

## Minutes of the Houston Planning Commission

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

December 1, 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	Absent
Keiji Asakura	
Fernando Brave	Absent
Antoine Bryant	
Lisa Clark	
Brandon Dudley	Absent
Truman C. Edminster III	
James R. Jard	Absent
Paul R. Nelson	Absent
Linda Porras-Pirtle	
Algenita Segars	
Blake Tart III	
Shaukat Zakaria	
Mark Mooney for The Honorable Ed Chance	Absent
Jesse Hegemier for The Honorable Grady Prestage	Arrived 2:38 during Director's Report
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 NOVEMBER 10, 2011 PLANNING COMMISSION MEETING MINUTES**

Commission action: Approved the November 10, 2011 Planning Commission meeting minutes.

Motion: **Alleman**                      Second: **Tartt**                      Vote: **Unanimous**                      Abstaining: **None**

#### **I. CONSIDERATION OF THE PLANNING COMMISSION CALENDAR FOR 2012**

Commission action: Approved the Planning Commission calendar for 2012.

Motion: **Tartt**                      Second: **Bryant**                      Vote: **Unanimous**                      Abstaining: **None**

#### **II. CONSIDERATION OF THE PROPOSED AMENDMENTS TO THE OFF-STREET PARKING ORDINANCE (PUBLIC HEARING CLOSED ON NOVEMBER 10, 2011)**

Discussion and recommendation of the proposed amendments to the Off-Street Parking Ordinance. No Commission action taken.

#### **III. STAFF PRESENTATION TO THE UP-COMING PHASE 2 METRO TRANSIT CORRIDOR AMENDMENTS TO THE PROPOSED 2012 SPECIAL MAJOR THOROUGHFARE AND FREEWAY PLAN**

Presentation to the up-coming Phase 2 Metro transit Corridor Amendments to the proposed 2012 Special Major Thoroughfare and Freeway Plan was presented. No Commission action required.

#### **IV. PLATTING ACTIVITY (Consent items A and B, 1- 51)**

Items removed for separate consideration: **11, 20, 21, 28, 29, 30, and 31.**

Staff recommendation: Approve staff's recommendations for items **1 – 51** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 51** subject to the CPC 101 form conditions.

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

Item 49 Deferred no action taken per Council Member Gonzales request for further study and review. Speakers for item 49: Larissa Lindsay – no position stated; Jane West – opposed

**Commissioner Alleman abstained and left the room.**

Staff recommendation: Approve staff's recommendations for items **28, 29, 30, and 31** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **28, 29, 30, and 31** subject to the CPC 101 form conditions.

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

**Commissioner Alleman returned.**

**Commissioner Edminster abstained and left the room.**

Staff recommendation: Approve staff's recommendations for items **11, 20, and 21** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **11, 20, and 21** subject to the CPC 101 form conditions.

Motion: **Porras-Pirtle**                      Second: **Alleman**                      Vote: **Unanimous**                      Abstaining: **None**

**Commissioner Edminster returned.**

**C PUBLIC HEARINGS**

**52 Plainview Place Homes 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: **Edminster**

Vote: **Unanimous**

Abstaining: **None**

**D VARIANCES**

**53 Alpha Precision Subdivision**

**C2**

**Defer**

Staff recommendation: Defer Chapter 42 planning standards.

Commission action: Deferred Chapter 42 planning standards.

Motion: **Bryant**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

**54 Carisma in the Heights Subdivision**

**C2R**

**Approve**

Staff recommendation: Grant the requested variance for a 5' building line along 28<sup>th</sup> Street for proposed Reserve A only and approve the plat subject to the CPC 101 form conditions, which also include the following conditions,

- The developer must provide: 3" caliper trees instead of the 1.5" required by ordinance and minimum 5' sidewalks, with additional landscape areas and fence screening as shown on the submitted site plan and coordinate with the Department of Public Works and Engineering to close and remove unused driveway cuts that are not part of the proposed site plan.
- Approval is based on the site plan submitted with this application. Modifications to this plan may result in the need for additional Planning Commission consideration and approval.

Commission action: Granted the requested variance for a 5' building line along 28<sup>th</sup> Street for proposed Reserve A only and approved the plat subject to the CPC 101 form conditions, which also included the following conditions,

- The developer must provide: 3" caliper trees instead of the 1.5" required by ordinance and minimum 5' sidewalks, with additional landscape areas and fence screening as shown on the submitted site plan and coordinate with the Department of Public Works and Engineering to close and remove unused driveway cuts that are not part of the proposed site plan.
- Approval is based on the site plan submitted with this application. Modifications to this plan may result in the need for additional Planning Commission consideration and approval.

Motion: **Segars**

Second: **Tartt**

Vote: **Unanimous**

Abstaining: **None**

**55 DL Lincoln Distillery 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: **Edminster**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

**56 Las Palmas Retail Center 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 and approved the plat subject to the CPC 101 form conditions.  
Motion: **Zakaria** Second: **Segars** Vote: **Unanimous** Abstaining: **None**  
Speakers for item 56: Robert Pendergraft and Sunny Girewal – supportive; Trinh Nguyen – opposed

**57 Manh Tien Do Subdivision C2 Approve**  
Staff recommendation: Grant the requested variances and approve the plats subject to the CPC 101 form conditions.  
Commission action: Granted the requested variances and approved the plats subject to the CPC 101 form conditions.  
Motion: **Garza** Second: **Prestage** Vote: **Unanimous** Abstaining: **None**

**58 Methodist Hospital Earle Street C2R Approve**  
**Campus 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 approve the plat subject to the CPC 101 form conditions.  
Motion: **Zakaria** Second: **Segars** Vote: **Unanimous** Abstaining: **None**

