Minutes of the Houston Planning Commission

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

April 15, 2010
Meeting to be held in
Council Chambers, Public Level, City Hall Annex
2:30 p.m.

Call to order:

Vice-Chair, Mark A. Kilkenny, called the meeting to order at 2:38 p.m. with a quorum present.

Mark A. Kilkenny, Vice-Chair
Susan Alleman
J.D. Bartell
John W. H. Chiang
David Collins
Sonny Garza
Jim Jard
Paul R. Nelson
Linda Porrás-Pirtle
Robin Reed
Richard A. Rice
David Robinson
Jeff Ross
Lee Schlanger
Algenita Segars
Talmadge Sharp, Sr.
Beth Wolff
Shaukat Zakaria
The Honorable Ed Emmett
Mark Mooney for
The Honorable Ed Chance
The Honorable Grady Prestage

EXOFFICIO MEMBERS

Carol A. Lewis
Mike Marcotte
Dawn Ullrich
Frank Wilson

Arrived at 2:40 p.m. during Director’s Report

Arrived at 2:42 p.m. during Director’s Report
Absent

Absent
Arrived at 2:40 p.m. during Director’s Report; left at 3:42 p.m. during item 56

Absent
Absent
Absent
Absent
DIRECTOR’S REPORT
The Director’s Report was given by Marlene L. Gafrick, Director, Planning and Development Department.

APPROVAL OF THE APRIL 1, 2010 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the April 1, 2010 Planning Commission Meeting Minutes.
Motion: Garza  Second: Rice  Vote: Carries  Abstaining: Wolff

I. PLATTING ACTIVITY  (Consent items A and B, 1-39)

Items removed for separate consideration: 13, 25, 26, 27, and 31. Item 2 was taken separately to allow for a speaker and item 14 was changed from approve to withdraw.

Staff recommendation: Approve staff’s recommendation for items 1 - 39 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendation for items 1 - 39 subject to the CPC 101 form conditions.
Motion: Collins  Second: Wolff  Vote: Unanimous  Abstaining: None

Commissioners Alleman, Rice, and Ross abstained and left the room.

Staff recommendation: Approve staff’s recommendation for items 13, 25, 26, 27, and 31 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendation for items 13, 25, 26, 27, and 31 subject to the CPC 101 form conditions.
Motion: Zakaria  Second: Segars  Vote: Unanimous  Abstaining: None

Commissioners Alleman, Rice, and Ross returned.

Item 2 is taken at this time.

2 Campanile on Eldridge Subdivision  C3P  Defer
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: Collins  Second: Ross  Vote: Unanimous  Abstaining: None
Speaker for item 2: Matt Fuqua – supportive.

C PUBLIC HEARINGS

40 BERCONS BELGRAVIA RESIDENCES SUBDIVISION  C3N  Withdraw

41 BRAESWOOD ADDITION PARTIAL REPLAT  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: Wolff  Second: Schlanger  Vote: Unanimous  Abstaining: None
42 CLARA VISTA PARTIAL REPLAT NO. 1
C3N Defer
Staff recommendation: Defer the plat for two weeks to allow time for additional information and for Chapter 42 planning standards and continue the public hearing until April 29, 2010.
Commission action: Deferred the plat for two weeks to allow time for additional information and for Chapter 42 planning standards and continue the public hearing until April 29, 2010.
Motion: Ross Second: Chiang Vote: Unanimous Abstaining: None

43 DEERBROOK ESTATES SEC. 1 PARTIAL
REPLAT NO. 1 AND EXTENSION
C3N Defer
Staff recommendation: Defer the plat for two weeks to allow time for further review of deed restrictions and for Chapter 42 planning standards.
Commission action: Deferred the plat for two weeks to allow time for further review of deed restrictions and for Chapter 42 planning standards.
Motion: Segars Second: Reed Vote: Unanimous Abstaining: None

44 HYDE PARK MAIN 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: Robinson Second: Wolff Vote: Unanimous Abstaining: None

45 LAKE POINTE ESTATES 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: Prestage Second: Segars Vote: Unanimous Abstaining: None

46 OAKCREST NORTH SEC. 5 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: Chiang Second: Segars Vote: Unanimous Abstaining: None

