

Minutes of the Houston Planning Commission

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

December 17, 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 2:34 p.m. with a quorum present.

Carol Abel Lewis, Chair	
Mark A. Kilkenny, Vice Chair	
John W. H. Chiang	
David Collins	Absent
Kay Crooker	
Sonny Garza	Arrived at 2:37 p.m. during Director's Report
Jim Jard	
D. Fred Martinez	
Robin Reed	
Richard A. Rice	
David Robinson	
Jeff Ross	
Lee Schlanger	Absent
Algenita Segars	Arrived at 2:36 p.m. during Director's Report
Talmadge Sharp, Sr.	Absent
Jon N. Strange	Absent
Beth Wolff	Absent
Shaukat Zakaria	
The Honorable Ed Emmett	Absent
The Honorable Ed Chance	Absent
D. Jesse Hegemier for The Honorable Grady Prestage	Left at 3:23 p.m. during item 64

EXOFFICIO MEMBERS

M. Marvin Katz	Absent
Mark Loethen for Mike Marcotte	
Dawn Ullrich	Absent
Frank Wilson	Absent

CHAIRMAN'S REPORT

The Chairman's Report was given by Carol A. Lewis, Chair, Houston Planning Commission.

DIRECTOR'S REPORT

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

APPROVAL OF THE DECEMBER 3, 2009 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the December 3, 2009 Planning Commission Meeting Minutes.

Motion: **Ross** Second: **Reed** Vote: **Carries** Abstaining: **Crooker**

I. PLATTING ACTIVITY (Consent items A and B, 1- 52)

Items removed for separate consideration: **19 and 25.**

Staff recommendation: Approve staff's recommendation for items **1 - 52** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for items **1 - 52** subject to the CPC 101 form conditions.

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

Commissioners Rice and Ross abstained and left the room.

Staff recommendation: Approve staff's recommendation for items **19 and 25** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for items **19 and 25** subject to the CPC 101 form conditions.

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

Commissioners Rice and Ross returned.

C PUBLIC HEARINGS

53 Golfcrest Partial Replat No. 1

C3N

Withdraw

Staff recommendation: Withdraw the application at the applicant's request and establish a public hearing date of January 21, 2010.

Commission action: Withdrew the application at the applicant's request and established a public hearing date of January 21, 2010.

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

54 Nanaksar Colony 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: **Garza** Vote: **Unanimous** Abstaining: **None**

Speaker for item 54: Harbhajan S. Grewal – supportive.

55 Smiley Place Partial Replat No. 1 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: **Kilkenny** Second: **Chiang** Vote: **Unanimous** Abstaining: **None**

Commissioner Kilkenny abstained and left the room.

56 Vintage Townhomes 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: **Reed** Vote: **Unanimous** Abstaining: **None**

Commissioner Kilkenny returned.

57 West Lane Place Partial Replat No. 1 C3N Disapprove
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Disapproved the plat and established a public hearing for January 21, 2010.
Motion: **Ross** Second: **Robinson** Vote: **Unanimous** Abstaining: **None**
Speaker for item 57: Kim Cheney – applicant.

D VARIANCES

Items 58 and 59 are taken together.

58 Bradbury Forest GP GP Approve
59 Harris County MUD No. 82 Wastewater C3P Approve
Treatment Plant
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: **Ross** Second: **Rice** Vote: **Unanimous** Abstaining: **None**

Items 60 and 61 are taken together.

60 Pecan Estates GP GP Defer
61 Pecan Estates Sec. 1 C3P Defer
Staff recommendation: Defer the general plan and the plat for three weeks to allow staff time to meet with Harris County Flood Control District staff to discuss the drainage issue on the site and to allow applicant time to submit revised information.
Commission action: Deferred the general plan and the plat for three weeks to allow staff time to meet with the Harris County Flood Control District staff to discuss the drainage issue on the site and to allow applicant time to submit revised information.
Motion: **Kilkenny** Second: **Segars** Vote: **Unanimous** Abstaining: **None**

62 Wabash Subdivision C2R Approve
Staff recommendation: Grant the requested variance to include a sidewalk and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance to include a sidewalk and approve the plat subject to the CPC 101 form conditions.
Motion: **Rice** Second: **Zakaria** Vote: **Unanimous** Abstaining: **None**
Speaker for item 62: Karen Rose – applicant.

