Minutes of the Houston Planning Commission

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

June 20, 2013
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
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 Davis
Martha Stein
Eileen Subinsky
Blake Tart III
Shaukat Zakaria
Mark Mooney for
James Noack
The Honorable Grady Prestage
Jackie Freeman for
The Honorable Ed Emmett

EXOFFICIO MEMBERS

Carol A. Lewis
Daniel W. Krueger, P.E.
DIRECTOR’S REPORT
The Director’s Report was given by Michael Schafer, Deputy Director, Planning and Development Department.

APPROVAL OF THE JUNE 6, 2013 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the June 6, 2013 Planning Commission meeting minutes with the change of Alleman abstaining to item 113 and with the change from Kilkenny to Garza as adjourning the meeting.

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

I. PLATTING ACTIVITY (Consent items A and B, 1-108)
Items removed for separate consideration: 28, 33, 38, 42, and 78.
Staff recommendation: Approve staff’s recommendations for items 1 – 108 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1 – 108 subject to the CPC 101 form conditions.

Motion: Edminister Second: Porras-Pirtle Vote: Unanimous Abstaining: None

Commissioners Alleman and Jard abstained and left the room.

Staff recommendation: Approve staff’s recommendations for items 38, 42, and 78 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 38, 42, and 78 subject to the CPC 101 form conditions.

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

Commissioners Jard returned.

Commissioners Edminister abstained and left the room.

Staff recommendation: Approve staff’s recommendations for items 28, and 33 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 28, and 33 subject to the CPC 101 form conditions.

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

Commissioners Alleman and Edminister returned.

C PUBLIC HEARINGS

109 Cobbley Estate 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: Jard Second: Tarrt Vote: Unanimous Abstaining: None
Speakers for item 109: Ken Cobbley, applicant – supportive

110 Deerbrook Park Reserves 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: Alleman Vote: Unanimous Abstaining: None
111 Dolce Living at Midtown  
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: Davis  
Vote: Unanimous  
Abstaining: None

112 Gosling Development partial replat no 2  
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: Edminster  
Vote: Unanimous  
Abstaining: None

113 Marilyn Estates Sec 6 partial replat no 1  
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: Alleman  
Vote: Unanimous  
Abstaining: None

114 Meadowview Farms Sec 8  
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: Edminster  
Vote: Unanimous  
Abstaining: None

115 North Lake at Gleannloch Farms Sec 2  
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: Edminster  
Second: Alleman  
Vote: Unanimous  
Abstaining: None

116 Raintree Place Sec 3 partial replat no 1  
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.  
Commission action: Deferred the plat for three weeks to allow time for additional information and further study and review.  
Motion: Jard  
Second: Tartt  
Vote: Unanimous  
Abstaining: None

Commissioners Alleman and Edminster abstained and left the room.

117 Towne Lake Sec 24 partial replat no 1  
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: Porras-Pirtle  
Second: Asakura  
Vote: Unanimous  
Abstaining: None

Commissioner Alleman and Edminster returned.

118 West Twenty Sixth Place  
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: Alleman  
Vote: Unanimous  
Abstaining: None
VARIENCES

119  Aria Place  C2R  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: Edminster  Second: Alleman  Vote: Unanimous  Abstaining: None

Items 120, 122, and 126 were taken together at this time with staff requesting a three week deferral for all items.

120  Fairway Farms  GP  Defer
122  Kirby Grove Office  C2  Defer
126  Second Baptist Church no 3  C2  Defer
Staff recommendation:  Defer the plats for three weeks to allow time for applicant to provide additional information and Chapter 42 planning standards.
Commission action:  Deferred the plats for three weeks to allow time for applicant to provide additional information and for Chapter 42 planning standards.
Motion: Davis  Second: Edminster  Vote: Unanimous  Abstaining: None

121  Hill Vista  C3R  Withdrawn

Item 122 was taken with item 120 and 126 earlier in the agenda.

123  Los Nogales  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: Alleman  Second: Porras-Pirtle  Vote: Unanimous  Abstaining: None

124  Madek Price  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: Garza  Second: Asakura  Vote: Unanimous  Abstaining: None

125  Memorial Multifamily replat no 1  C2R  Approve
Staff recommendation:  Grant a 10' BL along Memorial Drive and a 5' BL along State Street and approve the plat subject to the CPC 101 form conditions.

Motion: Granted the requested variance and approved the plat with the applicant's original proposed setback request with additional pedestrian lighting and benches and enhanced brick sidewalks along the whole development.
Motion: Asakura  Second: Davis

Motion: To amend the original motion made by Commissioner Asakura to only require enhanced brick sidewalks only at two corners of the development.
Motion: Garza  Second: Edminster  Vote: Unanimous  Approved
Commission action: Granted the requested variance and approved the plat with the applicant’s original proposed setback request with additional pedestrian lighting and benches and enhanced brick sidewalks at two corners of the development.

