Minutes of the Houston Planning Commission

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

June 10, 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 2:37 p.m. with a quorum present.

Mark A. Kilkenny, Chair
M. Sonny Garza               Arrived at 3:30 p.m.
Susan Alleman
Christopher B. Amandes
Keiji Asakura
J. D. Bartell
James R. Jard
Paul R. Nelson
Linda Porras-Pirtle
Robin Reed
Richard A. Rice
David Robinson
Jeff Ross
Algenita Segars               Arrived at 2:51 p.m.
Talmadge Sharp, Sr.
Blake Tart III
Beth Wolff
Shaukat Zakaria
Mark Mooney for
   The Honorable Ed Chance
The Honorable Ed Emmett
The Honorable Grady Prestage
   Absent

EXOFFICIO MEMBERS

Carol A. Lewis               Absent
Mike Marcotte                Absent
Dawn Ullrich                 Absent
Frank Wilson                 Absent
DIRECTOR’S REPORT
The Director’s Report was given by Marlene L. Gafrick, Director, Planning and Development Department.

APPROVAL OF THE MAY 27, 2010 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the May 27, 2010 Planning Commission Meeting Minutes.
   Motion: Rice   Second: Sharp   Vote: Unanimous   Abstaining: None

I. PLATTING ACTIVITY     (Consent items A and B, 1-58)
Items removed for separate consideration: 1, 20, 21, 26, 38 and 54. Item 13 was changed from defer to approve; item 18 was taken with item 72 in the variances section and item 21 was changed from approve to defer at the applicant’s request.

Staff recommendation: Approve staff’s recommendation for items 1 - 58 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendation for items 1 - 58 subject to the CPC 101 form conditions.
   Motion: Sharp   Second: Reed   Vote: Unanimous   Abstaining: None

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

Staff recommendation: Approve staff’s recommendation for items 1, 20, 21, 26, 38 and 54 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendation for items 1, 20, 21, 26, 38 and 54 subject to the CPC 101 form conditions.
   Motion: Rice   Second: Sharp   Vote: Unanimous   Abstaining: None

Commissioners Alleman, Amandes and Ross returned.

C PUBLIC HEARINGS

59  Meadow Vista Sec. 1 Partial Replat No. 2    C3N    Defer
Staff recommendation: Defer the plat for two weeks at the applicant’s request.
Commission action: Deferred the plat for two weeks at the applicant’s request.
   Motion: Reed   Second: Sharp   Vote: Unanimous   Abstaining: None

60  Meyerland Sec. 8 Replat No. 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: Rice   Second: Amandes   Vote: Unanimous   Abstaining: None
Speakers for item 60: Dr. Stephen Schwartz, Ellen Howard, Judge Murray Cohen, Robert Zinn, Diane Levin, Meryl Cohen, Dr. Edward Rastchie and Dara Soloman – opposed. Marvin Granti - owner and Prasad Maragani – applicant.

61  Windstone Colony South 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: Sharp   Second: Ross   Vote: Unanimous   Abstaining: None
D  VARIANCES

Commissioner Rice abstained and left the room.

62  Bridges of Lake Houston GP  GP  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 with the additional condition that either: 1) the 44’ paving section extend from Lake Houston Parkway across the railroad track and across the gully or 2) alternatively, a second public right-of-way that allows two points of access should be constructed east of the gully, in lieu of the 44’ paving section extending beyond the proposed cul-de-sac shown on the GP drawing and subject to the CPC 101 form conditions.
Motion: Segars  Second: Zakaria  Vote: Unanimous  Abstaining: None

63  Carpenters Landing Sec. 4  C3P  Defer
64  Carpenters Landing Sec. 5  C3P  Defer
Staff recommendation: Defer the requested variances and the plats for two weeks to allow time for the applicant to provide revised information and for Chapter 42 Planning Standards.
Commission action: Deferred the requested variances and the plats for two weeks to allow time for the applicant to provide revised information and for Chapter 42 Planning Standards.
Motion: Rice  Second: Sharp  Vote: Unanimous  Abstaining: None

65  Carrabbas Subdivision  C2R  Approve
69  Graces Restaurant Subdivision  C2R  Approve
Staff recommendation: Grant the requested variances and approve the plats subject to the CPC 101 form conditions.
Commission action: Grant the requested variances and approved the plats subject to the CPC 101 form conditions.
Motion: Jard  Second: Robinson  Vote: Unanimous  Abstaining: None

Commissioner Alleman abstained and left the room.

66  CFISD Perry Road Sec. 1 Windfern Road Multi School 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: Rice  Second: Reed  Vote: Unanimous  Abstaining: None

Commissioner Alleman returned.

