

Minutes of the Houston Planning Commission

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

January 20, 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 2:33 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

Absent

Linda Porras-Pirtle

Robin Reed

Arrived at 2:36 p.m. during item II

Richard A. Rice

David Robinson

Jeff Ross

Algenita Segars

Left at 3:51 p.m. during item I

Talmadge Sharp, Sr.

Blake Tart III

Beth Wolff

Shaukat Zakaria

The Honorable Ed Chance

The Honorable Ed Emmett

The Honorable Grady Prestage

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 JANUARY 6, 2011 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the January 6, 2011 Planning Commission Meeting Minutes.

Motion: **Rice**

Second: **Sharp**

Vote: **Unanimous** Abstaining: **None**

Agenda item II is taken out of order and presented at this time.

II. CONSIDERATION OF THE JANUARY 2011 SEMI-ANNUAL REPORT FOR THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE ON IMPACT FEES

Report was presented by Fabian Heaney, Sr. Project Manager, Public Works and Engineering Department.

Staff recommendation: No staff recommendation.

Commission action: Approved the January 2011 Semi-Annual Report of the Capital Improvements Advisory Committee on Impact Fees and forwarded to City Council.

Motion: **Zakaria**

Second: **Wolff**

Vote: **Unanimous**

Abstaining: **None**

III. PLATTING ACTIVITY (Consent items A and B, 1- 60)

Items removed for separate consideration: **10, 20, 23, 24, 28, 33, 44, and 48.**

Staff recommendation: Approve staff's recommendations for items **1 – 60** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 60** subject to the CPC 101 form conditions.

Motion: **Ross**

Second: **Amandes**

Vote: **Unanimous**

Abstaining: **None**

Commissioners Alleman, Amandes, and Rice abstained and left the room.

Staff recommendation: Approve staff's recommendations for items **10, 20, 23, 24, 28, 33, 44, and 48** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **10, 20, 23, 24, 28, 33, 44, and 48** subject to the CPC 101 form conditions.

Motion: **Sharp**

Second: **Segars**

Vote: **Unanimous**

Abstaining: **None**

Commissioners Alleman, Amandes, and Rice returned.

C PUBLIC HEARINGS

61 Aberdeen Way 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: **Rice**

Second: **Wolff**

Vote: **Unanimous**

Abstaining: **None**

62 Bercons Wanita 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: **Rice**

Second: **Sharp**

Vote: **Unanimous**

Abstaining: **None**

Speakers for item 62: Mathew Sigmon – applicant; Nancy Sullivan, Executive Director of the Memorial Park Conservatory – opposed to any elimination of any setback lines, and Dale Temple, Urban Forestry, City of Houston Parks Department, – will work with the builder to ensure preservation of the tree in question.

**63 Blackstone Place Amending Plat No 1 partial C3N Approve
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: **Wolff** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

Speaker for item 63: George Jacobs – no objection to current proposal. He wanted to confirm that if the Owner does not get approved for a front loading garage by the Historic Commission that he and the neighbors will be notified of another design proposal.

Item 64 was tabled until later in the meeting to allow time for the applicant and staff to get approval from the Parks Department to move forward with approving the plat.

Motion: **Wolff** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

65 Gardendale Place 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: **Sharp** Second: **Reed** Vote: **Unanimous** Abstaining: **None**

Speakers for item 65: Mary Lou Henry – applicant; Virginia Haley, Mercedes Vasquez, and Harvey West – opposed.

Agenda item I was addressed at this time.

I. PRESENTATION ON REBULD HOUSTON

The presentation was given by Andy Icken, Chief Development Officer with the Mayor's Office.

Item 64 is resumed at this time.

64 Costa Blanca Revisited 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: **Segars** Vote: **Unanimous** Abstaining: **None**

Speaker for item 64: Laura Thomas – applicant.

66 Lone Oak Village Annex 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: **Jard** Second: **Tartt** Vote: **Unanimous** Abstaining: **None**

67 Wroxton Landing 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: **Sharp** Second: **Wolff** Vote: **Unanimous** Abstaining: **None**

68 Zenith Rose Villas 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: **Reed** Second: **Wolff** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

69 Hanah Plaza Subdivision

C2R

Approve

Staff recommendation: Grant the requested variance and approve the plat to include 5' sidewalks abutting all public rights-of-way and 4" caliper street trees abutting all public rights-of-way and subject to the CPC 101 form conditions.

Commission action: Granted the requested variance and approved the plat to include 5' sidewalks abutting all public rights-of-way and 4" caliper street trees abutting all public rights-of-way and subject to the CPC 101 form conditions.

Motion: **Ross**

Second: **Zakaria**

Vote: **Unanimous**

Abstaining: **None**

70 Joyce Subdivision

C2

Approve

Staff recommendation: Approve the plat as a Class 2 plat without a variance, subject to the CPC 101 form conditions.

Commission action: Approved the plat as a Class 2 plat without a variance, subject to the CPC 101 form conditions.

Motion: **Rice**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

71 Martin County Estate Subdivision

C2

Approve

Staff recommendation: Approve the plat as a Class 2 plat without a variance, subject to the CPC 101 form conditions.

