

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 Porrás-Pirtle	
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

C3N

Defer

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 Jordan Road GP Withdrawn**
72 West Jordan 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
Woodlands East Shore Sec. 15**

C3P

Defer

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
Multi School Subdivision**

C3P

Approve

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**

G ADMINISTRATIVE
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**

Speaker for item 79: Gabriella Nissen – Applicant.

Vote: **Unanimous** Abstaining: **None**

I CERTIFICATES OF COMPLIANCE

None

J EXTENSIONS OF APPROVAL AND NAME CHANGES

80 Campus View Dr. Ventana Lakes Blvd. Katy EOA Approve

School Lane from Stockdick School Road East of Peek Road STD

81 New Forest Town Center Blvd. and Pale EOA Approve

Sage Drive STD

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**

Speakers for item III: Brett Mize and Robert Mize - supportive. Julie Thobae, Laura Thorpe, Richard Roeder, Jerry Harper, Jane West, Jay Hamburger, Tom Dornbusch, Leisha Medina, and Phil Neisel.

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**

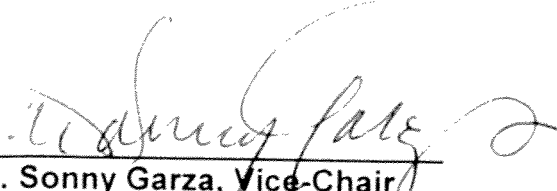
VI. PUBLIC COMMENT

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