Minutes of the Houston Planning Commission

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

June 24, 2010
Meeting to be held in
Council Chambers, Public Level, City Hall Annex
2:30 p.m.

Call to order:

Vice Chair, Sonny Garza, called the meeting to order at 2:37 p.m. with a quorum present.

Mark A. Kilkenny, Chair Absent
M. Sonny Garza
Susan Alleman
Christopher B. Amandes
Keiji Asakura
J. D. Bartell
James R. Jard
Paul R. Nelson
Linda Porras-Purtle
Robin Reed Absent
Richard A. Rice
David Robinson
Jeff Ross Absent
Algenita Segars
Talmadge Sharp, Sr.
Blake Tart III
Beth Wolff
Shaukat Zakaria
The Honorable Ed Chance Absent
The Honorable Ed Emmett Absent
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 JUNE 10, 2010 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the June 10, 2010 Planning Commission Meeting Minutes.
   Motion: Zakaria  Second: Sharp  Vote: Unanimous  Abstaining: None

I. PLATTING ACTIVITY  (Consent items A and B, 1- 62 and 85)
Items removed for separate consideration: 8, 9, 15, 21, 43, 44, and 60. Item 85 was taken from the Administrative II section and added to the consent items and voted on at this time with the regular consent items.

Staff recommendation: Approve staff’s recommendation for items 1 – 62 and 85 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendation for items 1 – 62 and 85 subject to the CPC 101 form conditions.
   Motion: Sharp  Second: Reed  Vote: Unanimous  Abstaining: None

Commissioners Alleman and Amandes abstained and left the room.

Staff recommendation: Approve staff’s recommendation for items 8, 9, 15, 21, 43, 44, 60 and 85 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendation for items 8, 9, 15, 21, 43, 44, 60 and 85 subject to the CPC 101 form conditions.
   Motion: Zakaria  Second: Sharp  Vote: Unanimous  Abstaining: None

Commissioners Alleman and Amandes returned.

C PUBLIC HEARINGS

63 Addicks Stone Village Replat No. 1
Staff recommendation: Defer the plat for two weeks to allow the applicant time to provide revised information.
Commission action: Deferred the plat for two weeks to allow the applicant time to provide revised information.
   Motion: Wolff  Second: Segars  Vote: Unanimous  Abstaining: None
64  Meadow Creek Gardens Replat No. 1  C3N  Defer
Replat No. 1
Staff recommendation: Defer the plat for two weeks to allow time for the applicant to coordinate
with CenterPoint Energy and for Chapter 42 Planning Standards.
Commission action: Deferred the plat for two weeks to allow time for the applicant to coordinate
with CenterPoint Energy and for Chapter 42 Planning Standards.
Motion: Jard  Second: Zakaria  Vote: Unanimous  Abstaining: None
Speaker for item 64: Emafred S. Pengelly.

65  Meadow Vista Sec. 1 Partial Replat No. 2  C3N  Withdrawn

66  Plainview Second Addition Partial Replat No. 2  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: Robinson  Vote: Unanimous  Abstaining: None

67  Sugar Plaza Partial Replat No. 1  C3N  Defer
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approve the plat subject to the CPC 101 form conditions.
Motion: Sharp  Second: Rice  Vote: Unanimous  Abstaining: None

D  VARIANCES

68  Carpenters Landing Sec. 4  C3P  Approve
69  Carpenters Landing Sec. 5  C3P  Approve
Staff recommendation: Approve the plats subject to the CPC 101 form conditions.
Commission action: Approved the plats subject to the CPC 101 form conditions.
Motion: Rice  Second: Alleman  Vote: Unanimous  Abstaining: None

70  City View Terraces Subdivision  C2R  Defer
Staff recommendation: Defer the plat for two weeks for Chapter 42 Planning Standards.
Commission action: Deferred the plat for two weeks for Chapter 42 Planning Standards.
Motion: Sharp  Second: Segars  Vote: Unanimous  Abstaining: None

71  Jorden Road GP  GP  Withdrawn
72  West Jorden Road STD  C3P  Withdrawn
73  White House Subdivision  C2R  Defer
Staff recommendation: Defer the requested variance and the plat for two weeks to allow the applicant time to submit additional information, to evaluate parking issues and for Chapter 42 Planning Standards.
Commission action: Deferred the requested variance and the plat for two weeks to allow the applicant time to submit additional information, to evaluate parking issues and for Chapter 42 Planning Standards.
Motion: Rice  Second: Segars  Vote: Unanimous  Abstaining: None
Speakers for item 73: Mary Ann Rydowski and Evan McClanahan – opposed.

