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
Antoine Bryant
Brandon Dudley
James R. Jard
Paul R. Nelson
Linda Porras-Pirtle
Robin Reed
Richard A. Rice
Algenita Segars
Blake Tart III
Shaukat Zakaria
Mark Mooney for
The Honorable Ed Chance
Jesse Hegemier for
The Honorable Grady Prestage
Jackie Freeman for
The Honorable Ed Emmett

Arrived at 2:41 p.m. during item 47

Absent
Arrived at 2:36 p.m. during item 45
Arrived at 2:39 p.m. during item 46

Left at 3:06 p.m. during item 54

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

Eagle Creek Sec 1 partial replat no 1
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

Polk Green Subdivision replat no 1
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

Post Oak Green Subdivision partial replat no 1
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

VARIANCES

Advanced Dynamics Subdivision
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

Fairgrounds Addition Block 13 partial replat no 1
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: Tatt  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  
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
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 Kilkenny adjourned the meeting at 3:55 p.m.

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

Mark Kilkenny, Chair
Marlene Gafrick, Secretary