Minutes of the Houston Planning Commission

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

February 18, 2010
Meeting to be held in
Council Chambers, Public Level, City Hall Annex
2:30 p.m.

Call to order:

Chair, Carol A. Lewis, called the meeting to order at 2:31 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
Mark J. Mooney for
The Honorable Ed Chance
The Honorable Grady Prestage

Arrived at 2:37 p.m. during Consent and Replat items
Left 2:54 p.m. during item 68
Absent
Absent

EXOFFICIO MEMBERS

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

Absent
Absent
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 FEBRUARY 4, 2010 PLANNING COMMISSION MEETING MINUTES
Motion: Garza Second: Wolff Vote: Unanimous Abstaining: None

I. PLATTING ACTIVITY (Consent items A and B, 1-60)
Items removed for separate consideration: 29, 34, 35, 39, and 40.

Staff recommendation: Approve staff’s recommendation for items 1 - 60 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendation for items 1 - 60 subject to the CPC 101 form conditions.
Motion: Zakaria Second: Kilkenny Vote: Unanimous Abstaining: None

Commissioners Rice and Ross abstained and left the room.

Staff recommendation: Approve staff’s recommendation for items 29, 34, 35, 39, and 40 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendation for items 29, 34, 35, 39, and 40 subject to the CPC 101 form conditions.
Motion: Wolff Second: Zakaria Vote: Unanimous Abstaining: None

Commissioners Rice and Ross returned.

C PUBLIC HEARINGS

61 Cinco Ranch Southwest Sec. 13 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: Garza Second: Wolff Vote: Unanimous Abstaining: None

62 Cinco Ranch Southwest Sec. 33 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: Kilkenny Second: Sharp Vote: Unanimous Abstaining: None

Commissioner Ross abstained and left the room.

63 Woodlands Carlton Woods Creekside in the Village of Creekside Park Sec. 10 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: Chiang Vote: Unanimous Abstaining: None
Woodlands Village of Creekside Park Sec. 13  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: Rice  Second: Kilkenny  Vote: Unanimous  Abstaining: None
Speaker: Warren Escovy – applicant.

Commissioner Ross returned.

D  VARIANCES

Kempwood Manor Subdivision  C3P  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: Kilkenny  Second: Ross  Vote: Unanimous  Abstaining: None

Items 66 and 67 are taken together.

Olive Grove GP  GP  Approve
Olive Grove Independent Living Subdivision  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: Crooker  Second: Kilkenny  Vote: Carries  Opposed: Ross

Parkway Lake Shops Sec. 1  C3P  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: Strange  Vote: Unanimous  Abstaining: None

Speedee Mart on Ella Subdivision  C2R  Defer
Staff recommendation: Defer the plat for two weeks to allow time for the applicant to provide a revised variance request form, an approved drainage plan, and revised site plan to show the proposed structure and existing structures and for Chapter 42 planning standards.
Commission actions: Deferred the plat for two weeks to allow time for the applicant to provide a revised variance request form, an approved drainage plan, and revised site plan to show the proposed structure and existing structures and for Chapter 42 planning standards.
   Motion: Collins  Second: Sharp  Vote: Unanimous  Abstaining: None

Items 70 and 71 are taken together.

Villas at El Dorado GP  GP  Approve
Villas at El Dorado Sec. 1  C3P  Approve
Staff recommendation: Approve the general plan and the Section 1 plat subject to the CPC 101 form conditions.
Commission action: Approved the general plan and the Section 1 plat subject to the CPC 101 form conditions.
   Motion: Ross  Second: Garza  Vote: Unanimous  Abstaining: None
Woodlands Lake Woodlands East Shore Sec. 2 C3R Defer
Replat No. 1 Partial Replat No. 1
Staff recommendation: Defer the plat for two weeks to allow time for the applicant to provide revised information and for Chapter 42 planning standards.
Commission action: Deferred the plat for two weeks to allow time for the applicant to provide revised information and for Chapter 42 planning standards.
Motion: **Mooney** Second: **Jard** Vote: **Unanimous** Abstaining: **None**
Speaker for item 72: Jose Flores (applicant) – supportive.

