Minutes of the Houston Planning Commission

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

August 19, 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 2:39 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-Purtle
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
Michael Marcotte
Dawn Ullrich
Frank Wilson
DIRECTOR’S REPORT
The Director’s Report was given by Marlene L. Gafrick, Director, Planning and Development Department.

APPROVAL OF THE AUGUST 5, 2010 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the August 5, 2010 Planning Commission Meeting Minutes.
   Motion: Rice    Second: Zakaria    Vote: Unanimous    Abstaining: None

I. PLATTING ACTIVITY (Consent items A and B, 1-53)
Items removed for separate consideration: 3, 5, 10, 15, 16, 17, 21, 26, 27, 33, and 48.

Staff recommendation: Approve staff’s recommendation for items 1 – 53 subject to the CPC 101 form conditions.
Commission action: Approved staff's recommendation for items 1 – 53 subject to the CPC 101 form conditions.
   Motion: Reed    Second: Segars    Vote: Unanimous    Abstaining: None

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

Staff recommendation: Approve staff’s recommendation for items 3, 5, 10, 15, 16, 17, 21, 26, 27, 33, and 48 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendation for items 3, 5, 10, 15, 16, 17, 21, 26, 27, 33, and 48 subject to the CPC 101 form conditions.
   Motion: Segars    Second: Rice    Vote: Unanimous    Abstaining: None

Commissioners Alleman, Amandes, and Ross returned.

C PUBLIC HEARINGS

54 Addicks Stone Village Replat No 1    C3N    Defer
Staff recommendation: Defer the plat for two weeks for further study and review.
Commission action: Deferred the plat for two weeks for further study and review.
   Motion: Reed    Second: Amandes    Vote: Unanimous    Abstaining: None
Speakers for item 54: Warren Escovy – applicant and Andrew Wong – attorney for applicant.

55 S Perry Estates Replat No 1 and Extension    C3N    Defer
Staff recommendation: Defer the plat for two weeks to allow METRO time to coordinate with the Planning department’s staff regarding activities that are occurring in the area and continue the public hearing at that time.
Commission action: Deferred the plat for two weeks to allow METRO time to coordinate with the Planning department’s staff regarding activities that are occurring in the area and continue the public hearing at that time.
   Motion: Zakaria    Second: Segars    Vote: Carries    Abstaining: Amandes
Items 58 and 59 from the Variance section are taken out of order and together at this time.

Commissioner Amandes abstained and left the room.

58 Burnett Plaza Sec 1 C2 Defer
59 Burnett Plaza Sec 2 C2R Defer
Staff recommendation: Defer the plats for two weeks to allow time for the applicant to coordinate with departmental staff regarding activities that are occurring in the area.
Commission action: Deferred the plats for two weeks to allow time for the applicant to coordinate with departmental staff regarding activities that are occurring in the area.
Motion: Robinson Second: Segars Vote: Unanimous Abstaining: None

Agenda item 56 and the remainder of the agenda is taken at this time.

56 Woodlands Village of Grogans Mill Lake C3N Approve
Woodlands East Shore Sec 9
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: Rice Second: Alleman Vote: Unanimous Abstaining: None

D VARIANCES

Commissioner Ross abstained and left the room.

57 Brunswick Meadows Sec 16 C3P Approve
Staff recommendation: Grant the requested building line set back variance that will follow the proposed utility easement thereby varying from 22 feet to 21 feet from the right-of-way from Scott Street and, approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested building line set back variance that will follow the proposed utility easement thereby varying from 22 feet to 21 feet from the right-of-way from Scott Street, and approved the plat subject to the CPC 101 form conditions.
Motion: Freeman Second: Segars Vote: Unanimous Abstaining: None

Commissioner Ross returned.

Commissioners Alleman and Amandes abstained and left the room.

60 Klein ISD Stadium Multi Purpose Facility C2 Approve
Subdivision
Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance and approved the plat subject to the CPC 101 form conditions.
Motion: Segars Second: Freeman Vote: Unanimous Abstaining: None
Speaker for item 60: Trigg Lupher – applicant.

Commissioners Alleman and Amandes returned.
Items 61 and 62 are taken together at this time.

61 Sandpiper Park GP GP Approve
62 Sandpiper Park Subdivision C2 Approve
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: Rice Second: Freeman Vote: Unanimous Abstaining: None
Commissioner Amandes abstained and left the room.

Items 63, 64, and 65 are taken together at this time.

63 Washington Heights East Subdivision C2R Defer
64 Washington Heights Koehler STD C3R Defer
65 Washington Heights West Subdivision 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: Reed Second: Tartt Vote: Unanimous Abstaining: None
Commissioner Amandes returned.

