Minutes of the Houston Planning Commission

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

July 22, 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
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
Mark Mooney, The Honorable Ed Chance
Jackie Freeman, The Honorable Ed Emmett
The Honorable Grady Prestage

EXOFFICIO MEMBERS

Carol A. Lewis
Mike Marcotte
Dawn Ullrich
Frank Wilson

Left at 4:27 p.m. during item IV
Left at 5:24 p.m. during item V
Absent
Arrived at 2:39 p.m. during Director’s Report
Left at 4:13 p.m. during item IV
Left at 3:50 p.m. during item IV
Absent
Absent
Absent
Absent
DIRECTOR’S REPORT
The Director’s Report was given by Marlene Gafrick, Director, Planning and Development Department.

APPROVAL OF THE JULY 8, 2010 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the July 8, 2010 Planning Commission Meeting Minutes.

Motion: Wolff Second: Bartell Vote: Carries Abstaining: Reed

I. CONSIDERATION OF THE JULY 2010 SEMI ANNUAL REPORT OF THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE ON IMPACT FEES
The report was presented by Rudy Moreno, Deputy Assistant Director, Public Works and Engineering Department.
Commission action: Approved the July 2010 Semi Annual Report of the Capital Improvements Advisory Committee on Impact Fees and forwarded the report to City Council for approval.

Motion: Zakaria Second: Nelson Vote: Unanimous Abstaining: None

II. PLATTING ACTIVITY (Consent items A and B, 1-32)
Items removed for separate consideration: 24, 28, and 30. Item 29 was changed from disapprove to approve.

Staff recommendation: Approve staff’s recommendation for items 1 – 32 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendation for items 1 – 32 subject to the CPC 101 form conditions.

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

Commissioners Alleman and Amandes abstained and left the room.

Staff recommendation: Approve staff’s recommendation for items 24, 28, and 30 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendation for items 24, 28, and 30 subject to the CPC 101 form conditions.

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

Commissioners Alleman and Amandes returned.

C PUBLIC HEARINGS

33 Cinco Ranch Southwest Sec 35 Partial Replat C3N Approve

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: Freeman Second: Garza Vote: Unanimous Abstaining: None

34 Fairdale Estates Subdivision 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: Robinson Second: Segars Vote: Unanimous Abstaining: None

35 Lan Dong Estate Subdivision 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: Reed Vote: Unanimous Abstaining: None

Speakers for item 35: Carol Scheier – no position stated; Dennis Pham – applicant.
36  Park Reserve at Cinco Ranch Southwest Subdivision  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: Asakura  Vote: Unanimous  Abstaining: None

37  Riedel Estates Partial Replat No 1  C3N  Withdrawn

Commissioners Alleman and Amandes abstained and left the room.

38  Spring Branch ISD Wilchester Elementary School Subdivision  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: Freeman  Second: Segars  Vote: Unanimous  Abstaining: None

Commissioner Alleman returned.

39  Tuscany at Avon Court 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: Robinson  Second: Alleman  Vote: Unanimous  Abstaining: None

Commissioner Amandes returned.

40  West Oaks Place Replat and Extension  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: Freeman  Vote: Unanimous  Abstaining: None

Speakers for item: Mary Lou Henry – applicant; Hal Minze – no position stated; Robert Rohde – opposed.

D  VARIANCES

Commissioner Ross abstained and left the room.

41  Bristow Building Subdivision  C2R  Approve

Staff recommendation: Grant the requested variances and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variances and approved the plat subject to the CPC 101 form conditions.
Motion: Robinson  Second: Asakura  Vote: Unanimous  Abstaining: None

42  Brunswick Meadows Sec 15  C3P  Approve

Staff recommendation: Grant the requested building setback line variance that will follow the proposed utility easement varying from 27 feet to 22 feet from the right of way of Scott Street and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested building setback line variance that will follow the proposed utility easement varying from 27 feet to 22 feet from the right of way of Scott Street and approved the plat subject to the CPC 101 form conditions.
Motion: Jard  Second: Segars  Vote: Unanimous  Abstaining: None

Commissioner Ross returned.
43. Houston Bearing and Supply Subdivision
   C2R
   Approve
   Staff recommendation: Grant the requested variances and approve the plat subject to the CPC 101 form conditions.
   Commission action: Granted the requested variances and approved the plat subject to the CPC 101 form conditions.
   Motion: Jard    Second: Rice    Vote: Carries    Opposed: Ross
   Speaker for item 43: Dan Pinnell – applicant.

Items 44 and 45 are taken together at this time.

44. Red Wolf Golf Resort GP
    GP
    Approve
45. Red Wolf Golf Resort Sec 1
    C3P
    Approve
   Staff recommendation: Grant the requested variance and approve the general plan and the plat subject to the CPC 101 form conditions.
   Commission action: Granted the requested variance and approved the general plan and the plat subject to the CPC 101 form conditions.
   Motion: Ross    Second: Freeman    Vote: Unanimous    Abstaining: None

46. White House Subdivision
    C2R
    Withdrawn

47. Woodlands Village of Grogans Mill
    C3P
    Approve
    Lake Woodlands East Shore Sec 15
   Staff recommendation: Grant the requested variances and approve the plat subject to the CPC 101 form conditions.
   Commission action: Granted the requested variances and approved the plat subject to the CPC 101 form conditions.
   Motion: Mooney    Second: Nelson    Vote: Unanimous    Abstaining: None