Commission action: Approved the plat as a Class 2 plat without a variance, subject to the CPC 101 form conditions.

Motion: **Sharp**

Second: **Wolff**

Vote: **Unanimous**

Abstaining: **None**

72 Sims Addition 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: **Jard**

Second: **Reed**

Vote: **Unanimous**

Abstaining: **None**

E Special Exceptions NONE

F Reconsideration of Requirements

73 Bubbles Express Retail Car Care Products 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 to include a 6' sidewalk and additional landscape in the area adjacent to the canopy and encroachment and reduce the size of the canopy by 5'.

Motion: **Askaura**

Second: **Jard**

Vote: **Unanimous**

Abstaining: **None**

Speaker for item 73: Odelia R. Santillan – applicant.

74 Eli Place Subdivision

C2

Defer

Staff recommendation: Defer the plat for two weeks to allow time for further study and review and to allow time to look into the impact of the 380 agreement on the variance request, the dedication of right-of-way along Eli, and the potential for pedestrian mobility within the neighborhood, as all of these factors relate to the variance request. In addition, staff would like to look further into the feasibility for public infrastructure improvements that would require additional right-of-way along Eli. Commission action: Deferred the plat for two weeks to allow time for further study and review and to allow time to look into the impact of the 380 agreement on the variance request, the dedication of right-of-way along Eli, and the potential for pedestrian mobility within the neighborhood, as all of these factors relate to the variance request. In addition, staff would like to look further into the feasibility for public infrastructure improvements that would require additional right-of-way along Eli.

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

Commissioner Ross abstained and left the room.

**75 Woodlands Village of Creekside Park
Sec 28**

C3P

Approve

Staff recommendation: Grant the reconsideration of requirement and the requested variance and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the reconsideration of requirement and the requested variance and approved the plat subject to the CPC 101 form conditions.

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

Commissioner Ross returned.

**G ADMINISTRATIVE
NONE**

H DEVELOPMENT PLAT VARIANCES

Commissioner Alleman abstained and left the room.

76 4001 Westheimer Road

DPV

Approve

Staff recommendation: Grant the requested variances to allow a 10' building setback line for the cantilevered canopy, as well as the reduced building line for the elevator tower and third floor addition.

Commission action: Granted the requested variances to allow a 10' building setback line for the elevator tower and third floor and denied the canopy.

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

Speakers for item 76: Barry Hunsworth – applicant; Doug Williams – supportive, and Gerald Wilson, Public Works and Engineering Department- Traffic and Transportation

Commissioner Alleman returned.

I CERTIFICATES OF COMPLIANCE

77 Maria Acosta-Guiterrez

COC

Approve

78 Luca Suschitz

COC

Approve

79 Maria Acuna

COC

Approve

80 Jose Mendoza

COC

Approve

81 Pamela Lewis

COC

Approve

Staff recommendation: Issue the Certificates of Compliance for item 77-81.

Commission action: Issued the Certificates of Compliance for item 77-81.

Motion: **Sharp** Second: **Wolff** Vote: **Unanimous** Abstaining: **None**

J EXTENSIONS OF APPROVAL AND NAME CHANGES

82 Fry Road East of FM 1463 STD

EOA

Approve

Staff recommendation: Approve staff's recommendations for item **82**.

Commission action: Approved staff's recommendations for item **82**.

Motion: **Wolff**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

IV. ESTABLISH A PUBLIC HEARING DATE OF FEBRUARY 17, 2011 FOR:

- a. Cypress Corner Place North replat no 1**
- b. Driscoll Place Sec 2 Amending plat no 1 replat no 1**
- c. Grace Bible Church Subdivision**
- d. MacGregors Blodgett Park partial replat no 4**
- e. Sabine Street Addition replat no 1**
- f. Sing Ragni Addition replat no 1**
- g. Strong Pine Plaza Subdivision**

Staff recommendation: Establish a public hearing date of February 17, 2011 for items **IV a-g**.

Commission action: Established a public hearing date of February 17, 2011 for items **IV a-g**.

Motion: **Sharp**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

V. CONTINUATION OF A HOTEL VARIANCE FOR RANKIN INN LOCATED IN THE 400 BLOCK OF RANKIN ROAD

Staff recommendation: Withdrawn by the applicant.

VI. PUBLIC COMMENT

NONE

VII. ADJOURNMENT

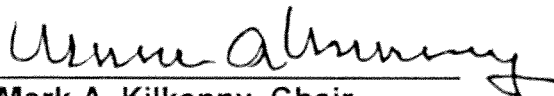
There being no further business brought before the Commission, Chair Mark A. Kilkenney adjourned the meeting at 5:07 p.m.

Motion: **Reed**

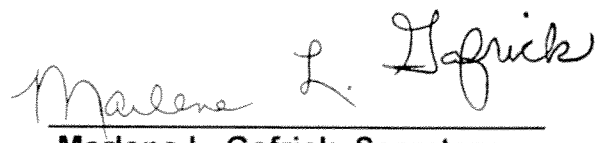
Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**



Mark A. Kilkenney, Chair



Marlene L. Gafrick, Secretary