66 Woodlands Village of Sterling Ridge Sec 50 Replat No 1 C3R Approve
Staff recommendation: Grant the requested variance to terminate Forest Muse drive with a cul-de-sac and to exceed the local street block length and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance to terminate Forest Muse drive with a cul-de-sac and to exceed the local street block length and approved the plat subject to the CPC 101 form conditions.
Motion: Zakaria Second: Porras-Pirtle Vote: Unanimous Abstaining: None

E SPECIAL EXCEPTIONS
NONE

F RECONSIDERATION OF REQUIREMENTS
NONE

G ADMINISTRATIVE
NONE
### Development Plat Variances

**67 800 Chelsea 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: Rice  Second: Segars  Vote: Unanimous  Abstaining: None

**68 753 E. 19th Street**  
*DPV Defer*

Staff recommendation: Defer the plat for two weeks to allow time for legal review of separately filed deed restrictions.
Commission action: Deferred the plat for two weeks to allow time for legal review of separately filed deed restrictions.

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

### Certificates of Compliance

**69 Ruben Vazquez & Roxana A. Sanchez**  
*COC Approve*

**70 Robert Garcia Martinez & Rachel Martinez Leal**  
*COC Approve*

**71 Robert Garcia Martinez & Rachel Martinez Leal**  
*COC Approve*

Staff recommendation: Issue the Certificates of Compliance for items 69-71.
Commission action: Issued the Certificates of Compliance for items 69-71.

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

### Extensions of Approval and Name Changes

**72 Ahern Rentals Subdivision**  
*EOA Approve*

**73 Cypress Woods Community Medical Center**  
*EOA Approve*

**74 Woodridge Forest Sec 2**  
*EOA Approve*

**75 Woodridge Forest Sec 3**  
*EOA Approve*

**76 Woodridge Forest Sec 4**  
*EOA Approve*

Staff recommendation: Approve staff’s recommendation for items 72-76.
Commission action: Approved staff’s recommendation for items 72-76.

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

### Establish a Public Hearing Date of September 16, 2010 for:

1. Fall Creek Sec 8 Partial Replat No 1  
2. Riverway Estates Sec 1 Partial Replat No 1  
3. Sunny Terrace Partial Replat No 1  

Staff recommendation: Establish a public hearing date of September 16, 2010 for items II a-c.
Commission action: Established a public hearing date of September 16, 2010 for items II a-c.

Motion: Robinson  Second: Reed  Vote: Unanimous  Abstaining: None
III. PRESENTATION OF STAFF’S RECOMMENDATIONS FOR THE 2010 MAJOR THOROUGHFARE AND FREEWAY PLAN REQUESTED AMENDMENTS:
   a. Blodgett Street (Walter P. Moore and Associates)
      Staff recommendation: Delete proposed extension of major thoroughfare Blodgett between Scott Street and Wheeler.
      Commission action: Deleted proposed extension of major thoroughfare Blodgett between Scott Street and Wheeler.
      Motion: Segars Second: Robinson Vote: Unanimous Abstaining: None

   b. Peek Road (Asakura Robinson)
      Staff recommendation: Defer proposed Peek Road amendment for two weeks.
      Commission action: Deferred proposed Peek Road amendment for two weeks.
      Motion: Freeman Second: Robinson Vote: Unanimous Abstaining: None

   c. West Greens Road (Harris County)
      Staff recommendation: Realign West Greens Road from Cutten Road to the east side of its intersection with Bammel N. Houston.
      Commission action: Realigned West Greens Road from Cutten Road to the east side of its intersection with Bammel N. Houston.
      Motion: Rice Second: Reed Vote: Carries Abstaining: Freeman

      Commissioner Reed abstained and left the room.

   d. FM 1464 (Planning and Development Department)
      Staff recommendation: Add a new alignment of FM 1464 as a major thoroughfare. Delete the old alignment of FM 1464 (renamed as Clodine Road)
      Commission action: Added a new alignment of FM 1464 as a major thoroughfare. Delete the old alignment of FM 1464 (renamed as Clodine Road)
      Motion: Rice Second: Alleman Vote: Unanimous Abstaining: None

      Commissioner Reed returned.

IV. PUBLIC COMMENT
Kent Marsh with Marsh Darcy Partners wanted to go on record stating that he would like to speak at the next public hearing on six (6) plats he submitted.

V. ADJOURNMENT
There being no further business brought before the Commission, the meeting at 4:04 p.m.

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

Sonny Garza, Vice-Chair
Marlene L. Gafrick, Secretary