

Minutes of the Houston Planning Commission

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

November 12, 2009
Meeting to be held in
Council Chambers, Public Level, City Hall Annex
2:30 p.m.

Call to order:

Chair, Carol Lewis, called the meeting to order at 2:32 p.m. with a quorum present.

Carol Abel Lewis, Chair

Mark A. Kilkenny, Vice Chair

John W. H. Chiang

David Collins

Left at 3:47 p.m. during item 39

Kay Crooker

Sonny Garza

Arrived at 2:47 p.m. during item II

Jim Jard

D. Fred Martinez

Absent

Robin Reed

Absent

Richard A. Rice

David Robinson

Left at 4:11 p.m. during item 47

Jeff Ross

Absent

Lee Schlanger

Absent

Algenita Segars

Left at 3:57 p.m. during item 41

Talmadge Sharp, Sr.

Jon N. Strange

Arrived 3:52 p.m. during item 40

Beth Wolff

Absent

Shaukat Zakaria

Jackie Freeman for

Left at 3:55 p.m. during item 41

The Honorable Ed Emmett

Mark J. Mooney for

The Honorable Ed Chance

←The Honorable Grady Prestage

EXOFFICIO MEMBERS

M. Marvin Katz

Absent

Mark Loethen

Mike Marcotte

Absent

Dawn Ullrich

Absent

Frank Wilson

Absent

CHAIRMAN'S REPORT
NONE

DIRECTOR'S REPORT

The Director's Report was given by Michael Schaffer, Deputy Director, Planning and Development Department.

APPROVAL OF THE OCTOBER 29, 2009 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the October 29, 2009 Planning Commission Meeting Minutes.

Motion: **Rice** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

I. PRESENTATION OF EXPANDING THE TRANSIT CORRIDOR RULES FEASIBILITY STUDY

The Expanding the Transit Corridor Rules Feasibility Study was presented by Michael Schaffer, Deputy Director, Planning and Development Department.

II. PRESENTATION OF REMNANT PARCELS REPORT

The Remnant Parcels Report was presented by Algenita Segars, Houston Planning Commission.

III. PLATTING ACTIVITY (Consent items A and B, 1- 37)

Item removed for separate consideration: **16**. Items **5 and 11** were changed from defer to approve. Item **8** was taken separately to allow for additional information to be presented to the Commission.

Staff recommendation: Approve staff's recommendation for items **1 - 37** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for items **1 - 37** subject to the CPC 101 form conditions.

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

Commissioner Rice abstained and left the room.

Staff recommendation: Approve staff's recommendation for item **16** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for item **16** subject to the CPC 101 form conditions.

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

Commissioner Rice returned.

Item 8 is taken at this time.

8 Fulton Garden Subdivision

C3F

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: **Kilkenny** Second: **Crooker** Vote: **Unanimous** Abstaining: **None**

C PUBLIC HEARINGS

38 St. Charles Court Sec. 2 Replat No. 1

C3N

Approve

Staff recommendation: Grant the requested variance for a reduced front building line of 15 feet along Polk Avenue instead of 5 feet and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the requested variance to include a 5 feet building set back and a 2 ½ feet fence set back and approved the plat subject to the CPC 101 form conditions.

Motion: **Robinson** Second: **Zakaria and Crooker**

Vote: **Carries**

Opposed: **Collins**

Speakers for item 38: Mary Lou Henry and Diane Schenke – supportive; Mark Loethen, Public Works and Engineering Department

D VARIANCES

39 Chelsea Market 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 and approved the plat subject to the CPC 101 form conditions.

Motion: **Robinson** Second: **Rice**

Vote: **Unanimous**

Abstaining: **None**

Speaker for item 39: Mary Lou Henry – applicant.

40 Clay Estate Partial Replat No. 1

C3R

Approve

Staff recommendation: Deny the requested variance and disapprove the plat.

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

Motion: **Rice** Second: **Jard**

Vote: **Unanimous**

Abstaining: **None**

Speaker for item 40: Mary Lou Henry – applicant.

41 Mylan Subdivision

C2R

Disapprove

Staff recommendation: Deny the requested variance and disapprove the plat.

Commission action: Denied the requested variance and disapproved the plat.

Motion: **Sharp** Second: **Jard**

Vote: **Unanimous**

Abstaining: **None**

42 Northline Apartment Homes

C3R

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: **Rice** Second: **Sharp**

Vote: **Unanimous**

Abstaining: **None**

43 Queen of Peace Subdivision

C3P

Defer

Staff recommendation: Defer the plat for three weeks to allow time for the applicant to provide additional information, as well as further study and review.

Commission action: Deferred the plat for three weeks to allow time for the applicant to provide additional information and further study and review.

Motion: **Jard** Second: **Kilkenny**

Vote: **Unanimous**

Abstaining: **None**

44 Roesner Lake Estates Subdivision

C3P

Defer

Staff recommendation: Defer the plat for three weeks to allow time for additional review of the ownership of adjoining parcels and Saddle Spur Lane.

Commission action: Deferred the plat for three weeks to allow time for additional review of the ownership of adjoining parcels and Saddle Spur Lane.

Motion: **Jard**

Second: **Rice**

Vote: **Unanimous**

Abstaining: **None**

**45 Woodlands Village of Creekside Park Zones
2, 3, and 4 GP**

GP

Defer

Staff recommendation: Defer the plat for three weeks to allow the applicant time to submit revised information and for chapter 42 planning standards.

