

Minutes of the Houston Planning Commission

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

July 5, 2012
Meeting to be held in
Council Chambers, Public Level, City Hall Annex
2:30 p.m.

Call to order:

Vice Chair, Sonny Garza called the meeting to order at 2:38 p.m. with a quorum present.

Mark A. Kilkenny, Chair	Absent
M. Sonny Garza	
Susan Alleman	
Christopher B. Amandes	
Keiji Asakura	
Fernando Brave	
Kenneth Bohan	
Antoine Bryant	
Lisa Clark	
Brandon Dudley	
Truman C. Edminster III	
James R. Jard	Absent
Paul R. Nelson	Absent
Linda Porras-Pirtle	
Algenita Segars	
Eileen Subinsky	Absent
Blake Tart III	
Shaukat Zakaria	
Mark Mooney for	Absent
The Honorable Ed Chance	
Richard Stolleis for	
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 Michael Schaffer, Deputy Director ,Planning and Development Department.

APPROVAL OF THE JUNE 21, 2012 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the June 21, 2012 Planning Commission meeting minutes with corrections (adding Commissioners Bohan and Subinsky to attendance).

Motion: **Tartt** Second: **Clark** Vote: **Carries** Abstaining: **Zakaria**

I. CONSIDERATION OF THE JULY 2012 SEMI ANNUAL REPORT OF THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE ON IMPACT FEES

The report was presented by Rudy Moreno, Deputy Assistant Director, Public Works and Engineering Department.

Commission action: Approved the July 2012 Semi Annual Report of the Capital Improvements Advisory Committee on Impact Fees and forwarded the report to City Council for approval.

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

II. PLATTING ACTIVITY (Consent items A and B, 1- 79)

Items removed for separate consideration: **10, 11, 22, 32, 33, 34, 35, 36, 43, 47, 53, 54, 55, and 56.**

Staff recommendation: Approve staff's recommendations for items **1 – 79** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 79** subject to the CPC 101 form conditions.

Motion: **Clark** Second: **Tartt** Vote: **Carries** Abstaining: **None**

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

Staff recommendation: Approve staff's recommendations for items: **10, 11, 22, 32, 33, 34, 35, 36, 43, 47, 53, 54, 55, and 56** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items: **10, 11, 22, 32, 33, 34, 35, 36, 43, 47, 53, 54, 55, and 56** subject to the CPC 101 form conditions.

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

Commissioners Alleman, Amandes, Clark and Edminster returned.

C PUBLIC HEARINGS

80 Audubon Hollow Subdivision

C3N

Defer

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

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

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

81 Braes Heights Addition Sec no 5 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: **Zakaria** Second: **Asakura** Vote: **Unanimous** Abstaining: **None**

82 Carnegie Court 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: **Bryant** Vote: **Carries** Abstaining: **Bryant**
 Speakers for item 82: Arpan Gupta – supportive; Will Sare- opposed; Steve Brown - undecided applicant

83 Tanglewood Enclave 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: **Edminster** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

Items 89, 91, 92, and 97 were taken together at this time and acted on at the same time with staff requesting a two week deferral.

89	Independence Heights Block 42 partial	C2R	Defer
91	Northpark Place Reserve Subdivision	C3P	Defer
92	Stone Bluff Complex Subdivision	C3P	Defer
97	Serenity Square Subdivision	C2	Defer

Staff recommendation: Defer the plats for two weeks to allow time for additional information and planning standards.

Commission action: Deferred the plat for two weeks to allow time for additional information and planning standards.

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

84 Bristol Townhomes Subdivision 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: **Tartt** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

85 Clay Estate partial replat no 2 C3PR Disapprove
 Staff recommendation: Deny the requested variance and disapprove the plat subject to the CPC 101 form conditions.
 Commission action: Denied the requested variance and disapproved the plat subject to the CPC 101 form conditions.
 Motion: **Bryant** Second: **Tartt** Vote: **Unanimous** Abstaining: **None**
 Speaker for item 85: Eric Eilers – opposed.

Items 86, 87, and 88 are taken together at this time.

86	Enclave at Northpointe GP	GP	Approve
87	Enclave at Northpointe Sec 1	C3P	Approve
88	Enclave at Northpointe Sec 2	C3P	Approve

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

Commission action: Granted the requested variances with conditions and approved the general plan and the plats subject to the CPC 101 form conditions.

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

Speaker for items 86-88: Fred Mathis, Harris County- undecided

90	Mission Elim Internacional Church Subdivision C2R	Approve
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Staff recommendation: Grant the requested dual building line variance for the existing structure and proposed second-storey addition, deny the variance for the ROW widening, and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the requested dual building line variance for the existing structure and proposed second-storey addition, denied the variance for the ROW widening, and approved the plat subject to the CPC 101 form conditions.

