

Minutes of the Houston Planning Commission

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

October 29, 2009
Meeting to be held in
Council Chambers, Public Level, City Hall Annex
2:30 p.m.

Call to order:

Chair, Carol Lewis, called the meeting to order at 2:32 p.m. with a quorum present.

Carol Abel Lewis, Chair

Mark A. Kilkenny, Vice Chair

John W. H. Chiang

David Collins

Kay Crooker

Sonny Garza

Absent

Jim Jard

Absent

D. Fred Martinez

Left at 3:40 p.m. during item 59

Robin Reed

Arrived at 2:35 p.m during Consent items

Richard A. Rice

David Robinson

Jeff Ross

Lee Schlanger

Algenita Segars

Arrived at 2:42 p.m. during item 46

Talmadge Sharp, Sr.

Arrived at 2:35 p.m. during Consent items

Jon N. Strange

Arrived 3:22 p.m. during EOA/NC item 64

Beth Wolff

Shaukat Zakaria

Absent

Jackie Freeman for

Arrived at 2:35 p.m. during Consent items

The Honorable Ed Emmett

The Honorable Ed Chance

Absent

The Honorable Grady Prestage

EXOFFICIO MEMBERS

M. Marvin Katz

Absent

Mark Loethen

Mike Marcotte

Absent

Dawn Ullrich

Absent

Frank Wilson

Absent

CHAIRMAN'S REPORT

NONE

DIRECTOR'S REPORT

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

APPROVAL OF THE OCTOBER 15, 2009 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the October 15, 2009 Planning Commission Meeting Minutes.

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

I. PLATTING ACTIVITY (Consent items A and B, 1- 45)

Items removed for separate consideration: **3, 23, 30, and 41.**

Staff recommendation: Approve staff's recommendation for items **1 - 45** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for items **1 - 45** subject to the CPC 101 form conditions.

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

Commissioners Reed and Schlanger abstained and left the room.

Staff recommendation: Approve staff's recommendation for items **3, 23, 30, and 41** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for items **3, 23, 30, and 41** subject to the CPC 101 form conditions.

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

Commissioners Reed and Schlanger returned.

C PUBLIC HEARINGS

46 Forest Oaks Addition Sec. 3 Partial 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: **Wolff** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

Speakers for item 46: Olga Capetillo, Lawrence Estrada, and Thomas Offenburger – supportive.

Commissioner Schlanger abstained and left the room.

47 North Post Oak Estates Amending Plat No. 1 C3N Approve 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: **Wolff** Second: **Reed** Vote: **Unanimous** Abstaining: **None**

48 St. Charles Sec. 2 Replat No. 1 C3N Defer

Staff recommendation: Defer the plat for two weeks to allow time for further study and review.

Commission action: Deferred the plat for two weeks to allow time for further study and review.

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

Commissioner Schlanger returned.

D VARIANCES

49 Blue Bell Industrial Park 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: **Chiang**

Second: **Kilkenny**

Vote: **Unanimous**

Abstaining: **None**

50 Carrabas Reserve Subdivision

C2R

Withdrawn

51 Chelsea Market Subdivision

C2R

Defer

Staff recommendation: Defer the plat for two weeks to allow time for the applicant to provide a revised site plan showing the details of the proposed encroachments and submit a revised variance request.

Commission action: Deferred the plat for two weeks to allow time for the applicant to provide a revised site plan showing the details of the proposed encroachments and submit a revised variance request.

Motion: **Kilkenny**

Second: **Robinson**

Vote: **Unanimous**

Abstaining: **None**

52 Johnson Park Townhomes Subdivision

C2R

Disapprove

Staff recommendation: Deny the requested variance and approve the plat subject to a 10'-17' building line along Crockett and Summer Streets and the CPC 101 form conditions.

Commission action: Denied the requested variance and approved the plat subject to a 10'-17' building line along Crockett and Summer Streets and the CPC 101 form conditions.

Motion: **Collins**

Second: **Sharp**

Vote: **Unanimous**

Abstaining: **None**

53 Mylan Subdivision

C2R

Defer

Staff recommendation: Defer the plat for two weeks at the applicant's request.

Commission action: Deferred the plat for two weeks at the applicant's request.

Motion: **Ross**

Second: **Crooker**

Vote: **Unanimous**

Abstaining: **None**

54 Northline Apartment Homes Subdivision

C3R

Defer

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

Commission action: Deferred the plat for two weeks to address Council Member Gonzalez's concerns.

Motion: **Chiang**

Second: **Sharp**

Vote: **Carries**

Opposed: **Kilkenny**

55 Westpark Meadows Subdivision

C3P

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**

E SPECIAL EXCEPTIONS

Commissioner Schlanger abstained and left the room.

56 South Acres Ranch Sec. 2

C3P

Approve

Staff recommendation: Approve the plat without the special exception which is not required, subject to the CPC 101 form conditions.

Commission action: Approved the plat without the special exception which is not required, subject to the CPC 101 form conditions.

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

Speaker for item 56: Loreen Johnson – opposed.

Commissioner Schlanger returned.

