Minutes of the Houston Planning Commission

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

May 27, 2010
Meeting to be held in
Council Chambers, Public Level, City Hall Annex
2:30 p.m.

Call to order:

Chair, Mark A. Kilkenny, called the meeting to order at 2:34 p.m. with a quorum present.

Mark A. Kilkenny, Chair
Susan Alleman
Christopher B. Amandes
Keiji Asakura
Sonny Garza
Jim Jard
Paul R. Nelson
Linda Porras-Pirtle
Robin Reed
Richard A. Rice
David Robinson
Jeff Ross
Algernis Segars
Talmadge Sharp, Sr.
Blake Tart III
Beth Wolff
Shaukat Zakaria
The Honorable Ed Chance
Jackie Freeman for
The Honorable Ed Emmett
Jesse Hegemier for
The Honorable Grady Prestage

Arrived at 2:38 p.m. during Consent items

Absent

Left at 3:12 p.m. during item 69

EXOFFICIO MEMBERS

Carol A. Lewis
Mike Marcotte
Dawn Ullrich
Frank Wilson

Absent
Absent
Absent
Absent
DIRECTOR’S REPORT
The Director's Report was given by Marlene L. Gafrick, Director, Planning and Development Department. During this time, commission members elected a Chair and Vice-Chair for the Planning Commission.

Commission action: Nominated Mark A. Kilkenny as Commission Chair.
   Motion: Jard  Second: Rice  Vote: Unanimous  Abstaining: None
Commission action: Nominated Sonny Garza as Vice-Chair.
   Motion: Robinson  Second: Wolff  Vote: Unanimous  Abstaining: None

APPROVAL OF THE MAY 13, 2010 PLANNING COMMISSION MEETING MINUTES
   Motion: Rice  Second: Segars  Vote: Unanimous  Abstaining: None

I. ELECTION OF PLANNING COMMISSION CHAIR AND VICE CHAIR
Election of Planning Commission Chair and Vice Chair was held during the Director’s Report.

II. PLATTING ACTIVITY (Consent items A and B, 1-57)
Items removed for separate consideration: 2, 7, 8, 41, 44, and 45. Item 56 was changed from approve to defer. Item 22 will be taken with item 63 in the variance section.

Staff recommendation: Approve staff’s recommendation for items 1-57 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendation for items 1-57 subject to the CPC 101 form conditions.
   Motion: Zakaria  Second: Reed  Vote: Unanimous  Abstaining: None

Commissioners Amandes and Ross abstained and left the room.

Staff recommendation: Approve staff’s recommendation for items 2, 7, 8, 41, 44, and 45 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendation for items 2, 7, 8, 41, 44, and 45 subject to the CPC 101 form conditions.
   Motion: Reed  Second: Segars  Vote: Unanimous  Abstaining: None

Commissioners Amandes and Ross returned.

C PUBLIC HEARINGS

58 RODRIGO DUPLEX 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: Rice  Vote: Unanimous  Abstaining: None
Speakers for item 58: Frederick C. Zerke – opposed.

59 VILLAGES OF CYPRESS LAKES SEC. 17  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: Segars  Vote: Unanimous  Abstaining: None
D VARIANCES

Items 60 and 61 are taken together.

60 CARRABBAS SUBDIVISION C2R Defer
61 GRACES RESTAURANT SUBDIVISION C2R Defer
Staff recommendation: Defer the plats for two weeks to allow time for review of additional and revised information submitted by the applicant.
Commission action: Deferred the plats for two weeks to allow time for review of additional and revised information submitted by the applicant.
Motion: Jard Second: Reed Vote: Unanimous Abstaining: None

62 HANNOVER COMMERCIAL PARK SUBDIVISION C2R Approve
Staff recommendation: Grant the requested reconsideration of requirement and the requested variance and approve the plat subject to the CPC 101 form conditions and the following additional conditions: 1) ornamental fencing with an access gate for maintenance use along the dead-end portion of Longcastle, 2) landscaping buffers along the portions of the site that abut single family use, and 3) 3" calliper street trees along FM 2920, pursuant to Harris County species and spacing requirements.
Commission action: Granted the requested reconsideration of requirement and the requested variance and approved the plat subject to the CPC 101 form conditions and the following additional conditions: 1) ornamental fencing with an access gate for maintenance use along the dead-end portion of Longcastle, 2) landscaping buffers along the portions of the site that abut single family use, and 3) 3" calliper street trees along FM 2920, pursuant to Harris County species and spacing requirements.
Motion: Wolff Second: Reed Vote: Unanimous Abstaining: None

Items 22 and 63 are taken together.

