

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	Absent
Kenneth Bohan	Absent
Antoine Bryant	Absent
Lisa Clark	Absent
Brandon Dudley	Absent
Truman C. Edminster III	
James R. Jard	
Paul R. Nelson	Absent
Linda Porras-Pirtle	
Algenita Davis	Arrived at 2:42 pm during item #109
Martha Stein	
Eileen Subinsky	Absent
Blake Tart III	
Shaukat Zakaria	
Mark Mooney for James Noack	
The Honorable Grady Prestage	
Jackie Freeman for The Honorable Ed Emmett	Absent

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: **Edminster** 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 Edminster 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 Edminster 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: **Tartt** 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 **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: **Davis** Vote: **Unanimous** Abstaining: **None**

112 Gosling Development 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: **Porras-Pirtle** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**

113 Marilyn Estates Sec 6 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: **Garza** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

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

115 North Lake at Gleannloch Farms Sec 2 **C3N** **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**

116 Raintree Place Sec 3 partial replat no 1 **C3N** **Defer**
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 **C3N** **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: **Porras-Pirtle** Second: **Asakura** Vote: **Unanimous** Abstaining: **None**

Commissioner Alleman and Edminster returned.

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

D VARIANCES

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**

**G ADMINISTRATIVE
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
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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	Carpenters 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**

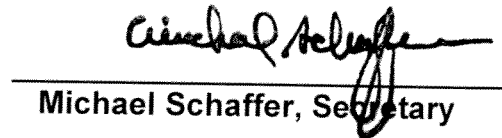
V. ADJOURNMENT

There being no further business brought before the Commission Chair, Mark Kilkenny adjourned the meeting at 4:03 p.m.

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



Mark Kilkenny, Chair



Michael Schaffer, Secretary