E   SPECIAL EXCEPTIONS
NONE

Commissioner Ross abstained and left the room.

73   Brunswick Meadows Sec. 15 C3P Approve
Staff recommendation: Grant the requested special exception and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested special exception and approved the plat subject to the CPC 101 form conditions.
Motion: **Jard** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**

Commissioner Ross returned.

F   RECONSIDERATION OF REQUIREMENTS
NONE

G   ADMINISTRATIVE
NONE

H   DEVELOPMENT PLAT VARIANCES

74   1753 Post Oak Boulevard
Staff recommendation: Grant the requested variance.
Commission action: Granted the requested variance.
Motion: **Wolff** Second: **Rice** Vote: **Carries** Abstaining: **Jard**

I   CERTIFICATES OF COMPLIANCE

75   Gustavo Acosta COC Approve
Staff recommendation: Issue the Certificate of Compliance for item 75.
Commission action: Issued the Certificate of Compliance for item 75.
Motion: **Kilkenny** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

J   EXTENSIONS OF APPROVAL AND NAME CHANGES

76   Long Meadow Farms Sec. 22 EOA Approve
77   Long Meadow Farms Sec. 23 EOA Approve
78   Park Green West Sec. 1 EOA Approve
79   Prestonwood Forest U. D. Water Plant No. 1 EOA Approve
Expansion Subdivision
80   West at Gessner Reserves Partial Replat No. 1 EOA Approve
Staff recommendation: Approve staff’s recommendations for items 76 - 80.
Commission action: Approved staff’s recommendations for items 76 - 80.
Motion: **Garza** Second: **Sharp** Vote: **Carries** Abstaining: **Rice**
on item 78
II. ESTABLISH A PUBLIC HEARING DATE OF MARCH 18, 2010 FOR:
   a. Hutchins Gardens Partial Replat No. 1
   b. Lewis Elementary School Subdivision
   c. Towne Lake Sec. 9 Partial Replat No. 1
   d. Woodlands Village of Creekside Park Sec. 10 Partial Replat No. 1
   e. Woodlands Village of Creekside Park Sec. 11 Partial Replat No. 1
Staff recommendation: Establish a public hearing date of March 18, 2010 for item II a-e.
Commission action: Established a public hearing date of March 18, 2010 for item II a-e.
Motion: Kilkenny  Second: Wolff  Vote: Carries  Abstaining: Rice
   on items II d and e

Commissioner Ross returned.

III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR PROPERTY LOCATED AT 4820 WASHINGTON AVENUE:
Staff recommendation: Grant the requested variance.
Commission action: Granted the requested variance.
   Motion: Jard  Second: Collins  Vote: Carries  Opposed: Sharp
Speakers for item III: Mary Lou Henry – applicant; Mark Loethen – Public Works & Engineering;
   Laura Thorpe with Council Member Edward Gonzalez’s office – supportive with requests.

IV. PUBLIC HEARING AND CONSIDERATION OF LANDMARK AND PROTECTED LANDMARK DESIGNATION APPLICATION INITIATED BY THE OWNER: STAR ENGRAVING COMPANY BUILDING- 3201 ALLEN PARKWAY
Staff recommendation: That the Houston Planning Commission accept the recommendation of the Houston Archaeological and Historical Commission and recommend to City Council the Landmark and Protected Landmark Designation of the Star Engraving Company Building at 3201 Allen Parkway.
Commission action: Accepted the recommendation of the Houston Archaeological and Historical Commission and recommended to City Council the Landmark and Protected Landmark Designation of the Star Engraving Company Building at 3201 Allen Parkway.
   Motion: Robinson  Second: Wolff  Vote: Unanimous  Abstaining: None

V. EXCUSE THE ABSENCES OF COMMISSIONER, DR. CAROL A. LEWIS
Commissioner Lewis’ absences are excused.

VI. PUBLIC COMMENT
NONE

VII. ADJOURNMENT
There being no further business brought before the Commission, Chair, Carol A. Lewis, adjourned the meeting at 4:04 p.m.
   Motion: Kilkenny  Second: Sharp  Vote: Unanimous  Abstaining: None

Carol A. Lewis, Chair

Marlene L. Gafric, Secretary