

Minutes of the Houston Planning Commission

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

November 10, 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 2:32 p.m. with a quorum present.

Mark A. Kilkenny, Chair	
M. Sonny Garza	Absent
Susan Alleman	
Christopher B. Amandes	
Keiji Asakura	
J. D. Bartell	Absent
James R. Jard	
Paul R. Nelson	
Linda Porrás-Pirtle	
Robin Reed	
Richard A. Rice	
David Robinson	
Jeff Ross	
Algenita Segars	
Talmadge Sharp, Sr.	
Blake Tart III	
Beth Wolff	Absent
Shaukat Zakaria	
Mark Mooney for The Honorable Ed Chance	Left at 3:45 p.m. during item 45
Jackie Freeman for The Honorable Ed Emmett	
The Honorable Grady Prestage	Absent

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 28, 2010 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the October 28, 2010 Planning Commission Meeting Minutes.

Motion: **Segars and Zakaria** Second: **Rice** Vote: **Carries** Abstaining: **Sharp**

I. CONSIDERATION OF THE 2011 PLANNING COMMISSION MEETING CALENDAR

Staff recommendation: Approve the 2011 Planning Commission Meeting Schedule.

Commission action: Approved the 2011 Planning Commission Meeting Schedule.

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

II. PLATTING ACTIVITY (Consent items A and B, 1- 32)

Items removed for separate consideration: **1, 2, 3, 7, 11, 15, 19, and 32**. Item **14** was changed from defer to approve.

Staff recommendation: Approve staff's recommendations for items **1 – 32** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 32** subject to the CPC 101 form conditions.

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

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

Staff recommendation: Approve staff's recommendations for items **1, 2, 3, 7, 11, 15, 19, and 32** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1, 2, 3, 7, 11, 15, 19, and 32** subject to the CPC 101 form conditions.

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

Commissioner Alleman, Amandes, and Ross returned.

C PUBLIC HEARINGS

33 Cottage Grove Sec 8 Replat No 1

C3N

Defer

Staff recommendation: Approve the plat subject to the CPC 101 form conditions.

Commission action: Deferred the plat until the December 2, 2010 meeting to address concerns with the applicant and continue the public hearing at that time.

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

Speakers for item 33: Mary Jane Buschlen, George Sacaris, and Lisa Sacaris – opposed.

34 Shady Acres Partial Replat No 7

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

35 Southgate Addition Sec 3 Replat 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: **Jard** Second: **Ross** Vote: **Unanimous** Abstaining: **None**
 Speakers for item 35: Joel McMullen and Robert Patterson – applicants; Rebecca R. Bryant, Ranabir Duct, Sarah Kasbidi, Patrick Peters – opposed; Andreas Nikolauris – no position stated.

36 Tulane Patio Homes 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: **Robinson** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

37 Windsor Place Addition 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: **Robinson** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

38 Wroxton Landing Subdivision C3N Withdrawn
 Staff recommendation: Withdraw the application at the applicant's request and reestablish a public hearing for December 16, 2010.
 Commission action: Withdrew the application at the applicant's request and reestablished a public hearing for December 16, 2010.
 Motion: **Segars** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

39 Air Bass Subdivision 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: **Rice** Second: **Amandes** Vote: **Unanimous** Abstaining: **None**

Commissioner Rice abstained and left the room.

40 Cypress Lake Crossing GP Withdrawn

Commissioner Amandes abstained and left the room.

41 Fort Bend MUD No 25 North District Site Subdivision 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: **Reed** Second: **Sharp** Vote: **Carries** Abstaining: **Ross**

Commissioners Amandes and Rice returned.

E Special Exceptions NONE

F Reconsideration of Requirements
NONE

G ADMINISTRATIVE
NONE

H DEVELOPMENT PLAT VARIANCES

42 21411 Fox Pub Drive

DPV

Defer

Staff recommendation: Defer the application until the December 2, 2010 meeting to allow time for Legal Department review.

Commission action: Deferred the application until the December 2, 2010 meeting to allow time for Legal Department review.

Motion: **Reed**

Second: **Sharp**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Alleman abstained and left the room.

43 4001 Westheimer Road

DPV

Defer

Staff recommendation: Defer the application until the December 2, 2010 meeting to allow time for the applicant to provide revised and additional information, as well as to allow time for Legal Department review.

Commission action: Deferred the application until the December 2, 2010 meeting to allow time for the applicant to provide revised and additional information, as well as to allow time for Legal Department review.

Motion: **Sharp**

Second: **Tartt**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Alleman returned.

44 903 E 27th Street

DPV

Approve

Staff recommendation: Grant the requested variance to allow a reduced building setback of four feet.

Commission action: Granted the requested variance to allow a reduced building setback of four feet.

Motion: **Segars**

Second: **Robinson**

Vote: **Unanimous**

Abstaining: **None**

I CETIFICATES OF COMPLIANCE

45 Mario Rodriguez

COC

Approve

Staff recommendation: Issue the Certificates of Compliance for item **45**.

Commission action: Issued the Certificates of Compliance for item **45**.

Motion: **Ross**

Second: **Rice**

Vote: **Unanimous**

Abstaining: **None**

J EXTENSIONS OF APPROVAL AND NAME CHANGES

46 Greenhouse Place Subdivision

EOA

Approve

47 Inapark Café Subdivision

EOA

Approve

48 La Metta Estates Subdivision

NC

Approve

(previously Keystone Homes on Mason Street Sub)

49 Steeplechase Park Sec One Reserve D

EOA

Approve

Partial Replat No 2

50 Weston MUD Reserve A

EOA

Approve

Staff recommendation: Approve staff's recommendation for items **46-50**.

Commission action: Approved staff's recommendation for item **46-50**.

Motion: **Rice**

Second: **Sharp**

Vote: **Unanimous**

Abstaining: **None**

- III. **ESTABLISH A PUBLIC HEARING DATE OF DECEMBER 16, 2010 FOR:**
a. **Cinco Ranch Southwest Sec 39 Partial Replat No 1**
b. **Lamar Terrace Partial Replat No**

Staff recommendation: Establish a public hearing date of December 16, 2010 for items II a-b.
Commission action: Established a public hearing date of December 16, 2010 for items II a-b.
Motion: **Ross** Second: **Reed** Vote: **Unanimous** Abstaining: **None**

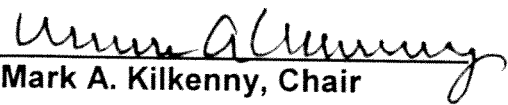
- IV. **CONTINUED PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR THE 1700 BLOCK OF VASSAR ST., NORTH SIDE, BETWEEN DUNLAVY STREET AND WOODHEAD STREET**

Staff recommendation: Defer the application at the applicant's request due to his being absent and to allow more time to try to collect signatures of the other two owners who are absentee owners and continue the public hearing at that time.
Commission action: Deferred the application at the applicant's request due to his being absent and to allow more time to try to collect signatures of the other two owners who are absentee owners and continue the public hearing at that time.
Motion: **Sharp** Second: **Rice** Vote: **Unanimous** Abstaining: **None**

- V. **EXCUSE THE ABSENCES OF COMMISSIONER SHARP**
Commissioner Sharp's absences are excused.

- VI. **PUBLIC COMMENT**
NONE

- VII. **ADJOURNMENT**
There being no further business brought before the Commission Chair Mark A. Kilkenny adjourned the meeting at 3:52 p.m.
Motion: **Rice** Second: **Reed** Vote: **Unanimous** Abstaining: **None**


Mark A. Kilkenny, Chair


Marlene L. Gafrick, Secretary