

## Minutes of the Houston Planning Commission

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

March 29, 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 2:33 p.m. with a quorum present.**

Mark A. Kilkenny, Chair

M. Sonny Garza

Susan Alleman

Christopher B. Amandes

Keiji Asakura

Fernando Brave

Antoine Bryant

Lisa Clark

Brandon Dudley

Absent

Truman C. Edminster III

James R. Jard

Absent

Paul R. Nelson

Linda Porrás-Pirtle

Algenita Segars

Arrived at 2:42 p.m. during item 69

Blake Tart III

Shaukat Zakaria

Mark Mooney for

The Honorable Ed Chance

The Honorable Grady Prestage

Absent

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 Marlene Gafrick, Director, Planning and Development Department.

### APPROVAL OF THE MARCH 15, 2012 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the March 15, 2012 Planning Commission meeting minutes.

Motion: **Clark** Second: **Bryant** Vote: **Carries** Abstaining: **Amandes**

#### I. PLATTING ACTIVITY (Consent items A and B, 1- 67)

Item 2 was changed from approve to defer at applicant's request. Items removed for separate consideration: **25, 26, 30, 35, 36, 39, 40, 42, 43, 49, 65, and 67.**

Staff recommendation: Approve staff's recommendations for items 1 – 67 subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items 1 – 67 subject to the CPC 101 form conditions.

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

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

Staff recommendation: Approve staff's recommendations for items **25, 26, 30, 35, 36, 39, 40, 42, 43, 49, 65, and 67** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **25, 26, 30, 35, 36, 39, 40, 42, 43, 49, 65, and 67** subject to the CPC 101 form conditions.

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

**Commissioners Alleman, Amandes, and Edminster returned.**

#### C PUBLIC HEARINGS

##### 68 Contemporary Garden Oaks partial replat no 1 C3N Defer

Staff recommendation: Defer the plat for two weeks at the applicant's request to allow time for applicant to consult with Legal and continue the public hearing at that time.

Commission action: Deferred the plat for two weeks at the applicant's request to allow time for the applicant to consult with Legal and continue the public hearing at that time.

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

##### 69 Posh Plaza Subdivision C3N Approve

Staff recommendation: Grant the requested variances and approve the plat subject to the CPC 101 form conditions. Both of these allowances will be for the life of the existing structure.

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

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

**Commission Chair Mark Kilkenny abstained and left the room. Vice-Chair Sonny Garza chaired the meeting at this time.**

**70 Stripes Sonoma Ranch Subdivision C3N Defer**  
Staff recommendation: Defer the plat for two weeks at the applicant's request.  
Commission action: Deferred the plat for two weeks at the applicant's request.  
Motion: **Tartt** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**  
Speakers for item 70: Justin Frazier and Tara Medina – opposed.

**Commissioner Kilkenny returned and resumed chairing the meeting.  
Commissioner Edminster abstained and left the room.**

**71 Towne Lake Sec 16 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: **Zakaria** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

**Commissioner Edminster returned.**

**72 Westgate Street Gardens Subdivision C3N Defer**  
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: **Clark** Second: **Segars** Vote: **Unanimous** Abstaining: **None**

## **D VARIANCES**

**Items 73 and 75 are taken together at this time.**

**73 Admiral Glass replat no 1 C2R Defer**  
**75 J and R Apartments Subdivision C2R Defer**  
Staff recommendation: Defer the plats for two weeks to allow time for applicant to submit additional information.  
Commission action: Deferred the plats for two weeks to allow time for applicant to submit additional information.  
Motion: **Bryant** Second: **Segars** Vote: **Unanimous** Abstaining: **None**

**74 Horseshoe Ridge at Westheimer Lakes Sec 1 C3P 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: **Segars** Second: **Edminster** Vote: **Carries** Abstaining: **Bryant**

**76 Vintage Royale Sec 3 C3P 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: **Segars** Second: **Brave** Vote: **Unanimous** Abstaining: **None**

