

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	Absent
Mark Mooney for	Absent
The Honorable Ed Chance	
Jesse Hegemier for	Absent
The Honorable Grady Prestage	
Jackie Freeman for	Absent
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 C3N Defer
no 1 partial replat no 1

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 C3N Approve
and extension

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: **Edminister** 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 Edminister**

Speakers for item 75: Mary Lou Henry- applicant; Charlott Card, Robert Clay, Rodolfo Morales, Donell Hill-Morales, Steve McConathy, Julius Salamone, Maria Chamness, Karen D'Olive, 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 C3P Approve**
Park Sec 32
- 79 Woodlands Village of Creekside C3P Approve**
Park Sec 33
- 80 Woodlands Village of Creekside C3P Approve**
Park Sec 35
- 81 Woodlands Village of Creekside C3P Approve**
Park Sec 38

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
Houston 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: **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

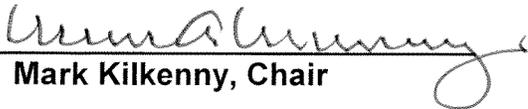
There being no further business brought before the Commission, Chair Mark Kilkenney adjourned the meeting at 4:29 p.m.

Motion: **Garza**

Second: **Tartt**

Vote: **Unanimous**

Abstaining: **None**


Mark Kilkenney, Chair


Marlene Gafrick, Secretary