Call to order:

Vice Chair, Mark A. Kilkenny, called the meeting to order at 2:33 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
Jackie Freemien for
The Honorable Ed Emmett
The Honorable Ed Chance
The Honorable Grady Prestage

EXOFFICIO MEMBERS

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

Absent

Absent

Arrived at 2:39 p.m. during item 48

Left at 3:41 p.m. during item V

Arrived at 2:39 p.m. during item 48

Absent

Arrived at 2:38 p.m. during item 40

Arrived at 2:36 p.m. during Consent and Replat items

Left at 3:55 p.m. during item V

Absent

Arrived at 2:50 p.m. during item 51

Absent

Absent
DIRECTOR’S REPORT
The Director’s Report was given by Michael Schaffer, Deputy Director, Planning and Development Department.

APPROVAL OF THE FEBRUARY 4, 2010 PLANNING COMMISSION MEETING MINUTES
Motion: Reed Second: Sharp Vote: Carries Abstaining: Schlanger

I. PLATTING ACTIVITY (Consent items A and B, 1-47)
Items removed for separate consideration: 30, 35, and 40.

Staff recommendation: Approve staff’s recommendation for items 1 - 47 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendation for items 1 - 47 subject to the CPC 101 form conditions.
Motion: Segars Second: Sharp Vote: Unanimous Abstaining: None

Commissioner Schlanger abstained and left the room.

Staff recommendation: Approve staff’s recommendation for items 30 and 35 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendation for items 30 and 35 subject to the CPC 101 form conditions.
Motion: Reed Second: Chiang Vote: Unanimous Abstaining: None

Commissioner Schlanger returned.

Item 40 is taken at this time.

40 Meadow Vista Sec. 1 Partial Replat No. 1 Subdivision C2R Withdrawn
Staff recommendation: Establish a public hearing date of March 4, 2010.
Commission action: Established a public hearing date of March 4, 2010.
Motion: Collins Second: Chiang Vote: Unanimous Abstaining: None

C PUBLIC HEARINGS

48 Ella Crossing Sec. 2 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: Sharp Second: Reed Vote: Unanimous Abstaining: None

49 Mission Glen East Sec. 1 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: Zakaria Second: Wolff Vote: Unanimous Abstaining: None

50 South Acres Ranch Replat No. 1 C3N Withdrawn
Staff recommendation: At the applicant’s request, establish a public hearing date of March 4, 2010.
Commission action: Withdrawn at the applicant’s request and established a public hearing date of March 4, 2010.
Motion: Collins Second: Chiang Vote: Unanimous Abstaining: None
D  VARIANCES

51  Columbus Addition Partial Replat No. 1 C3R Approve
Staff recommendation: Grant the requested variance and approve the plat with the following conditions that applicant must: 1) provide a minimum six (6) foot pedestrian walkway along Montrose & West Dallas; 2) provide four (4) inch caliper trees instead of the 1.5" required; 3) provide additional landscaping along both streets and along the eastern property line; 4) provide concrete style fence along the eastern property line as previously discussed with the neighborhood; 5) screen the development lighting to avoid light pollution shining into the adjoining neighborhood, and subject to the CPC 101 form conditions.
Commission action: Granted the requested variance and approved the plat with the following conditions that applicant must: 1) provide a minimum six (6) foot pedestrian walkway along Montrose & West Dallas; 2) provide four (4) inch caliper trees instead of the 1.5" required; 3) provide additional landscaping along both streets and along the eastern property line; 4) provide concrete style fence along the eastern property line as previously discussed with the neighborhood; 5) screen the development lighting to avoid light pollution shining into the adjoining neighborhood, and subject to the CPC 101 form conditions.
Motion: Rice  Second: Collins  Vote: Unanimous  Abstaining: None
Speakers for item 51: George Collision – applicant; Karen Gordon – undecided.

Commissioner Schlanger abstained and left the room.

52  Kempwood Manor Subdivision C3P Defer
Staff recommendation: Defer the plat for two weeks to allow applicant time to provide revised information and for Chapter 42 planning standards.
Commission action: Deferred the plat for two weeks to allow applicant time to provide revised information and for Chapter 42 planning standards.
Motion: Sharp  Second: Wolff  Vote: Unanimous  Abstaining: None
Speakers for item 52: Harry Bankston – undecided; Dolores Lucera – opposed.

Commissioner Schlanger returned.

53  Kingsbridge MUD Water Plant No. 3 Subdivision C2 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: Prestage  Second: Reed  Vote: Unanimous  Abstaining: None
Speakers for item 53: Michael Malcolm- Hicks and David Miller – supportive.