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

93	Stratton Woods Subdivision	C3P	Approve
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Staff recommendation: Grant the requested variance and special exception and approve the plat subject to the CPC 101 form conditions.

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

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

94	Wimbledon Estates Plaza Subdivision	C2	Approve
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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: **Alleman** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

**E SPECIAL EXCEPTIONS
NONE**

F RECONSIDERATION OF REQUIREMENTS

95	Cinco Ranch Northwest Sec 7	C3P	Approve
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Staff recommendation: Grant the requested reconsideration of requirement and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the requested reconsideration of requirement and approved the plat subject to the CPC 101 form conditions.

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

96 Narsi Brothers Subdivision C2R Approve
 Staff recommendation: Grant the requested dual building line variance for the existing structure and approve the plat subject to the CPC 101 form conditions.
 Commission action: Granted the requested dual building line variance for the existing structure and approved the plat subject to the CPC 101 form conditions.
 Motion: **Segars** Second: **Zakaria** Vote: **Unanimous** Abstaining: **None**

**G ADMINISTRATIVE
NONE**

H DEVELOPMENT PLAT VARIANCE

98 5423 John Dreaper Drive DPV Approve
 Staff recommendation: Grant the requested variance.
 Commission action: Granted the requested variance.
 Motion: **Segars** Second: **Brave** Vote: **Unanimous** Abstaining: **None**
 Speaker for item 98: David Anderson - supportive

I CERTIFICATES OF COMPLIANCE

99 24055 Sorters COC Approve
100 25951 Peach Creek Dr COC Approve
101 0 Peach Creek Drive COC Approve
 Staff recommendation: Approve staff's recommendation for item **99-101**.
 Commission action: Approved staff's recommendation for item **99-101**.
 Motion: **Segars** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

J EXTENSIONS OF APPROVAL AND NAME CHANGES

102 Cypress Lakes Crossing at Willow Creek EOA Approve
 Sec 1
103 Luong Milroy Subdivision EOA Approve
104 Shadow Creek Estates Community Center EOA Approve
 Subdivision
105 Sunbelt Subdivision EOA Approve
106 Domatex Subdivision (prev. Domtex Subdivision) NC Approve
 Staff recommendation: Approve staff's recommendation for item **102-106**.
 Commission action: Approved staff's recommendation for item **102-106**.
 Motion: **Segars** Second: **Clark** Vote: **Carries** Abstaining: **Edminster**
 on item 102

III. ESTABLISH A PUBLIC HEARING DATE OF AUGUST 2, 2012 FOR:

- a. Fairdale Place Estates Subdivision**
- b. Nicholson Square Subdivision**
- c. North Enclave at Westminster Village Subdivision**

Staff recommendation: Establish a public hearing date of August 2, 2012 for item **II a-c**.
 Commission action: Established a public hearing date of August 2, 2012 for item **II a-c**.
 Motion: **Bryant** Second: **Edminster** Vote: **Carries** Abstaining: **Asakura**

IV. CONSIDERATION OF A HOTEL VARIANCE FOR THE AMERICA'S BEST VALUE INN IN THE 8700 BLOCK OF FM 1960

Staff recommendation: Approve the application.

Commission action: Approved the application.

Motion: **Asakura**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

V. CONSIDERATION OF A HOTEL VARIANCE FOR THE COURTYARD BY MARRIOTT HOTEL IN 130 NORTH PARK PLAZA DRIVE

Staff recommendation: Approve the application.

Commission action: Approved the application.

Motion: **Asakura**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

VI. PUBLIC COMMENT

NONE

VII. ADJOURNMENT

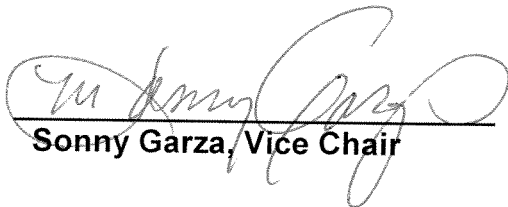
There being no further business brought before the Commission, Vice Chair Sonny Garza adjourned the meeting at 3:34 p.m.

Motion: **Clark**

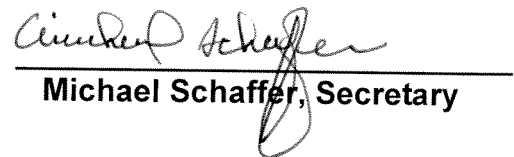
Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**



Sonny Garza, Vice Chair



Michael Schaffer, Secretary