

Minutes of the Houston Planning Commission

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

October 13, 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 2:32 p.m. with a quorum present.

Mark A. Kilkenny, Chair	
M. Sonny Garza	
Susan Alleman	Absent
Christopher B. Amandes	
Keiji Asakura	
Fernando Brave	
Antoine Bryant	
Brandon Dudley	
James R. Jard	
Paul R. Nelson	Absent
Linda Porras-Pirtle	
Robin Reed	
Richard A. Rice	
Algenita Segars	Absent
Blake Tart III	Absent
Shaukat Zakaria	
The Honorable Ed Chance	Absent
Jesse Hegemier for The Honorable Grady Prestage	Left at 2:57 p.m. during item 54
Jackie Freeman for The Honorable Ed Emmett	

EXOFFICIO MEMBERS

Carol A. Lewis
Daniel W. Krueger, P.E.
Dawn Ullrich
George Greanias

CHAIR'S REPORT

The Chair's report was given by Mark A. Kilkenny, Chair, Houston Planning Commission.

DIRECTOR'S REPORT

The Director's report was given by Marlene Gafrick, Director, Planning and Development Department.

APPROVAL OF THE SEPTEMBER 29, 2011 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the September 29, 2011 Planning Commission meeting minutes.

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

APPROVAL OF THE SEPTEMBER 22, 2011 PLANNING COMMISSION WORKSHOP MINUTES

Commission action: Approved the September 22, 2011 Planning Commission meeting minutes.

Motion: **Reed** Second: **Rice** Vote: **Unanimous** Abstaining: **None**

I. PLATTING ACTIVITY (Consent items A and B, 1- 50)

Items **26, 27, and 28** were taken out of order and will be considered with variance item #62 later in the meeting. Items removed for separate consideration: **12, 23, 24, and 48**.

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: **Porras-Pirtle** Vote: **Unanimous** Abstaining: **None**

Commissioner Amandes abstained and left the room.

Staff recommendation: Approve staff's recommendations for items **12, 23, 24, and 48** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **12, 23, 24, and 48** subject to the CPC 101 form conditions.

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

Commissioner Amandes returned.

C PUBLIC HEARINGS

51 Cinco Ranch Southwest Sec 48 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: **Rice** Second: **Hegemier** Vote: **Unanimous** Abstaining: **None**

52 Estates of Broad Oaks Subdivision 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: **Freeman** Second: **Reed** Vote: **Unanimous** Abstaining: **None**

53 Mirabell Subdivision 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: **Reed** Second: **Jard** Vote: **Unanimous** Abstaining: **None**
Speakers for item 53: Lenwood E. Johnson – opposed; Lauren Brownfield – applicant.

Item 54 was discussed at this time; however Commission action was deferred until later in the meeting so additional research could be done.

54 Polk Green Subdivision replat no 1 C3N Approve
Staff recommendation: Grant a 15ft building line variance instead of a 5 ft building line along Polk Avenue and shared driveway access from Polk Avenue and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted a 15ft building line variance, allowed shared driveway access from Polk Avenue and approve the plat subject to the CPC 101 form conditions.
Motion: **Asakura** Second: **Zakaria** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

55 Econo Lodge Medical Center Subdivision C2 Approve
Staff recommendation: Grant the requested dual building line variance for the existing structures and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested dual building line variance for the existing structures and approved the plat subject to the CPC 101 form conditions.
Motion: **Asakura** Second: **Zakaria** Vote: **Unanimous** Abstaining: **None**

56 Fairgrounds First Addition Block 28 C2R Defer
replat no 1
Staff recommendation: Defer the plat for two weeks to allow time for the applicant to meet with the planning staff and provide revised information.
Commission action: Deferred the plat for two weeks to allow time for the applicant to meet with the planning staff and provide revised information.
Motion: **Garza** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

57 Forty Six Hundred Fifteen Post Oak Place C2R Defer
replat no 1
Staff recommendation: Defer the plat for two weeks at the applicant's request to allow time for the applicant to meet with the planning staff and provide revised information.
Commission action: Deferred the plat for two weeks at the applicant's request to allow time for the applicant to meet with the planning staff and provide revised information.
Motion: **Jard** Second: **Freeman** Vote: **Unanimous** Abstaining: **None**

**58 Harris County MUD no 172 Water Plant no 2 C2R 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: **Amandes** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

Items 59 and 60 are taken together at this time.

