Minutes of the Houston Planning Commission

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

July 8, 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 2:30 p.m. with a quorum present.

Mark A. Kilkenny, Chair
M. Sonny Garza
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
Talmadge Sharp, Sr.
Blake Tart III
Beth Wolff
Shaukat Zakaria
The Honorable Ed Chance
Jackie Freeman for
The Honorable Ed Emmett
The Honorable Grady Prestage

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 Michael Schaffer, Deputy Director, Planning and Development Department.

APPROVAL OF THE JUNE 24, 2010 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the June 24, 2010 Planning Commission Meeting Minutes.
Motion: Rice Second: Garza Vote: Unanimous Abstaining: Ross

I. PLATTING ACTIVITY (Consent items A and B, 1-56)
Items removed for separate consideration: 17, 32, 33, 34, 40, 44, 50, and 55. Item 47 was taken out of order to allow for speakers.

Staff recommendation: Approve staff’s recommendation for items 1 – 56 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendation for items 1 – 56 subject to the CPC 101 form conditions.
Motion: Wolff Second: Rice Vote: Unanimous Abstaining: None

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

Staff recommendation: Approve staff’s recommendation for items 17, 32, 33, 34, 40, 44, 50, and 55 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendation for items 17, 32, 33, 34, 40, 44, 50, and 55 subject to the CPC 101 form conditions.
Motion: Rice Second: Segars Vote: Unanimous Abstaining: None

Commissioners Amandes and Ross returned.
Agenda item 47 is taken at this time and addressed.

47 Highland Village Shopping Center C2R Defer
Staff recommendation: Defer the plat for two weeks to allow time for applicant to submit additional information.
Commission action: Deferred the plat for two weeks to allow time for the applicant to submit additional information.
Motion: Ross Second: Segars Vote: Unanimous Abstaining: None
Speaker for item 47: Barry Huntsworth – applicant.

Commissioner Alleman returned.

C PUBLIC HEARINGS

57 Addicks Stone Village Replat No 1
Replat No. 1 C3N Disapprove
Staff recommendation: Disapprove the plat.
Commission action: Disapproved the plat.
Motion: Jard Second: Ross Vote: Unanimous Abstaining: None
Speaker for item 57: Warren Escovy – applicant.

58 Croyden Gardens Partial Replat No 1 C3N Disapprove
Staff recommendation: Disapprove the plat.
Commission action: Disapproved the plat.
Motion: Segars Second: Zakaria Vote: Unanimous Abstaining: None
59. Lan Dong Estates
   Staff recommendation: Defer the plat for two weeks to allow time for the applicant to provide additional information.
   Commission action: Deferred the plat for two weeks to allow time for the applicant to provide additional information.
   Motion: Wolff  Second: Segars  Vote: Unanimous  Abstaining: None

60. Meadow Creek Gardens 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: Segars  Second: Alleman  Vote: Unanimous  Abstaining: None

61. Parklake Village Partial Replat No 2
   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: Nelson  Vote: Unanimous  Abstaining: None
   Speaker for item 61: Aaron Bourgeois – supportive.

62. Spring Branch Villa Partial Replat No 2
   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: Garza  Vote: Unanimous  Abstaining: None

D. VARIANCES

63. Ashlandia Subdivision
   Commissioner Ross abstained and left the room.

64. Bristow Building Subdivision
   Staff recommendation: Defer the plat for two weeks to allow time for the applicant to provide revised information.
   Commission action: Deferred the plat for two weeks to allow time for the applicant to provide revised information.
   Motion: Rice  Second: Segars  Vote: Unanimous  Abstaining: None

65. Brunswick Meadows Sec 15
   Staff recommendation: Defer the plat for two weeks to allow time for the applicant to provide additional and revised information.
   Commission action: Deferred the plat for two weeks to allow time for the applicant to provide additional and revised information.
   Motion: Freeman  Second: Segars  Vote: Unanimous  Abstaining: None
   Commissioner Ross returned.

66. City View Terraces Subdivision
   Staff recommendation: Deny the requested variance and disapprove the plat.
   Commission action: Denied the requested variance and disapproved the plat.
   Motion: Robinson  Second: Segars  Vote: Unanimous  Abstaining: None
Commissioner Amandes abstained and left the room.

67 Commons of Lake Houston GP  
68 Commons Waterway Sec 4  
Staff recommendation: Grant the requested variances and approve the general plan and the plat subject to the CPC 101 form conditions.  
Commission action: Granted the requested variances and approved the general plan and the plat subject to the CPC 101 form conditions.  
   Motion: Ross  Second: Porras-Purtle  Vote: Unanimous  Abstaining: None

Commissioner Amandes returned.

69 Houston Bearing and Supply Subdivision  
Staff recommendation: Defer the plat for two weeks for further study and review and Chapter 42 planning standards.  
Commission action: Deferred the plat for two weeks for further study and review and Chapter 42 planning standards.  
   Motion: Jard  Second: Segars  Vote: Unanimous  Abstaining: None

70 White House Subdivision  
Staff recommendation: Defer the plat for two weeks to allow time for the applicant to provide additional information and for Chapter 42 planning standards.  
Commission action: Deferred the plat for two weeks to allow time for the applicant to provide additional information and for Chapter 42 planning standards.  
   Motion: Robinson  Second: Nelson  Vote: Unanimous  Abstaining: None
Speaker for item 70: Nancy Farr – opposed; Laurie Kruse – undecided.

