

Minutes of the Houston Planning Commission

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

September 29, 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 2:35 p.m. with a quorum present.

Mark A. Kilkenny, Chair	
M. Sonny Garza	
Susan Alleman	
Christopher B. Amandes	
Keiji Asakura	
Fernando Brave	Arrived at 2:41 p.m. during item 47
Antoine Bryant	
Brandon Dudley	
James R. Jard	
Paul R. Nelson	
Linda Porrás-Pirtle	
Robin Reed	Absent
Richard A. Rice	Absent
Algenita Segars	Arrived at 2:36 p.m. during item 45
Blake Tart III	Arrived at 2:39 p.m. during item 46
Shaukat Zakaria	
Mark Mooney for The Honorable Ed Chance	
Jesse Hegemier for The Honorable Grady Prestage	Left at 3:06 p.m. during item 54
Jackie Freeman for The Honorable Ed Emmett	Arrived at 2:39 p.m. during item 46

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 SEPTEMBER 15, 2011 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the September 15, 2011 Planning Commission meeting minutes.

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

I. PLATTING ACTIVITY (Consent items A and B, 1- 43)

Items removed for separate consideration: **21, 22, 24, 26, 27, 28, 33, and 41.**

Staff recommendation: Approve staff's recommendations for items **1 – 43** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 43** subject to the CPC 101 form conditions.

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

Commissioners Alleman and Amandes abstained and left the room.

Staff recommendation: Approve staff's recommendations for items **21, 22, 24, 26, 27, 28, 33, and 41** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **21, 22, 24, 26, 27, 28, 33, and 41** subject to the CPC 101 form conditions.

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

Commissioners Alleman and Amandes returned.

C PUBLIC HEARINGS

44 Bercons Woodhead Street Enclave C3N Approve
Subdivision

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: **Alleman** Vote: **Unanimous** Abstaining: **None**

45 Candlelight Place Sec 4 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: **Bryant** Second: **Porras-Pirtle** Vote: **Unanimous** Abstaining: **None**

46 Cinco Ranch Southwest Sec 13 partial replat C3N Approve
no 2

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: **Alleman** Second: **Jard** Vote: **Unanimous** Abstaining: **None**

47 Devonshire Manor 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: **Segars** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

48 Eagle Creek Sec 1 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: **Bryant** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

49 Polk Green Subdivision replat no 1 **C3N** **Defer**
Staff recommendation: Defer the plat for two weeks for additional information and to allow the applicant time to provide a revised site plan and continue the public hearing at that time.
Commission action: Deferred the plat for two weeks for additional information and to allow the applicant time to provide a revised site plan and continue the public hearing at that time.
Motion: **Segars** Second: **Porras-Pirtle** Vote: **Unanimous** Abstaining: **None**

50 Post Oak Green Subdivision partial replat no 1 **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: **Asakura** Second: **Segars** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

51 Advanced Dynamics 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: **Garza** Second: **Porras-Pirtle** Vote: **Unanimous** Abstaining: **None**

52 Fairgrounds Addition Block 13 partial replat no 1 **C2R** **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: **Tartt** Second: **Asakura** Vote: **Unanimous** Abstaining: **None**
Speaker for item 52: Mary Lou Henry – applicant.

**53 Harris County MUD no 172
Water Plant no 2 Subdivision**

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: **Zakaria**

Second: **Segars**

Vote: **Unanimous**

Abstaining: **None**

54 Houston Living Midtown replat no 1

C2R

Disapprove

Staff recommendation: Deny the requested variance for the new canopy to encroach into the building line along Washington Avenue and approve the plat subject to the CPC 101 form conditions.

Commission action: Denied the requested variance for the new canopy to encroach into the building line along Washington Avenue and approved the plat subject to the CPC 101 form conditions.

Motion: **Garza**

Second: **Asakura**

Vote: **Carries**

Opposed: **Segars**

**55 McDonalds Washington and Durford
Subdivision**

C2

Approve

Staff recommendation: Grant the requested variance for a reduced building line of 12' for the proposed building and 8' for the canopy with the condition that the applicant work with the Planning Department on a proposed landscaping plan that will not impair visibility along Westcott Street and provide 5' sidewalks along Westcott Street and approve the plat subject to the CPC 101 form conditions.