E   SPECIAL EXCEPTIONS
    NONE

F   RECONSIDERATION OF REQUIREMENTS

48. Hawks Landing GP
    GP
    Approve
   Staff recommendation: Grant the requested reconsideration of requirements and the variances and approve the general plan subject to the CPC 101 form conditions.
   Commission action: Granted the requested reconsideration of requirements and the variances and approved the general plan subject to the CPC 101 form conditions.
   Motion: Segars    Second: Freeman    Vote: Unanimous    Abstaining: None

G   ADMINISTRATIVE
    None

H   DEVELOPMENT PLAT VARIANCES

49. 7814 Corinth Street
    DPV
    Approve
   Staff recommendation: Grant the requested variance to allow a reduced building setback of six feet.
   Commission action: Granted the requested variance to allow a reduced building setback of six feet.
   Motion: Segars    Second: Reed    Vote: Unanimous    Abstaining: None

50. 5200 Memorial Drive
    DPV
    Approve
   Staff recommendation: Grant the requested variance for the reduced building line.
   Commission action: Granted the requested variance for the reduced building line.
   Motion: Segars    Second: Wolff    Vote: Unanimous    Abstaining: None
CERTIFICATES OF COMPLIANCE

51  Rosa Linda Saldivar   COC  Approve
52  Mario Alberto Zuniga Guzman  COC  Approve
53  The Woodlands Township  COC  Approve
54  Louise Wigginton  COC  Approve

Staff recommendation: Issue the Certificates of Compliance for items 51-54.
Commission action: Issued the Certificates of Compliance for items 51-54.
Motion: Garza  Second: Alleman  Vote: Unanimous  Abstaining: None

Commissioners Amandes (items 57-63), Rice (item 56), and Ross (item 64) abstained and left the room.

EXTENSIONS OF APPROVAL AND NAME CHANGES

55  Avondale Sec 2  EOA  Approve
56  Lakecrest Village Sec 2  EOA  Approve
57  Lions Crossings Drive STD  EOA  Approve
58  Patriots By The Lake Sec 1  EOA  Approve
59  Patriots By The Lake Sec 2  EOA  Approve
60  Patriots By The Lake Sec 3  EOA  Approve
61  Patriots By The Lake Sec 4  EOA  Approve
62  Patriots By The Lake Sec 5  EOA  Approve
63  Patriots By The Lake Sec 7  EOA  Approve
64  The Woodlands Maintenance Facilities  EOA  Approve

Staff recommendation: Approve staff’s recommendation for items 55-64.
Commission action: Approved staff’s recommendation for items 55-64.
Motion: Bartell  Second: Segars  Vote: Unanimous  Abstaining: None

ESTABLISH A PUBLIC HEARING DATE OF AUGUST 19, 2010 FOR:

a. Addicks Stone Village Replat No 1
b. S Perry Estates Replat No 1 and Extension
   c. Woodlands Village of Grogans Mill Lake Woodlands East Shore Sec 9 Amending Plat No 1 Partial Replat No 1

Staff recommendation: Establish a public hearing date of August 19, 2010 for items III a-c.
Commission action: Established a public hearing date of August 19, 2010 for items III a-c.
Motion: Ross  Second: Robinson  Vote: Unanimous  Abstaining: None

PUBLIC HEARING AND CONSIDERATION OF HISTORIC DISTRICT APPLICATION INITIATED BY A MAJORITY OF THE PROPERTY OWNERS FOR HOUSTON HEIGHTS HISTORIC DISTRICT SOUTH

Staff recommendation: That the Planning Commission accept the recommendation of the Houston Archaeological and Historical Commission and recommend to City Council the Historic District Designation of the Houston Heights Historic District South.
Commission action: Accepted the recommendation of the Houston Archaeological and Historical Commission and recommend to City Council the Historic District Designation of the Houston Heights Historic District South.
Motion: Segars  Second: Garza  Vote: Unanimous  Abstaining: None

V. PUBLIC HEARING AND CONSIDERATION OF LANDMARK DESIGNATION
APPLICATION INITIATED BY OWNER:
a. Caravella-Bazile House- 2027 Sunset Boulevard

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 Caravella-Bazile House at 2027 Sunset Boulevard.

Commission action: Accepted the recommendation of the Houston Archaeological and Historical Commission and recommended to City Council the Landmark Designation of the Caravella-Bazile House at 2027 Sunset Boulevard.

Motion: Rice Second: Zakaria Vote: Unanimous Abstaining: None

VI. PUBLIC HEARING AND CONSIDERATION OF LANDMARK AND PROTECTED
LANDMARK DESIGNATION APPLICATIONS INITIATED BY THE OWNERS:
a. William Shipp House- 1511 Everett Street
b. Millane Building- 3601 S. Sandman Street
c. House at 1110 Victor Street
d. House at 1113 Cleveland Street
e. House at 1505-1507 Cushing Street

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 William L. Shipp House at 1511 Everett Street, the Millane Building at 3601 S. Sandman Street, the House at 1110 Victor Street, the House at 1113 Cleveland Street, and the House at 1505-1507 Cushing Street.

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 William L. Shipp House at 1511 Everett Street, the Millane Building at 3601 S. Sandman Street, the House at 1110 Victor Street, the House at 1113 Cleveland Street, and the House at 1505-1507 Cushing Street.

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

VII. PUBLIC COMMENT
NONE

VIII. ADJOURNMENT
There being no further business brought before the Commission, Chair, Mark A. Kilkenny adjourned the meeting at 5:36 p.m.

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