22 JORDAN ROAD GP GP Defer
63 JORDAN ROAD STD C3P Defer
Staff recommendation: Defer the general plan and the plat for two weeks to allow the applicant to coordinate with the City Legal Department regarding Chapter 42 standards and for the applicant to provide revised information.
Commission action: Deferred the general plan and the plat for two weeks in order to coordinate with the City Legal Department regarding Chapter 42 standards and for the applicant to provide revised information.
Motion: Segars Second: Rice Vote: Unanimous Abstaining: None

64 OAK HILL MISSIONARY BAPTIST CHURCH SUBDIVISION C2R Approve
Staff recommendation: Grant the requested variance and approve the plat with the condition that the variance would not allow dedication of right-of-way along Owens or Cartersville and subject to the CPC 101 form conditions.
Commission action: Granted the requested variance and approved the plat with the condition that the variance would not allow dedication of right-of-way along Owens or Cartersville and subject to the CPC 101 form conditions.
Motion: Segars Second: Sharp Vote: Unanimous Abstaining: None
Items 65, 66, and 67 are taken together.

65  PRESERVE AT NORTHAMPTON GP         GP            Approve
66  PRESERVE AT NORTHAMPTON DENTENTION  C3P          Approve
67  PRESERVE AT NORTHAMPTON SEC. 1     C3P          Approve

Staff recommendation: Grant the requested variances and approve the general plan and the plats subject to the CPC 101 form conditions.
Commission action: Granted the requested variances and approved the general plan and the plats subject to the CPC 101 form conditions.
   Motion: Ross       Second: Wolff     Vote: Unanimous  Abstaining: None
Speaker for items 65-67: Mary Lou Henry – applicant.

E  SPECIAL EXCEPTIONS
NONE

F  RECONSIDERATION OF REQUIREMENTS

68  LAKEMONT SHORES SEC. 3              C3P          Approve

Staff recommendation: Grant the requested reconsideration of requirement and the special exception and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested reconsideration of requirement and the special exception and approved the plat subject to the CPC 101 form conditions.
   Motion: Zakaria    Second: Segars    Vote: Unanimous  Abstaining: None

69  ODUTAYOU ESTATES SUBDIVISION        C2           Approve

Staff recommendation: Grant the reconsideration of requirement with the requested variance and approve the plat subject to the applicant meeting the Chapter 42 requirement 42-135 (b) to provide a barricade along the width of the stub street and subject to the CPC 101 form conditions.
Commission action: Granted the requested variance and approved the plat subject to the applicant meeting the Chapter 42 requirement 42-135 (b) for providing a barricade along the width of the stub street and subject to the CPC 101 form conditions.
   Motion: Wolff      Second: Garza     Vote: Unanimous  Abstaining: None
Speaker for item 69: Anthony Steptoe – position not stated; Carl Smitha, - Chief Engineer, Public Works and Engineering Department.

G  ADMINISTRATIVE
NONE

H  DEVELOPMENT PLAT VARIANCES

70  4411 LEFFINGWELL STREET              DPV          Approve

Staff recommendation: Grant the requested variance to allow a 13’ building setback along Cavalcade and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance to allow a 13’ building setback along Cavalcade and approve the plat subject to the CPC 101 form conditions.
   Motion: Segars    Second: Reed      Vote: Unanimous  Abstaining: None

71  2245 STANMORE DRIVE                   DPV          Defer

Staff recommendation: Defer the plat for two weeks to allow time for legal review of separately filed deed restrictions.
Commission action: Deferred the plat for two weeks to allow time for legal review of separately filed deed restrictions.
   Motion: Robinson  Second: Wolff     Vote: Unanimous  Abstaining: None
I. CERTIFICATES OF COMPLIANCE

Commissioner Ross abstained and left the room.

