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
Susan Alleman
Christopher B. Amandes
Keiji Asakura
J. D. Bartell
James R. Jard
Paul R. Nelson
Linda Porras-Pirtle
Robin Reed
Richard A. Rice
David Robinson
Jeff Ross
Algenita Segars
Talmadge Sharp, Sr.
Blake Tart III
Beth Wolff
Shaukat Zakaria
Mark Mooney for
The Honorable Ed Chance
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

Left at 3:45 p.m. during item 45
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
Motion: Segars Second: Rice Vote: Carries Abstaining: Sharp and Zakaria

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 Nikolaouris – 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
Reconsideration of Requirements

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 CERTIFICATES 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