67  Citation 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: Garza  Second: Alleman  Vote: Unanimous  Abstaining: None
City View Terraces Subdivision  C2R  Defer
Staff recommendation: Defer the requested variances and the plat for two weeks to allow the applicant time to submit new and revised information.
Commission action: Deferred the requested variances and the plat for two weeks to allow the applicant time to submit new and revised information.
  Motion: Jard  Second: Sharp  Vote: Unanimous  Abstaining: None
Speaker for item 68: Dorothy Hass

Harrys Restaurant Subdivision  C2R  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: Robinson  Second: Prestage  Vote: Unanimous  Abstaining: None
Speaker for item 70: Joyce Owens

National Sport Zone 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 approve the plat subject to the CPC 101 form conditions.
  Motion: Ross  Second: Sharp  Vote: Unanimous  Abstaining: None

Jorden road  GP  Defer
West Jorden road STD  C3P  C3P  Defer
Staff recommendation: Defer the general plan and 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 general plan and the plat for two weeks to allow time for the applicant to provide revised information and for Chapter 42 Planning Standards.
  Motion: Sharp  Second: Reed  Vote: Unanimous  Abstaining: None
Commissioner Ross abstains and leaves the room.

Woodlands Village of Grogans Mill Lake  C3R  Approve
Woodlands East Shore Sec. 14
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: Mooney  Second: Segars  Vote: Unanimous  Abstaining: None
Commissioner Ross returned.

E  SPECIAL EXCEPTIONS
None

F  RECONSIDERATION OF REQUIREMENTS
None
G ADMINISTRATIVE
None

H DEVELOPMENT PLAT VARIANCES

74 1911 Bagby Street  DPV  Approve
Staff recommendation: Grant the requested variance subject to providing 6’ sidewalks, planting 3” caliper trees and additional landscaping, and subject to the CPC 101 form conditions.
Commission action: Granted the requested variance subject to providing 6’ sidewalks, planting 3” caliper trees and additional landscaping, and subject the CPC 101 form conditions.
  Motion: Jard        Second: Zakaria   Vote: Unanimous   Abstaining: None
Speakers for item 74: Albert Garcia and Jiten Karnani.

75 2245 Stanmore Drive  DPV  Defer
Staff recommendation: Defer the plat for two weeks for further study and legal review, as well as to provide time for the applicant to revise the variance request.
Commission action: Deferred the plat for two weeks for further study and legal review, as well as to provide time for the applicant to revise the variance request.
  Motion: Robinson    Second: Sharp     Vote: Unanimous   Abstaining: None

I CERTIFICATES OF COMPLIANCE

76 Alejandro Vera  COC  Approve
77 Gregorio Carrasco  COC  Approve
78 Gladys Coker  COC  Approve
Staff recommendation: Issue the Certificates of Compliance for items 76-78.
Commission action: Issued the Certificates of Compliance for items 76-78.
  Motion: Ross        Second: Alleman   Vote: Unanimous   Abstaining: None

J EXTENSIONS OF APPROVAL AND NAME CHANGES

79 Cypresswood Heights Drive East of Cypresswood Drive STD  EOA  Approve
80 New Forest Town Center Blvd. and Pale Sage Drive STD  EOA  Approve
81 Post Oak Green Sec. 2  NC  Approve
82 Trails of Cypress Lake Sec. 2  EOA  Approve
Staff recommendation: Approve staff’s recommendation for items 79 - 82
Commission action: Approved staff’s recommendation for items 78 - 82.
  Motion: Sharp        Second: Amandes   Vote: Unanimous   Abstaining: None
Commissioner Alleman returned.

II. ESTABLISH A PUBLIC HEARING DATE OF JULY 8, 2010 FOR:
   a. Croyden Gardens partial Replat No. 1
   b. Lan Dong Estates Subdivision
   c. Parklake Village Partial Replat No. 2
   d. Spring Branch Villa Partial Replat No. 2
Staff recommendation: Establish a public hearing date of July 8, 2010 for items II a-d.
Commission action: Established a public hearing date of July 8, 2010 for items II a-d.
  Motion: Sharp        Second: Wolff     Vote: Unanimous   Abstaining: None
III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR PROPERTY
LOCATED AT 1917 WASHINGTON AVENUE
Staff recommendation: Defer the requested variance for two weeks for further study and review of
area ownership and permit history.
Commission action: Defer the requested variance for two weeks for further study and review of
area ownership and permit history.
   Motion: Sharp    Second: Alleman    Vote: Unanimous    Abstaining: None
Speakers for item III: Brett Mize- supportive and Armando Silva – opposed.

IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR PROPERTY
LOCATED AT 3115 KIRBY DRIVE
Staff recommendation: Approve the requested variances.
Commission action: Approved the requested variances.
   Motion: Robinson    Second: Zakaria    Vote: Unanimous    Abstaining: None

V. PUBLIC COMMENT
None

VI. ADJOURNMENT
There being no further business brought before the Commission, Vice -Chair, Mark A. Kilkenny,
adjourned the meeting at 3:47 p.m.
   Motion: Sharp    Second: Amandes    Vote: Unanimous    Abstaining: None

Mark A. Kilkenny, Chair

Marlene L. Gafrick, Secretary