

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

Absent

Kenneth Bohan

Absent

Antoine Bryant

Lisa Clark

Brandon Dudley

Truman C. Edminster III

James R. Jard

Paul R. Nelson

Linda Porras-Pirtle

Algenita Segars

Left at 3:25 pm during item #96

Eileen Subinsky

Blake Tart III

Absent

Shaukat Zakaria

Mark Mooney for

The Honorable Ed Chance

Richard W. Stolleis for

The Honorable Grady Prestage

Jackie Freeman for

Absent

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 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 C2R Defer
Wheeler Subdivision

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**

93	Cypress Preserve Park GP	GP	Withdrawn
----	--------------------------	----	-----------

Items 94, 95, 98, and 102 were taken together and acted on at the same time with staff requesting a two week deferral for all items.

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 **GP** **Approve**
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 **GP** **Approve**
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 **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: **Garza** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

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

E SPECIAL EXCEPTIONS
NONE

F RECONSIDERATION OF REQUIREMENTS

107 Safai Plaza Subdivision **C2** **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: **Bryant** Second: **Subinsky** Vote: **Unanimous** Abstaining: **None**

Commissioner Amandes abstained and left the room.

108 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

EOA

Approve

Springs Lane and Hawkins Glen Lane

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**

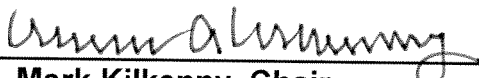
Speakers for item V: Mike Dishberger, David Hale, Toy Wood – supportive; Jane Cahill West and David Robinson – opposed; Laura Thorp submitted letter from Council Member Gonzales.

VI. PUBLIC COMMENT NONE

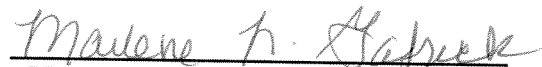
VII. ADJOURNMENT

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