Commission action: Deferred the plat for three weeks to allow the applicant time to submit revised information and for chapter 42 planning standards.

Motion: **Jard**

Second: **Sharp**

Vote: **Unanimous**

Abstaining: **None**

**E SPECIAL EXCEPTIONS
NONE**

F RECONSIDERATION OF REQUIREMENTS

46 Shops at Bella Terra Sec. 8

C3P

Defer

Staff recommendation: Defer the plat for three weeks to allow the applicant time to submit revised information and for chapter 42 planning standards.

Commission action: Deferred the plat for three weeks to allow the applicant time to submit revised information and for chapter 42 planning standards.

Motion: **Prestage**

Second: **Kilkenny**

Vote: **Unanimous**

Abstaining: **None**

**G ADMINISTRATIVE
NONE**

H DEVELOPMENT PLAT VARIANCES

47 4102 Caplin Street

DPV

Approve

Staff recommendation: Defer the plat for three weeks to allow time for legal review of separately filed deed restrictions.

Commission action: Deferred the plat for three weeks to allow time for legal review of separately filed deed restrictions.

Motion: **Jard**

Second: **Sharp**

Vote: **Unanimous**

Abstaining: **None**

48 731 Key Street

DPV

Approve

Staff recommendation: Grant the requested variance.

Commission action: Granted the requested variance.

Motion: **Kilkenny** Second: **Sharp**

Vote: **Unanimous**

Opposed: **None**

I CERTIFICATES OF COMPLIANCE

- 49 Alan Arnold COC Approve
- 50 Secretary of Veteran's Affair COC Approve
- 51 Armando Castilla COC Approve

Staff recommendation: Issue the Certificates of Compliance for items 49-51.

Commission action: Issued the Certificates of Compliance for items 49-51.

Motion: **Kilkenny** Second: **Crooker** Vote: **Unanimous** Opposed: **None**

J EXTENSIONS OF APPROVAL AND NAME CHANGES

- 52 CCI B Rosslyn Commercial Reserve Subdivision EOA Approve
 - 53 Rung Tran EOA Approve
 - 54 Willowick Place at River Oaks EOA Approve
 - 55 The Woodlands Village of Creekside Park Lake EOA Approve
- Paloma Trail BTW New Harmony Trail and Kuykendahl Road STD**

Staff recommendation: Approve staff's recommendations for items 52-55.

Commission action: Approved staff's recommendations for items 52-55.

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

IV. ESTABLISH A PUBLIC HEARING DATE OF DECEMBER 17, 2009.

- a. Golfcrest Partial Replat No. 1
- b. Mission Glen East Sec. 1 Partial Replat No. 1
- c. Nanaksar Colony Subdivision
- d. Smiley Place Partial Replat No. 1
- e. Vintage Townhomes Partial Replat No. 1

Staff recommendation: Establish a public hearing date of December 17, 2009 for items IV a-e.

Commission action: Established a public hearing date of December 17, 2009 for items IV a-e.

Motion: **Sharp** Second: **Chiang** Vote: **Unanimous** Abstaining: **Kilkenny on item e.**

V. CONSIDERATION OF AN OFF- STREET PARKING VARIANCE FOR SOLUTIONS FOR HAIR, LOCATED AT 1800 WESTHEIMER ROAD

Withdrawn by the applicant.

VI. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR THE 1600 BLOCK OF NORFOLK STREET, NORTH AND SOUTH SIDES, BETWEEN MANDELL STREET AND DUNLAVY STREET

Staff recommendation: Approve the Special Minimum Lot Size Area Application for the 1600 block of Norfolk Street, north and south sides, between Mandell Street and Dunlavy Street and forward to City Council for approval.

Commission action: Approved the Special Minimum Lot Size Area Application for the 1600 block of Norfolk Street, north and south sides, between Mandell Street and Dunlavy Street and forwarded to City Council for approval.

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

Speakers for item VI: Steven Moore, Jimmy Newman, Emilee Peters, Christian Pendly, and Geren Raven with Council Member Wanda Adams' office – supportive; Matthias Heinleuschlgsis, Jim Henley, and Ronald Jenson – opposed.

VII. CONSIDERATION OF A HOTEL VARIANCE FOR A COMFORT SUITES AT 7700 WEST SAM HOUSTON PARKWAY SOUTH

Staff recommendation: Approve the requested variance.

Commission action: Approved the requested variance.

Motion: **Kilkenny** Second: **Rice**

Vote: **Carries**

Opposed: **Jard**

**VIII. PUBLIC COMMENT
NONE**

IX. ADJOURNMENT

There being no further business brought before the Commission, Chair Carol A. Lewis, adjourned the meeting at 4:50 p.m.

Motion: **Garza**

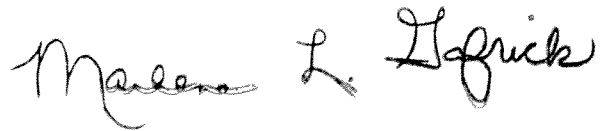
Second: **Crooker**

Vote: **Unanimous**

Abstaining: **None**



Carol A. Lewis, Chair



Marlene L. Gafrick, Secretary