74  Woodlands Village of Grogans Mill Lake  C3P  Defer
Woodlands East Shore Sec. 15
Staff recommendation: Defer the requested variance and the plat for two weeks for additional information and for Chapter 42 Planning Standards.
Commission action: Deferred the requested variance and the plat for two weeks for additional information and for Chapter 42 Planning Standards.
Motion: Alleman  Second: Sharp  Vote: Unanimous  Abstaining: None

E  SPECIAL EXCEPTIONS

75  Copper Lakes Sec 17  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: Rice  Second: Alleman  Vote: Unanimous  Abstaining: None

76  Cy Fair ISD Westgreen Boulevard  C3P  Approve
Multi School Subdivision
Staff recommendation: Grant the requested variance without the special exception which was not needed and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance without the special exception which was not needed and approved the plat subject to the CPC 101 form conditions.
Motion: Wolff  Second: Rice  Vote: Unanimous  Abstaining: None

F  RECONSIDERATION OF REQUIREMENTS

77  First Baptist Recreational Center Subdivision  C2  Approve
Staff recommendation: Grant the requested reconsideration of requirements.
Commission action: Granted the requested reconsiderations of requirements.
Motion: Zakaria  Second: Sharp  Vote: Unanimous  Abstaining: None
H DEVELOPMENT PLAT VARIANCES

78 2245 Stanmore Drive  
    DPV  Withdrawn

79 1400 Tulane Street  
    DPV  Approve

Staff recommendation: Grant the requested variance.  
Commission action: Granted the requested variance.  
    Motion: Robinson  Second: Alleman  Vote: Unanimous  Abstaining: None

Speaker for item 79: Gabriella Nissen – Applicant.

I CERTIFICATES OF COMPLIANCE

None

J EXTENSIONS OF APPROVAL AND NAME CHANGES

80 Campus View Dr. Ventana Lakes Blvd. Katy  
    School Lane from Stockdick School Road East of Peek Road STD  
    EOA  Approve

81 New Forest Town Center Blvd. and Pale  
    Sage Drive STD  
    EOA  Approve

82 Post Oak Green Sec 2  
    EOA  Approve

83 Trails of Cypress Lake Sec 2  
    EOA  Approve

84 Terrace at Oakhurst Sec 3  
    EOA  Approve

Staff recommendation: Approve staff’s recommendation for items 80-84  
Commission action: Approved staff’s recommendation for items 80-84.  
    Motion: Segars  Second: Sharp  Vote: Unanimous  Abstaining: None
II. ESTABLISH A PUBLIC HEARING DATE OF JULY 22, 2010 FOR:
   a. Cinco Ranch Southwest Sec 35 Partial Replat No. 1
   b. Fairdale Estates Subdivision
   c. Innerloop Braeswood Subdivision
   d. Park Reserve at Cinco Ranch Southwest Subdivision
   e. Riedel Estates Partial Replat No. 1
   f. Spring Branch ISD Wilchester Elementary School Subdivision
   g. Tuscany at Avon Court Replat No. 1
   h. West Oaks Place Replat and Extension

Staff recommendation: Establish a public hearing date of July 22, 2010 for items II a-h.
Commission action: Established a public hearing date of July 22, 2010 for items II a-h.
   Motion: Rice Second: Sharp Vote: Unanimous Abstaining: None

III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR PROPERTY LOCATED AT 1917 WASHINGTON AVENUE

Staff recommendation: Deny the requested variance.
Commission action: Denied the requested variance.
   Motion: Zakaria Second: Sharp Vote: Unanimous Abstaining: None

IV. PUBLIC HEARING AND CONSIDERATION OF LANDMARK DESIGNATION APPLICATION INITIATED BY THE OWNER – CASA A LA PUNTA AT 3223 CHEVY CHASE DRIVE

Staff recommendation: Accept the recommendation of the Houston Archaeological and Historical Commission and send the Landmark Application of Casa a la Punta at 3223 Chevy Chase Drive to City Council for approval.
Commission action: Accepted the recommendation of the Houston Archaeological and Historical Commission and sent the Landmark Application of Casa a la Punta at 3223 Chevy Chase Drive to City Council for approval.
   Motion: Bartell Second: Wolff Vote: Unanimous Abstaining: None
V. PUBLIC HEARING AND CONSIDERATION OF LANDMARK AND PROTECTED LANDMARK APPLICATIONS INITIATED BY THE OWNERS

a. Hilliard House at 3375 Del Monte Drive
Staff recommendation: Accept the recommendation of the Houston Archaeological and Historical Commission and send the Landmark and Protected Landmark Application of Hilliard House at 3375 Del Monte Drive to City Council for approval.
Commission action: Accepted the recommendation of the Houston Archaeological and Historical Commission and sent the Landmark and Protected Landmark Application of Hilliard House at 3375 Del Monte Drive to City Council for approval.
Motion: Bartell Second: Wolff Vote: Unanimous Abstaining: None

b. Baker-Meyer Building at 313 Travis Street
Staff recommendation: Accept the recommendation of the Houston Archaeological and Historical Commission and send the Landmark and Protected Landmark Application of the Baker-Meyer Building at 313 Travis Street to City Council for approval.
Commission action: Accepted the recommendation of the Houston Archaeological and Historical Commission and sent the Landmark and Protected Landmark Application of the Baker-Meyer Building at 313 Travis Street to City Council for approval.
Motion: Bartell Second: Wolff Vote: Unanimous Abstaining: None

VI. PUBLIC COMMENT
None

VII. ADJOURNMENT
There being no further business brought before the Commission, Vice-Chair, M. Sonny Garza adjourned the meeting at 4:22 p.m.
Motion: Sharp Second: Amandes Vote: Unanimous Abstaining: None

M. Sonny Garza, Vice-Chair

Marlene L. Gafrick, Secretary