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
The Honorable Grady Prestage Absent

EXOFFICIO MEMBERS

M. Marvin Katz Absent
Mark Lothen Absent
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
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  Niranjani 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
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
EOA Approve

65 Four Oaks Place Replat No. 1
EOA Approve

66 Katy Christian Community Church
EOA Approve

(Precedently Katy Christian Community Church Sec. 1)

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 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