59 Jordan Road GP GP Approve

60 Jordan Road north of IH 10 Subdivision C3P Approve

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

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

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

61 Moussavi Reserve 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: **Reed** Vote: **Unanimous** Abstaining: **None**

Items 26, 27, 28, and 62 are taken together at this time.

Commissioner Amandes abstained and left the room.

26 Wildwood at Northpointe Sec 2 C3P Approve

27 Wildwood at Northpointe Sec 3 C3P Approve

28 Wildwood at Northpointe Sec 4 C3P Approve

62 Wildwood at Northpointe GP GP Approve

Staff recommendation: Grant the requested variance and approve the plats subject to the CPC 101 form conditions.

Commission action: Granted the requested variance and approved the plats subject to the CPC 101 form conditions.

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

**E Special Exceptions
NONE**

**F Reconsideration of Requirements
NONE**

**G ADMINISTRATIVE
NONE**

H DEVELOPMENT PLAT VARIANCE

63 1709 Bolsover Street DPV Defer
Staff recommendation: Defer the plat for two weeks at the applicant's request to allow time for the applicant to meet with staff and provide additional information.
Commission action: Deferred the plat for two weeks at the applicant's request to allow time for the applicant to meet with staff and provide additional information.
Motion: **Jard** Second: **Asakura** Vote: **Unanimous** Abstaining: **None**

64 3902 Scott Street DPV Approve
Staff recommendation: Grant the requested variance to allow a reduced building setback along Scott Street for the temporary structure.
Commission action: Granted the requested variance to allow a reduced building setback along Scott Street for the temporary structure.
Motion: **Brave** Second: **Rice** Vote: **Unanimous** Abstaining: **None**

65 4053 Westheimer DPV Deny
Staff recommendation: Deny the requested variance.
Commission action: Granted the requested variance with conditions as stated by the Commission.
Motion: **Asakura** Second: **Porras-Pirtle** Vote: **Carries** Opposed:
Freeman, Garza, Zakaria
Speakers for item 65: Mary Lou Henry – applicant; Ed Hertel, Craig Schuster, and Steven Gonzales – supportive; Carl Smith – Public Works and Engineering

**I CERTIFICATES OF COMPLIANCE
NONE**

J EXTENSIONS OF APPROVAL AND NAME CHANGES

66 Barkers Crossing Sec 6 EOA Approve
67 BWFS Industries Subdivision EOA Approve
68 Falcon Landing Boulevard from Northlight to Buffalo Bayou STD EOA Approve
69 Shiva Estates Subdivision EOA Approve
Staff recommendation: Approve staff's recommendation for items **66-69**.
Commission action: Approved staff's recommendation for items **66-69**.
Motion: **Garza** Second: **Brave** Vote: **Unanimous** Abstaining: **None**

The Commission returned to item 54 at this time and acted on the item.

- II. Establish a public hearing date of November 10, 2011 for:**
 - a. Bercons Stanford Street Villas Subdivision**
 - b. Visconti on Driscoll Subdivision**
 - c. Lawrence Manor replat no 1**

Staff recommendation: Establish a public hearing date of November 10, 2011 for item **II a-c**.
Commission action: Established a public hearing date of November 10, 2011 for item **II a-c**.
Motion: **Garza** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

III. PUBLIC COMMENT

Jesse Givens of the Planning and Development Department informed the Commission that he is leaving the department and expressed how much he has enjoyed working in the department and with the Commission.

Commissioner Garza expressed his views regarding agenda item #65.

IV. ADJOURNMENT


There being no further business brought before the Commission, Chair Mark Kilkenny adjourned the meeting at 3:58 p.m.

Motion: **Reed**


Second: **Zakaria**

Vote: **Unanimous**

Abstaining: **None**



Mark Kilkenny, Chair



Marlene Gafrick, Secretary