Commission action: Grant the requested variance for a reduced building line of 12' for the proposed building and 8' for the canopy with the condition that the applicant work with the Planning Department on a proposed landscaping plan that will not impair visibility along Westcott Street and provide 5' sidewalks along Westcott Street and approve the plat subject to the CPC 101 form conditions.

Motion: **Zakaria**

Second: **Tartt**

Vote: **Unanimous**

Abstaining: **None**

Commissioners Alleman and Rice returned.

**E Special Exceptions
NONE**

F Reconsideration of Requirements

56 West Houston International Business Center C3P

Approve

Staff recommendation: Grant the requested variance 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: **Garza**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

**G ADMINISTRATIVE
NONE**

H DEVELOPMENT PLAT VARIANCE

57 1709 Bolsover Street

DPV

Defer

Staff recommendation: Defer the plat for two weeks to allow time for the applicant to provide additional/revised information, as well as allow time for staff to review the permit history of the porch structure.

Commission action: Deferred the plat for two weeks to allow time for the applicant to provide additional/revised information, as well as allow time for staff to review the permit history of the porch structure.

Motion: **Jard**

Second: **Tartt**

Vote: **Unanimous**

Abstaining: **None**

58 3 Waverly Court

DPV

Approve

Staff recommendation: Grant the requested variance to allow a reduced 10' garage setback for the proposed residential development.

Commission action: Granted the requested variance to allow a reduced 10' garage setback for the proposed residential development.

Motion: **Segars**

Second: **Zakaria**

Vote: **Unanimous**

Abstaining: **None**

59 403 Highland Street

DPV

Approve

Staff recommendation: Grant the requested variance to allow the reduced building setback.

Commission action: Granted the requested variance to allow the reduced building setback.

Motion: **Jard**

Second: **Segars**

Vote: **Unanimous**

Abstaining: **None**

60 6621 Fannin Street

DPV

Approve

Staff recommendation: Grant the requested variance to allow a reduced setback line along Fannin Street.

Commission action: Granted the requested variance to allow a reduced setback line along Fannin Street.

Motion: **Segars**

Second: **Tartt**

Vote: **Unanimous**

Abstaining: **None**

61 403 Highland Street

DPV

Omit

I CERTIFICATES OF COMPLIANCE

62 18018 Cypress Church Rd

COC

Approve

63 22825 Birch

COC

Approve

64 25529 Richards Road

COC

Approve

Staff recommendation: Issue the Certificates of Compliance for items **62-64**.

Commission action: Issued the Certificates of Compliance for items **62-64**.

Motion: **Segars**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

J EXTENSIONS OF APPROVAL AND NAME CHANGES

65	Cypress Creek Lakes Sec 13	EOA	Approve
66	Langham Bayou Links Ltd Sec 1	EOA	Approve
67	Villages of Cypress Lakes Sec 24	EOA	Approve
68	Westheimer Gardens partial replat no 1	EOA	Approve

Staff recommendation: Approve staff's recommendation for items 65-68.

Commission action: Approved staff's recommendation for items 65-68.

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

II. Establish a public hearing date of October 27, 2011 for:

- a. **Broad Oaks Place replat partial replat no 2**
- b. **Cypress Creek Lakes Commercial Reserves Subdivisions**
- c. **Towne Lake Sec 8 partial replat no**

Staff recommendation: Establish a public hearing date of October 27, 2011 for item II a-c.

Commission action: Established a public hearing date of October 27, 2011 for item II a-c.

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

III. Consideration of an Off-Street Parking Variance for property located at 3405 N. Shepherd Drive

Staff recommendation: Grant the requested variance to allow the remodeled apartment complex to meet its off-street parking requirements by providing 228 spaces instead of 249 spaces.

Commission action: Granted the requested variance to allow the remodeled apartment complex to meet its off-street parking requirement by providing 228 spaces instead of 249 spaces.

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

Speakers for item III: Steve May- supportive; Nick Mair and Richard Aligo – opposed.

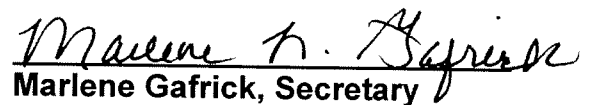
**IV. PUBLIC COMMENT
NONE**

V. ADJOURNMENT

There being no further business brought before the Commission, Chair Mark Kilkeny adjourned the meeting at 3:55 p.m.

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


Mark Kilkeny, Chair


Marlene Gafrick, Secretary