

Minutes of the Houston Planning Commission

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

November 10, 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 2:37 p.m. with a quorum present.

Mark A. Kilkenny, Chair

M. Sonny Garza

Susan Alleman

Christopher B. Amandes

Left 5:06 during item 60

Keiji Asakura

Fernando Brave

Arrived 2:44 during item I

Antoine Bryant

Absent

Lisa Clark

Brandon Dudley

Truman C. Edminster III

James R. Jard

Paul R. Nelson

Linda Porrás-Pirtle

Algenita Segars

Absent

Blake Tart III

Left 5:20 during item 61

Shaukat Zakaria

Arrived 2:41 during the approval of minutes

Mark Mooney for

Arrived 2:38 during Director's Report Left at 5:28 during item 61

The Honorable Ed Chance

Jesse Hegemier for

Absent

The Honorable Grady Prestage

Jackie Freeman for

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 OCTOBER 27, 2011 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the October 27, 2011 Planning Commission meeting minutes with the correction to item 81.

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

I. Public Hearing of the proposed amendment to the Off-Street Parking Ordinance

Speakers for item I: Kevin Floyd, Bobby Heugel – opposed; Aaron Chang, Brett Mize, Zakoq Lockrem, Peter Brown, Claude Wynn, Rachael Quan, Ash Jackson, Fred Zapalac – supportive; Gil Velaquez Jr, David Robinson. - undecided

Public Hearing Closed

II. PLATTING ACTIVITY (Consent items A and B, 1- 52)

Items removed for separate consideration: **4, 9, 14, 15, 16, 17, 27, 29, 31, 32, 34, 35, and 48.**

Staff recommendation: Approve staff's recommendations for items **1 – 52** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 52** subject to the CPC 101 form conditions.

Motion: **Asakura** Second: **Brave** Vote: **Unanimous** Abstaining: **None**

Commissioner Amandes, Alleman, Clark, and Edminster abstained and left the room.

Staff recommendation: Approve staff's recommendations for items **4, 9, 14, 15, 16, 17, 27, 29, 31, 32, 34, 35, and 48** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **4, 9, 14, 15, 16, 17, 27, 29, 31, 32, 34, 35, and 48** subject to the CPC 101 form conditions.

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

Commissioner Amandes, Alleman, Clark, and Edminster returned.

C PUBLIC HEARINGS

53 Lawrence Manor 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: **Clark** Vote: **Unanimous** Abstaining: **None**

Commissioner Alleman, and Edminster abstained and left the room.

54 Towne Lake Sec 8 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: **Brave** Second: **Asakura** Vote: **Unanimous** Abstaining: **None**

Commissioner Alleman, and Edminster returned.

55 Visconti on Driscoll 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: **Asakura** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

56 Aliana Sec 21 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 approved the plat subject to the CPC 101 form conditions.
Motion: **Porras-Pirtle** Second: **Tartt** Vote: **Unanimous** Abstaining: **None**

57 Carisma in the Heights Subdivision C2R Defer
Staff recommendation: Defer the plat for two weeks to allow time for the applicant to provide additional information and for further review.
Commission action: Deferred the plat for two weeks to allow time for the applicant to provide additional information and for further review.
Motion: **Jard** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**

Item 58 and 66 were taken together at this time.

58 Dunns Westcott Street Estates C2R Approve
Subdivision
66 Westcott Street Place Subdivision C2R 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: **Alleman** Second: **Brave** Vote: **Carries** Abstaining:
Amandes on item #66

Commissioner Alleman abstained and left the room.

59 Forty Six Hundred Fifteen Post Oak Place C2R Approve
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 approve the plat subject to the CPC 101 form conditions.
Motion: **Garza** Second: **Tartt** Vote: **Unanimous** Abstaining: **None**
Speakers for item 59: Brian Wilson, Doug Williams, Josh Landry and Ben Pisklak – applicant

60 Gable West Avenue Subdivision C2R Approve
Staff recommendation:
Commission action: Granted the requested variance and approve the plats subject to the CPC 101 form conditions.

Motion: **Tartt and Edminister** Second: **Asakura** Vote: **Carries** Opposed: **Zakaria**

Speakers for item 60: Doug Williams and Scott Ziegler – applicant; Jason Dominguez – opposed

Commissioner Alleman returned.

61 Las Palmas Retail Center replat no 1 C2R Defer

Staff recommendation: Defer the plat for two weeks to allow time for the applicant to provide additional information.

Commission action: Deferred the plat for two weeks to allow time for the applicant to provide additional information.

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

Speakers for item 61: Thuy H. Hasenmyer and David Hasenmyer – opposed

62 Manh Tien Do Subdivision C2 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: **Jard** Second: **Brave** Vote: **Unanimous** Abstaining: **None**

63 Rustic Pine GP GP Approve

Staff recommendation: Grant the requested variance and approve the general plan subject to the CPC 101 form conditions.

Commission action: Granted the requested variance and approved the general plan subject to the CPC 101 form conditions. Motion: **Alleman** Second: **Zakaria** Vote: **Unanimous**

64 St. Rose Catholic Church Subdivision C2R Approve

Staff recommendation: Grant the requested variance and approve the plats subject to the CPC 101 form conditions.

Commission action: Granted the requested variance and approved the plats subject to the CPC 101 form conditions.

Motion: **Brave** Second: **Asakura** Vote: **Unanimous** Abstaining: **None**

65 Star Molina Subdivision C2 Approve

Staff recommendation: Grant the requested variance and approve the plats subject to the CPC 101 form conditions.

Commission action: Granted the requested variance and approved the plats subject to the CPC 101 form conditions.

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

Item 66 was taken earlier with item 58

**E Special Exceptions
NONE**

**F Reconsideration of Requirements
NONE**

**G ADMINISTRATIVE
NONE**

H DEVELOPMENT PLAT VARIANCE

67 3400 Chaffin DPV Defer
Staff recommendation: Defer the requested variance for Legal Department to review.
Commission action: Deferred the requested variance for Legal Department to review.
Motion: **Brave** Second: **Porras-Pirtle** Vote: **Unanimous** Abstaining: **None**

**I CERTIFICATES OF COMPLIANCE
NONE**

J EXTENSIONS OF APPROVAL AND NAME CHANGES

68	Clay Crossing Subdivision	EOA	Approve
69	Fairfield Village North Sec 18	EOA	Approve
70	Sunny Terrace partial replat no 1	EOA	Approve

Staff recommendation: Approve staff's recommendation for items **68-70**.
Commission action: Approved staff's recommendation for items **68-70**.
Motion: **Garza** Second: **Asakura** Vote: **Unanimous** Abstaining: **None**

- III. Establish a public hearing date of December 15, 2011 for:**
- a. Bercons Stanford Street Villas Subdivision**
 - b. Fall Creek Sec 21 replat no 1**
 - c. Montclair Addition partial replat no 2 and extension**
 - d. Sol West Subdivision**
 - e. Tan Duc Subdivision**

Staff recommendation: Establish a public hearing date of December 15, 2011 for item **II a - e**.
Commission action: Established a public hearing date of December 15, 2011 for item **II a - e**.
Motion: **Clark** Second: **Porras-Pirtle** Vote: **Unanimous** Abstaining: **None**

IV. PUBLIC COMMENT

Commissioner Sonny Garza addressed the Commission regarding the proposed changes to the off street parking ordinance.

V. ADJOURNMENT

There being no further business brought before the Commission, Chair Mark Kilkenney adjourned the meeting at 5:43 p.m.

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


Mark Kilkenney, Chair


Marlene Gafrick, Secretary