72 Pate Engineers, Inc. COC Approve
73 Martha Anderson and Dagoberto Leal COC Approve
Staff recommendation: Issue the Certificates of Compliance for items 72-73.
Commission action: Issued the Certificates of Compliance for items 72-73.
Motion: Sharp Second: Segars Vote: Unanimous Abstaining: None

Commissioner Ross returned.

Commissioner Alleman abstained and left the room.

J. EXTENSIONS OF APPROVAL AND NAME CHANGES

74 Almeda Genoa Plaza Subdivision EOA Approve
75 Greensbrook Place Sec. 4 EOA Approve
76 Klein ISD Bernshausen Elementary School NC Approve
Sec. 2 (formerly Klein ISD Elementary School No. 28 Sec. 2)
77 Patriots by the Lake Sec. 6 EOA Approve
78 Woodstream Acres Sec. 1 EOA Approve
Staff recommendation: Approve staff’s recommendation for items 74 - 78.
Commission action: Approved staff’s recommendation for items 74 - 78.
Motion: Reed Second: Segars Vote: Unanimous Abstaining: None

Commissioner Alleman returned.

III. ESTABLISH A PUBLIC HEARING DATE OF JUNE 24, 2010 FOR:
   a. Addicks Stone Village Replat No. 1
   b. Meadow Creek Gardens Replat No. 1
   c. Sugar Plaza Partial Replat No. 1
   d. Plainview Second Addition Partial Replat No. 2
Staff recommendation: Establish a public hearing date of June 24, 2010 for items III a-d.
Commission action: Established a public hearing date of June 24, 2010 for items III a-d.
Motion: Sharp Second: Wolff Vote: Unanimous Abstaining: None

IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR PROPERTY LOCATED AT 1210 W. CLAY STREET
Staff recommendation: Grant the requested variance.
Commission action: Granted the requested variance.
Motion: Reed Second: Segars Vote: Unanimous Abstaining: None
Speakers for item IV: Mary Lou Henry – applicant; Patsy Halanski, Jane Weiner, and Dan Suduth – supportive.

V. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR PROPERTY LOCATED AT 3115 KIRBY DRIVE
Staff recommendation: Defer the requested variance for two weeks to allow time for additional and revised information to be sent to the notification area as required in Chapter 26.
Commission action: Deferred the application for two weeks to allow time for additional and revised information to be sent to the notification area required in Chapter 26.
Motion: Wolff Second: Garza Vote: Unanimous Abstaining: None
VI. PUBLIC HEARING AND CONSIDERATION OF LANDMARK DESIGNATION APPLICATION INITIATED BY THE OWNER: STRICKLAND-LASATER-THOMAS HOUSE AT 2184 TROON ROAD

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 Strickland-Lasater-Thomas House at 2184 Troon Road.

Commission action: Accepted the recommendation of the Houston Archaeological and Historical Commission and recommended to City Council the Landmark Designation of the Strickland-Lasater-Thomas House at 2184 Troon Road.

Motion: Sharp Second: Robinson Vote: Unanimous Abstaining: None

VII. PUBLIC HEARING AND CONSIDERATION OF LANDMARK AND PROTECTED LANDMARK DESIGNATION APPLICATION INITIATED BY THE OWNER: MAGNOLIA PARK CITY HALL AND CENTRAL FIRE STATION AT 7301 AVENUE F

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 Magnolia Park City Hall and Central Fire Station at 7301 Avenue F.

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 Magnolia Park City Hall and Central Fire Station at 7301 Avenue F.

Motion: Segars Second: Sharp Vote: Unanimous Abstaining: None

VIII. PUBLIC COMMENT

NONE

IX. ADJOURNMENT

There being no further business brought before the Commission, Chair, Mark A. Kilkenny, adjourned the meeting at 3:54 p.m.

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

Mark A. Kilkenny, Chair

Marlene L. Gafrick, Secretary