Minutes of the Houston Planning Commission

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

August 5, 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 2:32 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 for
  The Honorable Ed Emmett
The Honorable Grady Prestage Absent

EXOFFICIO MEMBERS

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

APPROVAL OF THE JULY 22, 2010 PLANNING COMMISSION MEETING MINUTES
Motion: Reed Second: Rice Vote: Unanimous Abstaining: None

I. PLATTING ACTIVITY (Consent items A and B, 1-42)
Items removed for separate consideration: 19, 24, 29, 30, and 35.

Staff recommendation: Approve staff’s recommendation for items 1 – 42 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendation for items 1 – 42 subject to the CPC 101 form conditions.
Motion: Sharp Second: Wolff Vote: Unanimous Abstaining: None

Commissioners Alleman and Ross abstained and left the room.

Staff recommendation: Approve staff’s recommendation for items 19, 24, 29, 30, and 35 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendation for items 19, 24, 29, 30, and 35 subject to the CPC 101 form conditions.
Motion: Zakaria Second: Robinson Vote: Unanimous Abstaining: None

Commissioners Alleman and Ross returned.

C PUBLIC HEARINGS

43 River Oaks Country Club Estate Partial Replat C3N Approve
No 3
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: Wolff Vote: Unanimous Abstaining: None

D VARIANCES

44 Klein ISD Stadium/Multi-Purpose Facility C3P Defer
Subdivision
Staff recommendation: Defer the plat for two weeks to allow time for further review of traffic impact and vehicular circulation within the area.
Commission action: Deferred the plat for two weeks to allow time for further review of traffic impact and vehicular circulation within the area.
Motion: Wolff Second: Sharp Vote: Carries Abstaining: Alleman

Items 45 and 46 are taken together at this time.

45 Sandpiper Park GP GP Defer
46 Sandpiper Park Subdivision C2 Defer
Staff recommendation: Defer the general plan and 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 general plan and the plat for two weeks to allow time for the applicant to provide additional information and for Chapter 42 planning standards.
Motion: Reed Second: Freeman Vote: Unanimous Abstaining: None
Items 47 and 48 are taken together at this time.

47  Van Jones GP
48  Van Jones Subdivision

GP Approve
C2 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: Freeman   Second: Ross   Vote: Unanimous   Abstaining: None

Items 49, 50, and 51 are taken together at this time.

49  Washington Heights East Subdivision
50  Washington Heights Koehler STD
51  Washington Heights West Subdivision

C2R Defer
C3R Defer
C2R Defer

Staff recommendation: Defer the plats for two weeks to allow time for further study and review and for Chapter 42 planning standards.
Commission action: Deferred the plats for two weeks to allow time for further study and review and for Chapter 42 planning standards.

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

Speakers for items 49-51: Carlos Doroteo – Special Projects Coordinator, Councilmember Ed Gonzalez’s office; Kent Marsh – applicant; Dolen Smith – opposed.

E  SPECIAL EXCEPTIONS
NONE

F  RECONSIDERATION OF REQUIREMENTS
NONE

G  ADMINISTRATIVE
NONE

H  DEVELOPMENT PLAT VARIANCES

52  312 Archer Street
DPV Approve

Staff recommendation: Grant the requested variance.
Commission action: Granted the requested variance.

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

53  2617 W. Holcombe Boulevard
DPV Approve

Staff recommendation: Grant the requested variance to allow the canvas canopy awning to have a setback line of 9 feet.
Commission action: Granted the requested variance to allow the canvas canopy awning to have a setback line of 9 feet.

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

Speaker for item 53: Jennifer Renee Poole – applicant.

I  CERTIFICATES OF COMPLIANCE

54  Maria Luisa Urias
55  Efren Solis

COC Approve
COC Approve

Staff recommendation: Issue the Certificates of Compliance for items 54-55.
Commission action: Issued the Certificates of Compliance for items 54-55.

Motion: Ross   Second: Wolff   Vote: Unanimous   Abstaining: None
EXTENSIONS OF APPROVAL AND NAME CHANGES

56 Guthrie Center For Excellence Subdivision EOA Approve
57 Heights Marketplace Subdivision EOA Approve
58 Lakecrest Forest Sec 3 EOA Approve
59 Memorial City Gateway Replay No 1 EOA Approve
60 Treeline Sec 4 EOA Approve

Staff recommendation: Approve staff's recommendation for items 56-60.
Commission action: Approved staff's recommendation for items 56-60.
Motion: Sharp Second: Reed Vote: Carries Abstaining: Alleman (item 56) and Rice (item 58)

II. ESTABLISH A PUBLIC HEARING DATE OF SEPTEMBER 2, 2010 FOR:
   a. Bethel Evangelical Church Subdivision
   b. Lakeshore Sec 19

Staff recommendation: Establish a public hearing date of September 2, 2010 for items III a-b.
Commission action: Established a public hearing date of September 2, 2010 for items III a-b.
Motion: Sharp Second: Robinson Vote: Unanimous Abstaining: None

III. PUBLIC COMMENT
   NONE

IV. ADJOURNMENT
   There being no further business brought before the Commission, Chair, Mark A. Kilkenny adjourned
   the meeting at 3:00 p.m.
   Motion: Wolff Second: Garza Vote: Unanimous Abstaining: None