Minutes of the Houston Planning Commission

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

July 7, 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 2:31 p.m. with a quorum present.

Mark A. Kilkenny, Chair
M. Sonny Garza
Susan Alleman
Christopher B. Amandes
Keiji Asakura
James R. Jard
Paul R. Nelson
Linda Porras-Pirtle
Robin Reed
Richard A. Rice
Algenita Segars
Talmadge Sharp, Sr.
Blake Tart III
Beth Wolff
Shaukat Zakaria
Mark Mooney for
  The Honorable Ed Chance
Jesse Hegemier for
  The Honorable Grady Prestage
Jackie L. Freeman for
  The Honorable Ed Emmett

Absent

Left at 2:58 pm during agenda item 54

Arrived at 2:43 pm during item 51

Absent

Left at 4:01 pm during item 62

Left at 4:45 pm during item 56

Left at 4:45 pm during item 56

EXOFFICIO MEMBERS

Carol A. Lewis
Daniel W. Krueger, P.E.
Dawn Ullrich
George Greanias
DIRECTOR'S REPORT
The Director's report was given by Michael Schaffer, Deputy Director, Planning and Development Department.

APPROVAL OF THE JUNE 23, 2011 PLANNING COMMISSION MEETING MINUTES
Motion: Rice Second: Tarrrt Vote: Carries Abstaining: Porras-Pirtle

I. PLATTING ACTIVITY  (Consent items A and B, 1- 51)
Items removed for separate consideration: 7, 25, and 26. Item 42 was withdrawn and item 51 will be taken separately to allow time for speakers.

Staff recommendation: Approve staff's recommendations for items 1 – 50 subject to the CPC 101 form conditions.
Commission action: Approved staff's recommendations for items 1 – 50 subject to the CPC 101 form conditions.
Motion: Freeman Second: Garza Vote: Unanimous Abstaining: None

Commissioners Rice abstained and left the room.

Staff recommendation: Approve staff's recommendations for items 7, 25, and 26 subject to the CPC 101 form conditions.
Commission action: Approved staff's recommendations for items 7, 25, and 26 subject to the CPC 101 form conditions.
Motion: Reed Second: Possas-Pirtle Vote: Carries Abstaining: Rice

Commissioners Rice returned.

Item 51 was taken at this time

51 Zurita Retail Center Subdivision C2R Defer
Staff recommendation: Defer the application for two weeks for further study and review.
Commission action: Deferred the application for two weeks for further study and review.
Motion: Garza Second: Seagers Vote: Unanimous Abstaining: None
Speakers for item 51: Laura Virgadamo and John Anderson – opposed.

C PUBLIC HEARINGS

52 Balcor Parc Binz Subdivision C3N Defer
Staff recommendation: Defer the application for two weeks for further study and review.
Commission action: Deferred the application for two weeks for further study and review.
Motion: Rice Second: Reed Vote: Unanimous Abstaining: None

53 Thomas Morgan Estates 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: Alleman Vote: Unanimous Abstaining: None
D VARIANCES

Items 54 and 61 are taken together at this time.

Commissioner Alleman and Porras-Pirtle abstained and left the room.

57 Earthman San Felipe at Bering replat no 1 C2R Defer
61 5740 San Felipe Street
Staff recommendation: Defer the application for two weeks at applicant’s request.
Commission action: Deferred the application for two weeks at applicant’s request.
   Motion: Zakaria  Second: Garza  Vote: Carries  Abstaining: Alleman
   and Porras-Pirtle

Commissioner Alleman returned.

55 EastGate at East Shore Subdivision C3R Defer
Staff recommendation: Defer the requested variance for two weeks to allow time for the applicant to provide additional and revised information.
Commission action: Deferred the requested variance for two weeks to allow time for the applicant to provide additional and revised information.
   Motion: Mooney  Second: Reed  Vote: Unanimous  Abstaining: None

56 Houston Living Midtown Subdivision C2R Approve
Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions with following conditions:
1) Provide soundproofing for all the exterior walls and roof for the proposed restaurant. The soundproof material used must be 6” of Celbar on the walls and 3” of Celbar for the roof. 2) Provide minimum 6’ sidewalk along Lester and a minimum 8’ sidewalk along Washington Avenue. 3) There should be no access for parking lot from Lester Street. 4) The Grease inceptor and the trash dumpster must be enclosed by a masonry wall. 5) Any outdoor patio along the west side of this building must have a minimum 8’ high masonry wall along the west and south side of the patio.
Commission action: Granted the requested variance and approved the plat subject to the CPC 101 form conditions with following conditions:
1) There must be no roof top patio allowed for Restaurant, Bar and Banquet hall uses for the existing buildings. 2) Provide soundproofing for all the exterior walls and roof for the proposed restaurant. The soundproof material used must be 6” of Celbar on the walls and 3” of Celbar for the roof. 3) Provide minimum 6’ sidewalk along Lester and a minimum 8’ sidewalk along Washington Avenue. 4) There should be no access for parking lot from Lester Street. 5) The Grease inceptor and the trash dumpster must be enclosed by a masonry wall. 6) Any outdoor patio along the west side of this building must have a minimum 8’ high masonry wall along the west and south side of the patio.
   Motion: Jard  Second: Tattt  Vote: Unanimous  Abstaining: None

Speakers for item 56: Belinda King and Vinod Ramani – applicant; Sarah Nicholas, Keith Edgar, and Chelsea Williams – opposed; Rich Weber, Jane Cahill, Meg Poissant, Jeff Garrett – supportive if conditions met.