D VARIANCES

47 AMENDED PLAT OF ALMEDA PLACE
REPLAT NO. 1
C2R Defer
Staff recommendation: Defer the plat for two weeks to allow time for traffic and parking analysis review and to allow the applicant time to submit revised information and for Chapter 42 planning standards.
Commission action: Deferred the plat for two weeks to allow time for traffic and parking analysis review and to allow the applicant time to submit revised information and for Chapter 42 planning standards.
Motion: Segars Second: Garza Vote: Unanimous Abstaining: None

48 BRITISH SCHOOL OF HOUSTON
SUBDIVISON
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 and the additional condition that the use must be restricted to "school and related facility" use.
Motion: Rice Second: Zakaria Vote: Unanimous Abstaining: None
Commissioner Ross abstained and left the room.

49  BRUNSWICK MEADOWS SEC. 16  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: Chiang    Second: Garza    Vote: Unanimous  Abstaining: None
Commissioner Ross returned.

50  JRK ESTATES SUBDIVISION  C2  Defer
Staff recommendation: Defer the plat for two weeks to allow the applicant time to submit a revised Variance Request Information Form and a revised plat.
Commission action: Deferred the plat for two weeks to allow the applicant time to submit a revised variance Request Information Form and a revised plat.
   Motion: Jard    Second: Reed    Vote: Unanimous  Abstaining: None
Commissioner Alleman abstained and left the room.

51  KLEIN ISD HIGH SCHOOL NO. 6 COMPLEX GP  GP  Approve
Staff recommendation: Grant the requested variances and approve the general plan subject to the CPC 101 form conditions.
Commission action: Granted the requested variances and approved the general plan subject to the CPC 101 form conditions.
   Motion: Zakaria    Second: Chiang    Vote: Unanimous  Abstaining: None
Speaker for item 51: Trigg Lupher – supportive.
Commissioner Alleman returned.

52  LONG MEADOW FARMS SEC. 19  C3P  Approve
Staff recommendation: Grant the requested variances and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variances and approved the plat subject to the CPC 101 form conditions.
   Motion: Rice    Second: Prestage    Vote: Unanimous  Abstaining: None

53  NATIONAL SPORT ZONE SUBDIVISION  C2  Defer
Staff recommendation: Defer the plat for two weeks to allow the applicant time to submit a general plan and additional information.
Commission action: Deferred the plat for two weeks to allow the applicant time to submit a general plan and additional information.
   Motion: Wolff    Second: Reed    Vote: Unanimous  Abstaining: None

E   SPECIAL EXCEPTIONS
NONE
F  RECONSIDERATION OF REQUIREMENTS

Commissioner Alleman abstained and left the room.

54  CHANNELVIEW ISD EARLY CHILDHOOD CENTER SUBDIVISION  C2  Approve

Staff recommendation: Grant the requested reconsideration of requirement with the variance request and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested reconsideration of requirement with the variance request and approved the plat subject to the CPC 101 form conditions.
Motion: Reed  Second: Chiang  Vote: Unanimous  Abstaining: None

Commissioner Alleman returned.

G  ADMINISTRATIVE
NONE

H  DEVELOPMENT PLAT VARIANCES

55  904 E. 23rd STREET  DPV  Approve

Staff recommendation: Grant the requested variances and approve the plat.
Commission action: Granted the requested variances and approved the plat.
Motion: Robinson  Second: Wolff  Vote: Unanimous  Abstaining: None

56  24 COURTLANDT PLACE  DPV  Approve

Staff recommendation: Grant the requested variances based on the approved Certificate of Appropriateness from the Houston Archaeological and Historical Commission.
Commission action: Grant the requested variances based on the approved Certificate of Appropriateness from the Houston Archaeological and Historical Commission.
Motion: Robinson  Second: Segars  Vote: Carries  Abstaining: Bartell

Items I and J are taken together.