71 Woodlands Village of Grogans Mill  
    Lake Woodlands East Shore Sec 15  
Staff recommendation: Defer the plat for two weeks to allow time for the applicant to submit revised information and a revised variance request and for Chapter 42 planning standards.  
Commission action: Deferred the plat for two weeks to allow time for the applicant to submit revised information and a revised variance request and for Chapter 42 planning standards.  
   Motion: Wolff  Second: Garza  Vote: Unanimous  Abstaining: None

E SPECIAL EXCEPTIONS

Commissioner Ross abstained and left the room.

72 Woodlands Village of Creekside  
    Park Sec 28  
Staff recommendation: Grant the requested special exception to allow 46 lots and 368 vehicle trips to be along Aventura Place and approve the plat subject to the CPC 101 form conditions.  
Commission action: Granted the requested special exception to allow 46 lots and 368 vehicle trips to be along Aventura Place and approve the plat subject to the CPC 101 form conditions.  
   Motion: Wolff  Second: Asakura  Vote: Unanimous  Abstaining: None

Commissioner Ross returned.
RECONSIDERATION OF REQUIREMENTS

73 Fondren Meadows GP
74 Fondren Meadows Sec 2

Staff recommendation: Grant the requested reconsideration of requirements and approve the general plan and the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested reconsideration of requirements and approved the general plan and the plat subject to the CPC 101 form conditions.
Motion: Segars  Second: Ross  Vote: Unanimous  Abstaining: None

75 Hawks Landing GP

Staff recommendation: Defer the general plan for two weeks to allow time for the applicant to provide revised information regarding the block length along the North West General Plan Boundary.
Commission action: Deferred the general plan for two weeks to allow time for the applicant to provide revised information regarding the block length along the North West General Plan Boundary.
Motion: Wolff  Second: Rice  Vote: Unanimous  Abstaining: None

ADMINISTRATIVE

None

DEVELOPMENT PLAT VARIANCES

76 7814 Corinth Street

Staff recommendation: Defer the plat for two weeks to allow time for the Legal Department’s review of separately filed deed restrictions.
Commission action: Deferred the plat for two weeks to allow time for the Legal Department’s review of separately filed deed restrictions.
Motion: Segars  Second: Freeman  Vote: Unanimous  Abstaining: None

CERTIFICATES OF COMPLIANCE

77 Marisol F. Martinez
78 Ruben Vazquez & Roxana A. Sanchez
79 Roberto Horton

Staff recommendation: Issue the Certificates of Compliance for items 77-79.
Commission action: Issued the Certificates of Compliance for items 77-79.
Motion: Freeman  Second: Nelson  Vote: Unanimous  Abstaining: None
Commissioner Alleman abstained (item 80) and left the room.

EXTENSIONS OF APPROVAL AND NAME CHANGES

80 Housman Elementary School Subdivision
81 Katy Ranch Crossing Subdivision
82 Lakewood Village Mobile Home Sec 2
83 Mason Creek Business Park Subdivision
84 West Green Road From Future Ella Blvd to Greens Bayou STD

Staff recommendation: Approve staff’s recommendation for items 80-84
Commission action: Approved staff’s recommendation for items 80-84.
Motion: Rice  Second: Wolff  Vote: Unanimous  Abstaining: None
II. ESTABLISH A PUBLIC HEARING DATE OF AUGUST 5, 2010 FOR:
a. Avondale Place Replat No 1
b. River Oaks Country Club Estate Partial Replat No 3
Staff recommendation: Establish a public hearing date of August 5, 2010 for items II a-b.
Commission action: Established a public hearing date of August 5, 2010 for items II a-b.
Motion: Robinson Second: Asakura Vote: Unanimous Abstaining: None

III. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR THE 1800-1900 BLOCK OF SOUTH BOULEVARD, SOUTH SIDE, BETWEEN HAZARD STREET AND WOODHEAD STREET
Staff recommendation: That the Planning Commission approve the Special Minimum Lot Size Area Application for the 1800-1900 block of South Boulevard, south side, between Hazard Street and Woodhead Street and forward to City Council for approval.
Commission action: Approved the Special Minimum Lot Size Area Application for the 1800-1900 block of South Boulevard, south side, between Hazard Street and Woodhead Street and forwarded to City Council for approval.
Motion: Robinson Second: Wolff Vote: Unanimous Abstaining: None
Speakers for item III: Mary Lou Henry and Ben Westcott – supportive; John Caruthers – undecided.

IV. PUBLIC COMMENT
None

V. ADJOURNMENT
There being no further business brought before the Commission, Chair, Mark A. Kilkenny adjourned the meeting at 3:56 p.m.
Motion: Rice Second: Wolff Vote: Unanimous Abstaining: None

Mark A. Kilkenny, Chair

Marlene L. Gafrick, Secretary