Item 56 will be voted on later to give the applicant and neighborhood time to come to an agreement.
57 Silver Crest Sec 1  C3P  Defer
Staff recommendation: Defer the requested variance for two weeks to allow time for the applicant to provide additional and revised information.
Commission action: Deferred the requested variance for two weeks to allow time for the applicant to provide additional and revised information.
Motion: Reed  Second: Rice  Vote: Unanimous  Abstaining: None

Items 58 and 59 are taken together at this time.

58 Spring Plaza GP  GP  Defer
59 Spring Plaza Sec 1  C3P  Defer
Staff recommendation: Defer the application for two weeks at applicant's request.
Commission action: Deferred the application for two weeks at applicant's request.
Motion: Jard  Second: Nelson  Vote: Unanimous  Abstaining: None

60 Wheeler Court 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: Rice  Second: Asakura  Vote: Unanimous  Abstaining: None

E Special Exceptions
NONE

F Reconsideration of Requirements
NONE

G ADMINISTRATIVE
NONE

H DEVELOPMENT PLAT VARIANCES

This item was taken earlier in the agenda with item 57.

61 5740 San Felipe Street

62 417 Dennis Street  DPV  Approve
Staff recommendation: Grant the requested variance.
Commission action: Granted the requested variance.
Motion: Jard  Second: Rice  Vote: Unanimous  Abstaining: None

63 542 Arlington Street  DPV  Defer
Staff recommendation: Defer the requested variance for two weeks at the neighborhoods request.
Commission action: Deferred the requested variance for two weeks at the neighborhoods request.
Motion: Zakaria  Second: Reed  Vote: Unanimous  Abstaining: None

64 6800 Gulf Freeway  DPV  Defer
Staff recommendation: Defer the requested variance for two weeks at applicant's request.
Commission action: Deferred the requested variance for two weeks at applicant's request.
Motion: Jard  Second: Zakaria  Vote: Unanimous  Abstaining: None
I. CERTIFICATES OF COMPLIANCE

65  22973 Fatheree Drive  COC  Approve
Staff recommendation: Issue the Certificates of Compliance for items 65.
Commission action: Issued the Certificates of Compliance for items 65.
Motion: Reed  Second: Sharp  Vote: Unanimous  Abstaining: None

J. EXTENSIONS OF APPROVAL AND NAME CHANGES

66  Fairfield Village North Sec 16  EOA  Approve
67  Greenhouse Medical Campus Subdivision  EOA  Approve
68  Lakemont Lake Bend Sec 1  EOA  Approve
69  Lakes at Mason Park Sec 2  EOA  Approve
70  Lost Creek Sec 5  EOA  Approve
71  Stablewood Farms North Sec 10  EOA  Approve
72  Waters Edge Sec 12  EOA  Approve
73  Wildwood Glen GP (prev. Pinhurst Landing GP)  NC  Approve
74  Willow Falls Sec 4  EOA  Approve
75  Willow Falls Sec 5  EOA  Approve

Staff recommendation: Approve staff’s recommendation for items 66-75.
Commission action: Approved staff’s recommendation for items 66-75.
Motion: Segars  Second: Jard  Vote: Unanimous  Abstaining: None

II. Establish a public hearing date of AUGUST 4, 2011 for:
   a. Addicks Stone Village Replat no 1
   b. Allas Subdivision
   c. Cedar Creek Commons Subdivision
   d. Milano at McDuffle Subdivision

Staff recommendations: Establish a public hearing date of August 4, 2011 for item II a-d.
Commission action: Established a public hearing date of August 4, 2011 for item II a-d.
Motion: Segars  Second: Rice  Vote: Unanimous  Abstaining: None

III. Public hearing and consideration of a Special Building Line Requirement area application for the 1200 – 1300 block of Willard Street, North and South sides, between Waugh Drive and Van Buren Street:

Commission action: Approved the special building line requirement area application for the 1200 – 1300 block of Willard Street, north and south sides, between Waugh Drive and Van Buren Street.
Motion: Jard  Second: Zakaria  Vote: Unanimous  Abstaining: None
Speakers for item III: Delia Cuellar – applicant; Donna Tomlinson – opposed.

IV. Public hearing and consideration of a Special Minimum Lot Size area application for the 1900 – 2000 block of Norfolk Street, North and South sides, between South Shepherd Drive and Hazard Street:

Commission action: Approved the special minimum lot size area application for the 1900 – 2000 block of Norfolk Street, north and south sides, between South Shepherd Drive and Hazard Street.
Motion: Rice  Second: Segars  Vote: Carries  Abstaining: Jard and Tatt
Speakers for item IV: Sue Bailey – applicant; Brian Kilpatrick, Rebekah Maddux El-Hakam, Donna Roth, Leanne Rakowitz and David Robinson – supportive.
Item 56 was resumed and voted on at this time.

V. PUBLIC COMMENT
None

VI. ADJOURNMENT
There being no further business brought before the Commission, Chair Mark Kilkenny adjourned the meeting at 4:50 p.m.

Motion: Reed Second: Garza Vote: Unanimous Abstaining: No

Mark Kilkenny, Chair

Marlene Gafrick, Secretary