

Minutes of the Houston Planning Commission

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

October 28, 2010
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 2:35 p.m. with a quorum present.

Mark A. Kilkenny, Chair	
M. Sonny Garza	
Susan Alleman	
Christopher B. Amandes	
Keiji Asakura	
J. D. Bartell	Absent
James R. Jard	
Paul R. Nelson	
Linda Porras-Pirtle	
Robin Reed	Arrived during item 44
Richard A. Rice	
David Robinson	
Jeff Ross	
Algenita Segars	
Talmadge Sharp, Sr.	Absent
Blake Tart III	
Beth Wolff	
Shaukat Zakaria	Absent
The Honorable Ed Chance	Absent
Jackie Freeman for The Honorable Ed Emmett	
The Honorable Grady Prestage	

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 14, 2010 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the October 14, 2010 Planning Commission Meeting Minutes.

Motion: **Wolff** Second: **Asakura** Vote: **Carries** Abstaining: **Garza**

I. PLATTING ACTIVITY (Consent items A and B, 1- 41)

Items removed for separate consideration: **2, 5, 9, and 11**. Item **23** was omitted.

Staff recommendation: Approve staff's recommendations for items **1 – 41** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 41** subject to the CPC 101 form conditions.

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

Commissioners Alleman, Amandes, and Ross abstained and left the room.

Staff recommendation: Approve staff's recommendations for items **2, 5, 9, and 11** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **2, 5, 9, and 11** subject to the CPC 101 form conditions.

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

Commissioner Alleman, Amandes, and Ross returned.

C PUBLIC HEARINGS

42 Avondale Square 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: **Amandes** Second: **Asakura** Vote: **Unanimous** Abstaining: **None**

43 Shady Acres Partial Replat No 1 C3N Defer

Staff recommendation: Defer the plat for two weeks for legal review

Commission action: Deferred the plat for two weeks for legal review.

Motion: **Robinson** Second: **Reed** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

Commissioner Rice abstained and left the room.

44 Cypress Lake Crossing GP Defer

Staff recommendation: Defer the plat for two weeks to allow time for the applicant to provide revised information and for further study and review by staff.

Commission action: Deferred the plat for two weeks to allow time for the applicant to provide revised information and for further study and review by staff.

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

Commissioner Rice returned.

45 Spring Cypress Shopping Center Partial Replat C2R Approve
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 approved the plat subject to the CPC 101 form conditions.

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

Speaker for item 45: Kenneth Gruller – supportive.

F RECONSIDERATION OF REQUIREMENTS

46 Community of Briarchase Subdivision C2R Approve

Staff recommendation: Grant the reconsideration of requirement and the variance and approve the plat subject to the CPC 101 form conditions.

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

Motion: **Prestage** Second: **Segars** Vote: **Unanimous** Abstaining: **None**

G ADMINISTRATIVE
NONE

H DEVELOPMENT PLAT VARIANCES

47 3210 Elmcrest Drive DPV Approve

Staff recommendation: Grant the requested variance to allow a 16' building setback line along Victory Drive.

Commission action: Granted the requested variance to allow a 16' setback line along Victory Drive.

Motion: **Segars** Second: **Wolff** Vote: **Unanimous** Abstaining: **None**

48 949 Omar Street DPV Withdrawn

I CERTIFICATES OF COMPLIANCE
NONE

J EXTENSIONS OF APPROVAL AND NAME CHANGES

49	Augusta Pines Plaza Reserve Subdivision	EOA	Approve
50	City Park West Sec 7	EOA	Approve
51	City Park West Sec 8	EOA	Approve
52	KSF Red Oak Orthopedic Subdivision Replat No 2	EOA	Approve
53	Lakeshore Sec 18	EOA	Approve
54	Living Green Sec 1	EOA	Approve
55	Living Green Sec 2	EOA	Approve
56	Living Green Sec 3	EOA	Approve
57	Providence Subdivision	EOA	Approve
58	Summerwood Sec 33	EOA	Approve
59	Upland Park Partial Replat No 2	EOA	Approve
60	Upland Park Partial Replat No 3	EOA	Approve
61	Waters Edge Sec 10	EOA	Approve

Staff recommendation: Approve staff's recommendation for items 49-61.

Commission action: Approved staff's recommendation for item 49-61.

Motion: **Ross** Second: **Segars** Vote: **Unanimous** Abstaining: **None**

II. ESTABLISH A PUBLIC HEARING DATE OF DECEMBER 2, 2010 FOR:

- a. **Blackstone Place Amending Plat No 1 Replat No 1**
- b. **Tall Timbers Section of River Oaks Partial Replat No 4**
- c. **Wessendorff Estates**
- d. **Willow Springs Sec 6 Partial Replat No 1**

Staff recommendation: Establish a public hearing date of December 2, 2010 for items II a-d.

Commission action: Established a public hearing date of December 2, 2010 for items II a-d.

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

III. CONSIDERATION OF A VARIANCE TO THE OFF-STREET PARKING STANDARDS FOR PROPERTY LOCATED AT 2727 HARRISBURG BOULEVARD

Staff recommendation: Defer the application until the December 2, 2010 meeting to allow time for the applicant to address outstanding issues and provide revised information.

Commission action: Deferred the application until the December 2, 2010 meeting to allow time for the applicant to address outstanding issues and provide revised information.

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

IV. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR THE 1700 BLOCK OF VASSAR ST., NORTH SIDE, BETWEEN DUNLAVY STREET AND WOODHEAD STREET

Staff recommendation: Defer the application in order to gather more information concerning the adjacent park.

Commission action: Deferred the application in order to gather more information concerning the adjacent park.

Motion: **Jard** Second: **Robinson** Vote: **Unanimous** Abstaining: **None**

V. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR THE 1700 BLOCK OF VASSAR ST., SOUTH SIDE, BETWEEN DUNLAVY STREET AND WOODHEAD STREET

Staff recommendation: Approve the application and forward to City Council for consideration and approval.

Commission action: Approved the application and forwarded to City Council for consideration and approval.

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

Speakers for item V: Mary Lou Henry and "Larry" Adalberto Larrinaga – supportive.

VI. PUBLIC HEARING AND CONSIDERATION OF LANDMARK DESIGNATION APPLICATION INITIATED BY THE OWNERS: ARTHUR AND DIANE FENNEKOHL HOUSE- 3827 INWOOD DRIVE

Staff recommendation: That the Houston Planning Commission accept the recommendation of the Houston Archaeological and Historical Commission and recommend to City Council the Landmark Designation of the Arthur and Diane Fennekohl House at 3827 Inwood Drive.

Commission action: Accepted the recommendation of the Houston Archaeological and Historical Commission and recommend to City Council the Landmark Designation of the Arthur and Diane Fennekohl House at 3827 Inwood Drive.

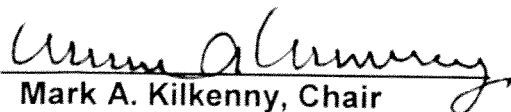
Motion: **Jard** Second: **Segars** Vote: **Unanimous** Abstaining: **None**

**VII. PUBLIC COMMENT
NONE**

VIII. ADJOURNMENT

There being no further business brought before the Commission Chair Mark A. Kilkenny adjourned the meeting at 3:12 p.m.

Motion: **Reed** Second: **Segars** Vote: **Unanimous** Abstaining: **None**


Mark A. Kilkenny, Chair


Marlene L. Gafrick, Secretary