Motion: Asakura  Second: Davis  Vote: Carries  Opposing: Asakura
Speakers for item 125: Richard Smith - Public Works and Engineering; Mary Lou Henry, applicant – supportive

Item 126 was taken with item 120 and 122 earlier in the agenda.

127  Tavanh  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: Jard  Second: Edminster  Vote: Unanimous  Abstaining: None

128  Vasquez Reserve  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 and approved the plat subject to the CPC 101 form conditions.

Motion: Davis  Second: Edminster  Vote: Unanimous  Abstaining: None
Speakers for item 128: Leonora Diaz – undecided

129  Westheimer at Sage partial replat no 1  C2R  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: Jard  Second: Asakura  Vote: Unanimous  Abstaining: None

130  Westwind Business Park  C2R  Approve
Staff recommendation: Grant the requested variance to abandon the right of way but deny the variance to provide 50’ instead of required 50’ right of way and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance to abandon the rights of way but denied the variance to provide 50’ instead of the required 60’ right of way and approved the plat subject to the CPC 101 form conditions.

Motion: Asakura  Second: Davis  Vote: Unanimous  Abstaining: None

E  SPECIAL EXCEPTIONS
NONE

F  RECONSIDERATION OF REQUIREMENTS

131  Park at Meadowhill Run GP  GP  Approve
Staff recommendation: Grant the requested special exception and approved the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested special exception and approved the plat subject to the CPC 101 form conditions.

Motion: Jard  Second: Asakura  Vote: Unanimous  Abstaining: None
H DEVELOPMENT PLAT VARIANCE

Commissioners Davis abstained and left the room.

Items 132, 133, and 134 were taken together at this time.

132 1802 Granger  DVP  Approve
133 1801 Pannell  DVP  Approve
134 2001 Pannell  DVP  Approve

Staff recommendation: Grant the requested variance subject to the CPC 101 form conditions.  
Commission action: Grant the requested variance subject to the CPC 101 form conditions.

Motion: Asakura   Second: Porras-Pirtle   Vote: Unanimous   Abstaining: None

Commissioners Davis returned.

135 7600 Airport Blvd.  DVP  Defer

Staff recommendation: Grant the requested variance subject to the CPC 101 form conditions.  
Commission action: Deferred the requested variance to give staff time to clarify with Public Works  
and Engineering Department regarding the expansion of the roadway and to clarify the landscaping  
requirements.

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

Speakers for item 135: Chuck Brown, applicant – supportive

I Certificates of Compliance and J Extensions of Approval and Name Changes were taken together at this time.

I CERTIFICATES OF COMPLIANCE

136 23695 Daffodil Lane  COC  Approve
137 16000 Mound Road  COC  Disapprove
138 18507 Wisp Willow Way  COC  Approve
139 19841 Knoll Drive  COC  Approve

J EXTENSIONS OF APPROVAL AND NAME CHANGES

140 Carpenter's Landing Sec 5  EOA  Approve
141 Cove Sec 6 partial replat no 1  EOA  Approve
142 Metropolitan Baptist Church  EOA  Approve
143 Villages of Senterra Lakes Sec 5  EOA  Approve

Staff recommendation: Approve staff’s recommendation for items 136-143.  
Commission action: Approved staff’s recommendation for items 136-143.

Motion: Edminster   Second: Alleman   Vote: Unanimous   Abstaining: None
II. ESTABLISH A PUBLIC HEARING DATE OF JULY 25, 2013
   a. Ammar Estates
   b. Briardale partial replat no 2
   c. Campbell Place partial replat no 1
   d. Chateau 10 Sunset
   e. Southwood Addition partial replat no 1
   f. Towne Lake Sec 7 partial replat no 1
Staff recommendation: Establish a public hearing date of July 25, 2013 for item II a-f.
Commission action: Established a public hearing date of July 25, 2013 for item II a-f.
   Motion: Garza    Second: Zakaria    Vote: Unanimous    Abstaining: None

III. CONSIDERATION OF A VARIANCE TO THE HOTEL MOTEL ORDINANCE FOR THE
     PROPERTY LOCATED ALONG 9100 BLOCK OF GULF Freeway
Staff recommendation: Grant the requested variance.
Commission action: Granted the requested variance.
   Motion: Jard    Second: Davis    Vote: Unanimous    Abstaining: None

IV. PUBLIC COMMENT
    NONE

V. ADJOURNMENT
There being no further business brought before the Commission Chair, Mark Kilkenny adjourned the
meeting at 4:03 p.m.
   Motion: Tattt    Second: Garza    Vote: Unanimous    Abstaining: None

Mark Kilkenny, Chair

Michael Schaffer, Secretary