I  CERTIFICATES OF COMPLIANCE

57  Jerry P. Windham  COC  Approve
58  Josue Raul Salce  COC  Approve
59  Monica Yarida Aguilar Duran  COC  Approve
60  Jose Rufino Estrada  COC  Approve

Staff recommendation: Issue the Certificates of Compliance for items 57-60.
Commission action: Issued the Certificates of Compliance for items 57-60.
J  EXTENSIONS OF APPROVAL AND NAME CHANGES

61  Corporate Centre Fannin Sec. 3  EOA  Approve
62  Klein ISD Klein Oak High School Complex  EOA  Approve
     Subdivision
63  Mohammed Masjid Complex  NC  Approve
     (formerly Mohammed Masjid Complex Sec. 1)
64  Woodbridge Village Sec. 4  EOA  Approve
65  Woodlands Village of Creekside Park West Sec. 5  EOA  Approve
66  Wyndehaven Lake Estates  NC  Approve
     (formerly Roesner Lake Estates)

Staff recommendation: Approve staff’s recommendations for items 61 - 66.
Commission action: Approved staff’s recommendations for items 61-66.

Motion: Collins  Second: Segars  Vote: Carries  Abstaining: Alleman
          on item 62 and Ross on item 65

II.  ESTABLISH A PUBLIC HEARING DATE OF MAY 13, 2010 FOR:
    a.  Cinco Ranch Southwest Sec. 33 Partial Replat No. 2
    b.  United Park at Twenty Second Street Subdivision
    c.  West Oaks No. 2 Partial Replat No. 1

Staff recommendation: Establish a public hearing date of May 13, 2010 for items II a-c.
Commission action: Established a public hearing date of May 13, 2010 for items II a-c.

Motion: Garza  Second: Wolff  Vote: Unanimous  Abstaining: None

III. PUBLIC HEARING AND CONSIDERATION OF HISTORIC DISTRICT APPLICATION
     INITIATED BY A MAJORITY OF THE PROPERTY OWNERS FOR FIRST MONTROSE
     COMMONS HISTORIC DISTRICT

Staff recommendation: That the Houston Planning Commission accept the recommendation of the
     Houston Archaeological and Historic Commission and recommend to City Council the Historic
     District designation of the first Montrose Commons Historic District.
Commission action: Accepted the recommendation of the Houston Archaeological and Historic
     Commission and recommended to City Council the Historic District designation of the first Montrose
     Commons Historic District.

Motion: Robinson  Second: Segars  Vote: Carries  Abstaining: Bartell
Speakers for item III: Ronald Boyd, Stephen Longmire, Mary Anne McBrayer, and Barbara
     Skjonsby – supportive.

IV.  PUBLIC HEARING AND CONSIDERATION OF LANDMARK DESIGNATION
     APPLICATION INITIATED BY THE OWNER: PLAYHOUSE THEATER- 4816 MAIN
     STREET

Staff recommendation: That the Houston Planning Commission accept the recommendation of the
     Houston Archaeological and Historical Commission and recommend to City Council the Landmark
     Designation of the Playhouse Theater at 4816 Main Street.
Commission action: Accept the recommendation of the Houston Archaeological and Historic
     Commission and recommended to City Council the Landmark Designation of the Playhouse Theater
     at 4816 Main Street.

Motion: Collins  Second: Robinson  Vote: Carries  Abstaining: Bartell
V. PUBLIC HEARING AND CONSIDERATION OF LANDMARK AND PROTECTED LANDMARK DESIGNATION APPLICATION INITIATED BY THE OWNER: ST. JOHN MISSIONARY BAPTIST CHURCH- 2702 DOWLING STREET

Staff recommendation: That the Houston Planning Commission accept the recommendation of the Houston Archaeological and Historic Commission and recommend to City Council the Landmark and Protected Landmark Designation of the St. John Missionary Baptist Church building at 2702 Dowling Street.

Commission action: Accepted the recommendation of the Houston Archaeological and Historic Commission and recommended to City Council the Landmark and Protected Landmark Designation of the St. John Missionary Baptist Church building at 2702 Dowling Street.

Motion: Segars    Second: Ross    Vote: Carries    Abstaining: Bartell

VI. PUBLIC COMMENT
NONE

VII. ADJOURNMENT
There being no further business brought before the Commission, Chair, Carol A. Lewis, adjourned the meeting at 3:55 p.m.

Motion: Wolff    Second: Reed    Vote: Unanimous    Abstaining: None

Mark A. Kilkenny, Vice-Chair

Marlene L. Gafrick, Secretary