63 Westpark Commercial Reserve Subdivision C3P Defer
Staff recommendation: Defer the plat for three weeks for Chapter 42 planning standards and to allow the applicant time to submit revised information.
Commission action: Deferred the plat for three weeks for Chapter 42 planning standards and to allow the applicant time to submit revised information.
Motion: **Robinson** Second: **Chiang** Vote: **Unanimous** Abstaining: **None**

**E SPECIAL EXCEPTIONS
NONE**

**F RECONSIDERATION OF REQUIREMENTS
NONE**

**G ADMINISTRATIVE
NONE**

H DEVELOPMENT PLAT VARIANCES

64 1753 Post Oak Boulevard DPV Disapprove
Staff recommendation: Deny the requested variance and disapprove the plat.
Commission action: Denied the requested variance and disapproved the plat.
Motion: **Crooker** Second: **Garza** Vote: **Carries** Abstaining: **Jard**

65 2018 Kane Street DPV Approve
Staff recommendation: Grant the requested variance.
Commission action: Granted the requested variance.
Motion: **Garza** Second: **Reed** Vote: **Unanimous** Abstaining: **None**

66 2502 Dunlavy Street DPV Omit

67 943 Columbia Street DPV Defer
Staff recommendation: Defer the plat for three weeks to allow time for the Legal Department to review separately filed deed restrictions that may apply to this property.
Commission action: Deferred the plat for three weeks to allow time for the Legal Department to review separately filed deed restrictions that may apply to this property.
Motion: **Jard** Second: **Segars** Vote: **Unanimous** Abstaining: **None**

**I CERTIFICATES OF COMPLIANCE
NONE**

J EXTENSIONS OF APPROVAL AND NAME CHANGES

68 Klein ISD South Transportation Center EOA Approve
Sec. 1 Subdivision
Staff recommendation: Approve staff's recommendations for item **68**.
Commission action: Approved staff's recommendations for item **68**.
Motion: **Kilkenny** Second: **Rice** Vote: **Unanimous** Abstaining: **None**

II. ESTABLISH A PUBLIC HEARING DATE OF JANUARY 21, 2010.

- a. Chester Heights Replat No. 1**
- b. Mission Glen East Sec. 1 Partial Replat No. 1**
- c. Plainview Second Addition Partial Replat No. 1**
- d. Spring Villas Sec. 1 Replat No. 1**

Staff recommendation: Establish a public hearing date of January 21, 2010 for items **II a-d**.
Commission action: Established a public hearing date of January 21, 2010 for items **II a-d**.
Motion: **Garza** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**

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

- a. Lackner House - 2002 Bolsover Street**
- b. Stokes - Farnsworth House- 1407 Kirby Drive**
- c. Wilson G. Saville House - 3217 Groveland Lane**

Staff recommendation: Accept staff's recommendation of the Houston Archaeological and Historical Commission and recommend to City Council the Landmark Designation of the Lackner House at 2002 Bolsover Street, the Stokes-Farnsworth House at 1407 Kirby Drive, and the Wilson G. Saville House at 3217 Groveland Lane.

Commission action: Accepted staff's recommendations of the Houston Archaeological and Historical Commission and recommended to City Council the Landmark Designation of the Lackner House at 2002 Bolsover Street, the Stokes-Farnsworth House at 1407 Kirby Drive, and the Wilson G. Saville House at 3217 Groveland Lane.

Motion: **Ross** Second: **Segars** Vote: **Unanimous** Abstaining: **None**

IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR PROPERTY LOCATED AT 2024 WEST HOLCOMBE BOULEVARD

Staff recommendation: Defer the requested variance for three weeks to allow time for the applicant to meet notification requirements of Chapter 26 and for further study and review.

Commission action: Deferred the variance for three weeks to allow time for the applicant to meet notification requirements of Chapter 26 and for further study and review.

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

**V. PUBLIC COMMENT
NONE**


VI. ADJOURNMENT

There being no further business brought before the Commission, Chair, Carol A. Lewis, adjourned the meeting at 3:36 p.m.

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



Carol A. Lewis, Chair



Marlene L. Gafrick, Secretary