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
Kay Crooker
Sonny Garza
Jim Jard
D. Fred Martinez
Robin Reed
Richard A. Rice
David Robinson
Jeff Ross
Lee Schlanger
Algenita Segars
Talmadge Sharp, Sr.
Jon N. Strange
Beth Wolff
Shaukat Zakaria
The Honorable Ed Emmett
The Honorable Ed Chance
D. Jesse Hegemier for
The Honorable Grady Prestage

EXOFFICIO MEMBERS

M. Marvin Katz
Mark Loethen for
Mike Marcotte
Dawn Ullrich
Frank Wilson
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
   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 Treatment Plant  C3P  Approve
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: Chianq  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