54  Lakes of Bella Terra GP GP Withdrawn
55  Katy Gaston Road South from State Farm SP Withdrawn
Market Road 1093 STD

E  SPECIAL EXCEPTIONS
NONE
F. RECONSIDERATION OF REQUIREMENTS

56 AME Business Park Subdivision C3P Approve
Staff recommendation: Grant the requested reconsideration of requirements and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested reconsideration of requirements and approved the plat subject to the CPC 101 form conditions.
Motion: Zakaria Second: Rice Vote: Unanimous Abstaining: None
Speakers for item 56: John Weeks (applicant) – supportive.

G. ADMINISTRATIVE
NONE

H. DEVELOPMENT PLAT VARIANCES
NONE

I. CERTIFICATES OF COMPLIANCE

57 Tracie Cryer COC Approve
58 Christina Tapia COC Approve
Staff recommendation: Issue the Certificate of Compliance for items 57-58.
Commission action: Issued the Certificate of Compliance for items 57-58.
Motion: Chiang Second: Sharp Vote: Unanimous Abstaining: None

J. EXTENSIONS OF APPROVAL AND NAME CHANGES

59 Shepherd and West Alabama Reserve EOA Approve
60 Stablewood Farms North Sec. 8 EOA Approve
61 Woodlands Village of Creekside Park Sec. 21 EOA Approve
Staff recommendation: Approve staff’s recommendations for items 59-61.
Commission action: Approved staff’s recommendations for items 59-61.
Motion: Collins Second: Garza Vote: Unanimous Abstaining: None

II. ESTABLISH A PUBLIC HEARING DATE OF MARCH 4, 2010 FOR:
a. Western Academy
Staff recommendation: Establish a public hearing date of March 4, 2010 for item II a.
Commission action: Established a public hearing date of March 4, 2010 for item II a.
Motion: Rice Second: Wolff Vote: Unanimous Abstaining: None

III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR PROPERTY LOCATED AT 2412 W. HOLCOMBE BOULEVARD:
Staff recommendation: Grant the requested variance subject to the Sheridan Road access limitations agreed by the applicant; additional landscaping along Holcombe, Morningside and Sheridan; as well as to provide 4” caliper trees (with a species other than live oak) instead of the 1.5” required by the ordinance.
Commission action: Granted the requested variance subject to the Sheridan Road access limitations agreed by the applicant; additional landscaping along Holcombe, Morningside and Sheridan; as well as to provide 4” caliper trees (with a species other than live oak) instead of the 1.5” required by the ordinance.
Motion: Rice Second: Jard Vote: Carries Opposed: Wolff
Speakers for item III: Mary Lou Henry – supportive; Robert McDonald – opposed.
IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR PROPERTY LOCATED AT 4820 WASHINGTON AVENUE:
Staff recommendation: Defer the requested variance for two weeks to allow time to pull permitting history of the three sites, review existing parking leases within the area, and to allow time for the applicant to provide a revised site plan.
Commission action: Deferred the requested variance for two weeks to allow time to pull permitting history of the three sites, review existing parking leases within the area, and to allow time for the applicant to provide a revised site plan.
Motion: Robinson  Second: Reed  Vote: Unanimous  Abstaining: None
Speaker for item IV: Mary Lou Henry – applicant.

V. PUBLIC HEARING AND CONSIDERATION OF PROTECTED LANDMARK DESIGNATION APPLICATION INITIATED BY THE OWNER: WINDWARD COURT APARTMENTS – 901 ROSALIE STREET
Staff recommendation: That the Houston Planning Commission defer the acceptance of the recommendation of the Houston Archaeological and Historical Commission to City Council the Landmark and Protected Landmark Designation of the Windward Court Apartments at 901 Rosalie Street until ownership issues can be resolved.
Commission action: Denied the recommendations of the Houston Archaeological and Historical Commission to recommend to City Council the Landmark and Protected Landmark Designation of the Windward Court Apartments at 901 Rosalie Street.
Motion: Wolff  Second: Prestage  Vote: Carries  Opposed: Collins
Speakers for item V: Pat Pollan and Maureen Singleton – opposed.

VI. ADJOURNMENT
There being no further business brought before the Commission, Vice Chair, Mark A. Kilkenny, adjourned the meeting at 4:03 p.m.
Motion: Sharp  Second: Chiang  Vote: Unanimous  Abstaining: None

Mark A. Kilkenny, Vice Chair

Marlene L. Gafrick, Secretary