F RECONSIDERATION OF REQUIREMENTS

57 Tampico Subdivision

C2R

Approve

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

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

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

Speaker for item 57: Avery Carson and Joyce Owen – supportive; Mark Loethen, Public Works and Engineering Department

**G ADMINISTRATIVE
NONE**

H DEVELOPMENT PLAT VARIANCES

58 731 Key Street

DPV

Defer

Staff recommendation: Defer the plat for two weeks to allow additional time for legal review of separately filed deed restrictions.

Commission action: Deferred the plat for two weeks to allow additional time for legal review of separately filed deed restrictions.

Motion: **Kilkenny** Second: **Sharp** Vote: **Unanimous** Opposed: **None**

59 3460 Meadow Lake Lane

DPV

Approve

Staff recommendations: Grant the requested variance.

Commission action: Granted the requested variance.

Motion: **Rice** Second: **Collins** Vote: **Carries** Opposed: **Crooker, Robinson and Ross.**

Speakers for item: Steve Strawler – supportive. Mary Hankey and T.H. Milstead – opposed.

I CERTIFICATES OF COMPLIANCE

60 Niranjan Patel

COC

Approve

31 Jorge L. Castillo

COC

Approve

Staff recommendation: Issue the Certificates of Compliance for item **60-61**.

Commission action: Issue the Certificates of Compliance for item **60-61**.

Motion: **Kilkenny** Second: **Sharp** Vote: **Unanimous** Opposed: **None**

J EXTENSIONS OF APPROVAL AND NAME CHANGES

62	Barkers Crossing Sec. 6	EOA	Approve
63	Cypress Preserve Drive at Trevor Way STD	EOA	Approve
64	Cypress Drive at Fairfield Village South Subdivision	EOA	Approve
65	Four Oaks Place Replat No. 1	EOA	Approve
66	Katy Christian Community Church (previously Katy Christian Community Church Sec. 1)	NC	Approve
67	Lakeshore Sec. 14	EOA	Approve
68	Thirty Sunset Partial Replat No. 2	EOA	Approve
69	Wentworth Subdivision	EOA	Approve

Staff recommendation: Approve staff's recommendations for items 62-69.

Commission action: Approved staff's recommendations for items 62-69.

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

II. ESTABLISH A PUBLIC HEARING DATE OF DECEMBER 3, 2009.

- a. Cypress Bend Sec. 2 Partial Replat No. 1
- b. High Meadows Sec. 8 Partial Replat No. 1
- c. Mac Gregor Place Sec. 1 Partial Replat No. 1
- d. Spring Branch Valley Partial Replat No. 4
- e. West Lane Place Partial Replat No. 1

Staff's recommendation: Establish a public hearing date of December 3, 2009 for items II a-e.

Commission action: Established a public hearing date of December 3, 2009 for items II a.-e

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

III. CONSIDERATION OF THE 2010 PLANNING COMMISSION'S MEETING SCHEDULE

Staff recommendation: Approve the 2010 Planning Commission Meeting Schedule.

Commission action: Approved the 2010 Planning Commission Meeting Schedule.

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

IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR SOLUTIONS FOR HAIR, LOCATED AT 1800 WESTHEIMER ROAD

Staff recommendation: Defer the consideration of an off-street parking variance for Solutions for Hair for two weeks to look for leased parking options.

Commission action: Deferred the consideration of an off-street parking variance for Solutions for Hair for two weeks to look for leased parking options.

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

V. PUBLIC HEARING AND CONSIDERATION OF HISTORIC DISTRICT APPLICATION INITIATED BY A MAJORITY OF THE PROPERTY OWNERS FOR THE BOULEVARD OAKS HISTORIC DISTRICT

Staff recommendation: That the Houston Planning Commission accept the recommendation of the Houston Archaeological and Historical Commission and recommend to City Council the Historic District designation of the Boulevard Oaks Historic District.

Commission action: Accepted the recommendation of the Houston Archaeological and Historical Commission and recommends to City Council the Historic District designation of the Boulevard Oaks Historic District.

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

VI. PUBLIC HEARING AND CONSIDERATION OF LANDMARK DESIGNATION APPLICATIONS INITIATED BY THE OWNERS:

- a. John and Marie Etta Garrow House – 19 Courtlandt Place**
- b. Scientific Barbershop- 4610 Market Street**

Staff recommendation: That the Houston Planning Commission accept the recommendations of the Houston Archaeological and Historical Commission and recommend to City Council the Landmark Designations of the John and Marie Etta Garrow House at 19 Courtlandt Place and the Scientific Barbershop at 4610 Market Street.

Commission action: Accepted the recommendations of the Houston Archaeological and Historical Commission and recommends to City Council the Landmark Designations of the John and Marie Etta Garrow House at 19 Courtlandt Place and the Scientific Barbershop at 4610 Market Street.

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

**VII. PUBLIC COMMENT
NONE**

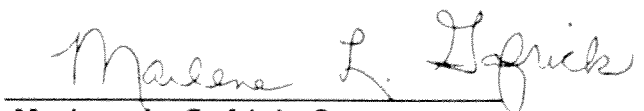
VIII. ADJOURNMENT

There being no further business brought before the Commission, Chair Carol A. Lewis, adjourned the meeting at 4:28 p.m.

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



Carol A. Lewis, Chair



Marlene L. Gafrick, Secretary