

## 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

Absent

Keiji Asakura

James R. Jard

Paul R. Nelson

Linda Porrás-Pirtle

Left at 2:58 pm during agenda item 54

Robin Reed

Richard A. Rice

Algenita Segars

Arrived at 2:43 pm during item 51

Talmadge Sharp, Sr.

Absent

Blake Tart III

Beth Wolff

Absent

Shaukat Zakaria

Mark Mooney for

Left at 4:01 pm during item 62

The Honorable Ed Chance

Jesse Hegemier for

Left at 4:45 pm during item 56

The Honorable Grady Prestage

Jackie L. Freeman for

Left at 4:45 pm during item 56

The Honorable Ed Emmett

### 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**

Commission action: Approved the June 23, 2011 Planning Commission Meeting Minutes.

Motion: **Rice**                      Second: **Tartt**                      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 Item 42 was withdrawn and item 51 will be taken separately to allow time for speakers.**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: **Tartt** 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**

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

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 McDuffie 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 Tartt**  
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

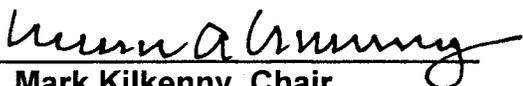
There being no further business brought before the Commission, Chair Mark Kilkeny adjourned the meeting at 4:50 p.m.

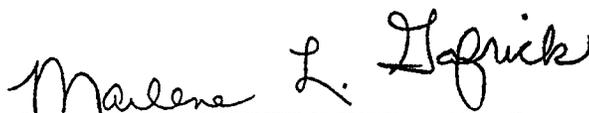
Motion: **Reed**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **No**

  
Mark Kilkeny, Chair

  
Marlene Gafrick, Secretary