98 was taken and acted on earlier in the meeting with staff requesting a two week deferral.

Items 99, 100, and 101 were taken together and acted on at this time.

99  Parkway Terrace GP    GP       Approve
100 Parkway Terrace Sec 1   C3P    Approve
101 Parkway Terrace Sec 2   C3P    Approve

Staff recommendation:
- Parkway Terrace GP – Approve the plat subject to the CPC 101 form conditions
- Parkway Terrace Sec 1 - Grant the requested special exception to allow 380 vehicle trips per day of a cul-de-sac and the requested variance not to extend or terminate with a cul-de-sac Rincon Drive and approve the plat subject to the CPC 101 form conditions.
- Parkway Terrace Sec 2 - Deny the requested special exception and approve the plat subject to a second point of access to either Westheimer Road or Wickersham Drive, approve the requested variance but as an alternative for a second point of access, one segment of Wickersham should terminate with a cul-de-sac and approve the plats and the GP subject to the CPC 101 form conditions.

Commission action:
- Parkway Terrace GP – Approved the plat subject to the CPC 101 form conditions
- Parkway Terrace Sec 1 - Granted the requested special exception to allow 380 vehicle trips per day of a cul-de-sac and the requested variance not to extend or terminate with a cul-de-sac Rincon Drive and approved the plat subject to the CPC 101 form conditions.
- Parkway Terrace Sec 2 - Denied the requested special exception and approved the plat subject to a second point of access to either Westheimer Road or Wickersham Drive, approved the requested variance but as an alternative for a second point of access, one segment of Wickersham should terminate with a cul-de-sac and approved the plats and the GP subject to the CPC 101 form conditions.

Motion: Garza      Second: Clark   Vote: Unanimous    Abstaining: None
Item 102 was taken and acted on earlier in the meeting with staff requesting a two week deferral.

Commissioner Alleman, Edminster, and Kilkenny abstained and left the room and Commission Garza proceeded to Chair the meeting.

103 Towne Lake Central GP  
Staff recommendation: Grant the special exception and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the special exception and approved the plat subject to the CPC 101 form conditions.

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

Commissioner Alleman returned.

104 Ventana Lakes GP  
Staff recommendation: Approve the general plan subject to the CPC 101 form conditions.
Commission action: Approved the general plan subject to the CPC 101 form conditions.

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

Commissioner Edminster and Kilkenny returned and Commission Kilkenny proceeded to Chair the meeting.

105 Werrington Park Sec 5  
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: Bryant  Vote: Unanimous  Abstaining: None

106 Willowbend Lift Station Subdivision  
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: Alleman  Second: Stolleis  Vote: Unanimous  Abstaining: None

E  SPECIAL EXCEPTIONS  
NONE

F  RECONSIDERATION OF REQUIREMENTS

107 Safai Plaza Subdivision  
Staff recommendation: Grant the requested reconsideration of requirements and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested reconsideration of requirements and approved the plat subject to the CPC 101 form conditions.

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

Commissioner Amandes abstained and left the room.
Westheimer Oak Subdivision  
C2R  
Approve
Staff recommendation: Grant the requested reconsideration of requirements and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested reconsideration of requirements and approved the plat subject to the CPC 101 form conditions.
Motion: Jard  
Second: Nelson  
Vote: Unanimous  
Abstaining: None
Speakers for item 108: Carol Kitson – opposed.

Commissioner Amandes returned.

Item 109 was taken and acted on earlier in the meeting with staff requesting a two week deferral.

H  DEVELOPMENT PLAT VARIANCE

110  1715 Enclave Parkway  
DVP  
Defer
Staff recommendation: Defer the requested variance for two weeks for Chapter 42 planning standards.
Commission action: Deferred the requested variance for two weeks for Chapter 42 planning standards.
Motion: Garza  
Second: Porras-Pirtle  
Vote: Unanimous  
Opposed: None

111  3750 Glen Haven Blvd.  
DVP  
Approve
Staff recommendation: Grant the requested variance.
Commission action: Granted the requested variance.
Motion: Jard  
Second: Clark  
Vote: Unanimous  
Abstaining: None

112  1601 W Webster Street  
DVP  
Approve
Staff recommendation: Grant the requested variance.
Commission action: Granted the requested variance.
Motion: Garza  
Second: Bryant  
Vote: Unanimous  
Abstaining: None

I  CERTIFICATES OF COMPLIANCE
NONE

J  EXTENSIONS OF APPROVAL AND NAME CHANGES

113  Baybrook Sec 3 partial replat and extension  
EOA  
Approve

114  Limestone Crest lane and Benbrook Springs Lane and Hawkins Glen Lane  
EOA  
Approve

115  Spears Storage Subdivision  
EOA  
Approve

116  Hernandez Place Subdivision  
NC  
Approve
Staff recommendation: Approve staff’s recommendation for item 113-116.
Commission action: Approved staff’s recommendation for item 113-116.
Motion: Bryant  
Second: Clark  
Vote: Unanimous  
Abstaining: None

III. ESTABLISH A PUBLIC HEARING DATE OF JANUARY 17, 2013
a. Almeda Vista II Subdivision
b. Maple Heights Subdivision replat no 1 and extension
c. Spring Trails Water Well Site No 1
d. Villas at Broad Oaks Subdivision
Staff recommendation: Establish a public hearing date of January 17, 2013 for item III a-d.
Commission action: Established a public hearing date of January 17, 2013 for item III a-d.
Motion: Clark Second: Alleman Vote: Unanimous Abstaining: None

IV. CONSIDERATION OF A HOTEL VARIANCE FOR A SUPER 8 HOTEL IN THE 2300 BLOCK
OF PIPING ROCK LANE
Staff recommendation: Approve the variance request.
Commission action: Approved the variance request.
Motion: Bryant Second: Clark Vote: Unanimous Abstaining: None

V. CONSIDERATION OF PROPOSED AMENDMENTS TO CHAPTER 42
Staff recommendation: Approve the revised amendments and forward to Council Member Adams’
Housing, Sustainable Growth and Development Subcommittee.
Commission action: Approved the revised amendments and forward to Council Member Adams’
Housing, Sustainable Growth and Development Subcommittee.
Motion: Subsinky Second: Zakaria Vote: Carries Opposing: Asakura
Speakers for item V: Mike Dishberger, David Hale, Toy Wood – supportive; Jane Cahill West and
David Robinson – opposed; Laura Thorp submitted letter from Council Member Gonzales.

VI. PUBLIC COMMENT
NONE

VII. ADJOURNMENT
There being no further business brought before the Commission Chair, Mark Kilkenny adjourned the
meeting at 5:01p.m.
Motion: Clark Second: Garza Vote: Unanimous Abstaining: None

---

Mark Kilkenny, Chair

Marlene Gafrick, Secretary