**E Special Exceptions  
NONE**

**F Reconsideration of Requirements**

**Commissioner Edminster abstained and left the room.**

**Items 77 and 78 are taken together at this time.**

<b>77 Kings Mill GP</b>	<b>GP</b>	<b>Approve</b>
<b>78 Kings Mill Sec 6</b>	<b>C3F</b>	<b>Approve</b>

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

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

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

**Commissioner Edminster returned.**

**G ADMINISTRATIVE  
NONE**

**H DEVELOPMENT PLAT VARIANCE  
NONE**

**I CERTIFICATES OF COMPLIANCE**

<b>79 24055 Sorters</b>	<b>COC</b>	<b>Approve</b>
<b>80 24038 North Park Drive</b>	<b>COC</b>	<b>Approve</b>
<b>81 25129 Fawn Lane</b>	<b>COC</b>	<b>Approve</b>
<b>82 18629 Summer Hills Blvd</b>	<b>COC</b>	<b>Approve</b>

Staff recommendation: Approve staff's recommendation for items 79-82.

Commission action: Approved staff's recommendation for items 79-82.

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

**J EXTENSIONS OF APPROVAL AND NAME CHANGES**

<b>83 Morton Creek Ranch Recreation Reserve No 1 Subdivision</b>	<b>EOA</b>	<b>Approve</b>
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Staff recommendation: Approve staff's recommendation for item 83.

Commission action: Approved staff's recommendation for item 83.

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

**II. ESTABLISH A PUBLIC HEARING DATE OF APRIL 26, 2012 FOR:**

**a. Fairdale Landing Subdivision**

**b. Live Oak Growing replat no 1**

Staff recommendation: Establish a public hearing date of April 26, 2012 for item II a-b.

Commission action: Established a public hearing date of April 26, 2012 for item II a-b.

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

**III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR PROPERTY LOCATED AT 3004 CANAL STREET**

Staff recommendation: Grant the requested variance to allow the partial restaurant reconstruction to occur with one off-street parking space instead of the 6 spaces otherwise required.

Commission action: Granted the requested variance to allow the partial restaurant reconstruction to occur with one off-street parking space instead of the 6 spaces otherwise required.

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

Speakers for item III: Evan Shannon and Devin Robinson – supportive; Trenton Smith- opposed

**IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR PROPERTY LOCATED AT 2400 BLOCK STEEL STREET**

Staff recommendation: Grant the requested variance to allow applicant to meet the parking requirements by providing 45 spaces on-site, as well as leased parking off-site – 19 spaces on weekdays and 49 spaces on weekends; instead of the 119 spaces otherwise required.

Commission action: Granted the requested variance to allow applicant to meet the parking requirements by providing 45 spaces on-site, as well as leased parking off-site – 19 spaces on weekdays and 49 spaces on weekends; instead of the 119 spaces otherwise required.

Motion: **Brave** Second: **Asakura** Vote: **Carries** Abstaining: **Porras-Pirtle**

Speakers for item IV: Mary Lou Henry- applicant (supportive); Steve Curry, Mike Newlin, Cindy Newlin, Joseph Elder, Elaine Kennedy, David Fontaine, Jane McLaughlin, John Woods, Leslie Brubaker, Patrick Chesnick, Rev. John W. Price – supportive; Doc Hughes - undecided

**V. PLEASE EXCUSE THE ABSENCES OF COMMISSIONERS FERNANDO BRAVE AND THE HONORABLE GRADY PRESTAGE**

Commissioner Brave was present so no action was needed regarding his absences.

The Honorable Grady Prestage's absences were excused.

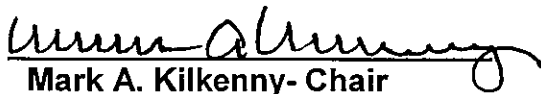
Motion: **Segars** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**


**VI. PUBLIC COMMENT  
NONE**

**VII. ADJOURNMENT**

There being no further business brought before the Commission, Chair Mark Kilkenney adjourned the meeting at 3:38 p.m.

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

  
Mark A. Kilkenney- Chair

  
Marlene Gafrick, Secretary