**59 Waters Edge Sec 12 C3P Approve**  
Staff recommendation: There was no recommendation provided by staff.  
Commission action: Granted the requested variance and approve the plats subject to the CPC 101 form conditions which also includes that the green strip connecting sections 11 and 12 be dedicated as park access.  
Motion: **Edminster** Second: **Segars** Vote: **Unanimous** Opposed: **None**  
Speakers for item 59: Kent Marsh – applicant

**60 Willow Lake Village GP GP Defer**  
Staff recommendation: Grant the requested variance and approve the plats subject to the CPC 101 form conditions.  
Commission action: Deferred the general plan for two weeks for further study and review.  
Motion: **Edminster** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**  
Speakers for item 60: Troy Nixon – applicant

**61 Woodridge Forest GP GP Defer**  
Staff recommendation: Defer the general plan for two weeks for legal review of separately filed supporting documents.  
Commission action: Deferred the general plan for two weeks for legal review of separately filed supporting documents.  
Motion: **Zakaria** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**

**E Special Exceptions**  
**NONE**

**F Reconsideration of Requirements**

**62 Sunset Ridge West Sec 4 C3P Defer**  
Staff recommendation: Defer the plat at the request of Harris County.  
Commission action: Deferred the plat at the request of Harris County.  
Motion: **Segars** Second: **Zakaria** Vote: **Unanimous** Abstaining: **None**

**63 West Harris County Regional Water Authority Central Pump Station C2 Defer**  
Staff recommendation: Defer the plat for Chapter 42 planning standards including the submittal of a General Plan application.  
Commission action: Deferred the plat for Chapter 42 planning standards including the submittal of a General Plan application.  
Motion: **Segars** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

**G ADMINISTRATIVE  
NONE**

**H DEVELOPMENT PLAT VARIANCE**

**64 3400 Chaffin DPV Approve**  
Staff recommendation: Approve the requested variance to allow the reduced building setback line.  
Commission action: Approved the requested variance to allow the reduced building setback line.  
Motion: **Zakaria** Second: **Segars** Vote: **Unanimous** Abstaining: **None**

**I CERTIFICATES OF COMPLIANCE  
NONE**

**65 21380 Holly St. COC Approve**  
Staff recommendation: Issue the Certificates of Compliance for items **65**.  
Commission action: Issued the Certificates of Compliance for items **65**.  
Motion: **Garza** Second: **Segars** Vote: **Unanimous** Abstaining: **None**

**J EXTENSIONS OF APPROVAL AND NAME CHANGES**

**66 Morton Creek Ranch Sec 5 EOA Approve**  
**67 Red Wolf Golf Resort Sec 1 EOA Approve**  
**68 Stonegate South Houston Baybrook Subdivision EOA Approve**  
**69 Woodlands Village of Creekside Park Fire Station no 7 Subdivision EOA Approve**

Staff recommendation: Approve staff's recommendation for items **66-69**.  
Commission action: Approved staff's recommendation for items **66-69**.  
Motion: **Segars** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

**Commissioner Alleman abstained and left the room.**

**V. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR PROPERTY LOCATED AT 1315 DUMBLE STREET**

Staff recommendation: Grant the requested variance to allow a school to satisfy its off-street parking requirements by providing 110 parking spaces instead of the 172 spaces required by Chapter 26.  
Commission action: Granted the requested variance to allow a school to satisfy its off-street parking requirements by providing 110 parking spaces instead of the 172 spaces required by Chapter 26.  
Motion: **Segars** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

Commissioner Alleman returned.

**VI. ESTABLISH A PUBLIC HEARING DATE OF JANUARY 5, 2012 FOR:**

- a. Ingersoll Place replat no 1
- b. Ivanhoe Estates Subdivision
- c. Merfish Silver Dart Amending Plat no 1 replat no 1
- d. Place des Vosges partial replat no 2

Staff recommendation: Establish a public hearing date of January 5, 2012 for item **VI a - d.**

Commission action: Established a public hearing date of January 5, 2012 for item **VI a - d.**

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

**VII. PLEASE EXCUSE THE ABSENCES OF COMMISSIONER ANTOINE BYRANT**

No Commission action required Commissioner Bryant present.

**VIII. PUBLIC COMMENT**

Speaker: Kevin Floyd – position not stated Addressed the Commission regarding the proposed changes to the off street parking ordinance.

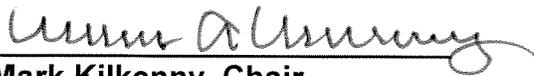
Speakers : Chris Shepherd, Morgan Weber, Steve Sharma, Terrence Gallivan, Seth Siegel-Gardner, Justin Vann, David D. Leftwich, Justin Yu, Dawn Callaway – opposed - Addressed the Commission regarding the proposed changes to the off street parking ordinance.

Speaker: Jane West – supportive - Addressed the Commission regarding the proposed changes to the off street parking ordinance.

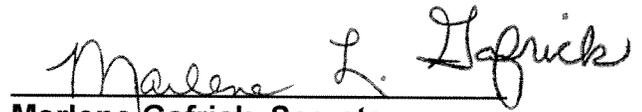
**IX. ADJOURNMENT**

There being no further business brought before the Commission, Chair Mark Kilkeny adjourned the meeting at 5:33 p.m.

Motion: **Clark**                      Second: **Bryant**                      Vote: **Unanimous**                      Abstaining: **None**



**Mark Kilkeny, Chair**



**Marlene Gafrick, Secretary**