

Minutes of the Houston Planning Commission

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

September 2, 2010

Meeting to be held in

Council Chambers, Public Level, City Hall Annex

2:30 p.m.

Call to order:

Chair, Mark Kilkenney, called the meeting to order at 2:35 p.m. with a quorum present.

Mark A. Kilkenney, Chair

M. Sonny Garza

Susan Alleman

Christopher B. Amandes

Arrived at 2:42 p.m. during Consent items; did not
return after abstaining from items 52-54

Keiji Asakura

J. D. Bartell

James R. Jard

Paul R. Nelson

Linda Porrás-Pirtle

Robin Reed

Richard A. Rice

David Robinson

Jeff Ross

Algenita Segars

Talmadge Sharp, Sr.

Blake Tart III

Absent

Beth Wolff

Shaukat Zakaria

Mark Mooney for

The Honorable Ed Chance

Jackie Freeman for

The Honorable Ed Emmett

The Honorable Grady Prestage

Absent

EXOFFICIO MEMBERS

Carol A. Lewis

Daniel W. Krueger, P.E.

Dawn Ullrich

George Greanias

DIRECTOR'S REPORT

The Director's Report was given by Marlene L. Gafrick, Director, Planning and Development Department.

APPROVAL OF THE AUGUST 19, 2010 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the August 19, 2010 Planning Commission Meeting Minutes.

Motion: **Rice** Second: **Reed** Vote: **Carries** Abstaining: **Asakura, Sharp, and Wolff**

I. PLATTING ACTIVITY (Consent items A and B, 1- 40)

Items removed for separate consideration: **2, 22, 23, 24, 26, and 27**. Item **24** was changed from approve to defer. Item **8** was removed for separate consideration to allow for speakers.

Staff recommendation: Approve staff's recommendation for items **1 – 40** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for items **1 – 40** subject to the CPC 101 form conditions.

Motion: **Sharp** Second: **Wolff** Vote: **Unanimous** Abstaining: **None**

Commissioners Rice and Ross abstained and left the room.

Staff recommendation: Approve staff's recommendation for items **2, 22, 23, 24, 26, and 27** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for items **2, 22, 23, 24, 26, and 27** subject to the CPC 101 form conditions.

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

Commissioners Rice and Ross returned.

Item 8 is taken at this time.

8 Emes Place Subdivision

C3P

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

C PUBLIC HEARINGS

41 Addicks Stone Village Replat No 1

C3N

Withdrawn

42 Bethel Evangelical Church

C3N

Defer

Staff recommendation: Defer the plat for two weeks for further study and review and to allow time for the applicant to contact the property owner of lot 21.

Commission action: Defer the plat for two weeks for further study and review and to allow time for the applicant to contact the property owner of lot 21.

Motion: **Wolff** Second: **Ross** Vote: **Unanimous** Abstaining: **None**

43 Lakeshore Sec 19

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: **Ross**

Second: **Segars**

Vote: **Unanimous**

Abstaining: **None**

Items 48 and 49 were taken out of order and together with item 44 at this time.

Commissioners Amandes and Asakura abstained and left the room.

44 S Perry Estates Replat No 1 and Extension

C3N

Approve

48 Burnett Plaza Sec 1

C2

Approve

49 Burnett Plaza Sec 2

C2R

Approve

Staff recommendation: Grant the requested variances and approve the plats subject to the CPC 101 form conditions and with the following additional conditions: **1.** Burnett Street's final width will be determined based on traffic needs and what best supports the area's economic development. METRO will provide additional ROW from their property from Main St. to Chestnut St. if needed to accommodate the traffic generated by the Station and to minimize impact to the adjacent neighborhood. The ROW will be provided in accordance with an anticipated agreement for the exchange of properties not in the ROW. **2.** METRO shall prepare and submit a sidewalk plan to accommodate the pedestrian traffic generated by the Burnett Plaza Station. That plan shall address pedestrian access needs to the clinics and businesses on Main Street. METRO shall provide all sidewalks that are needed where there are none to access the station. **3.** Any easements needed for the sidewalk routes on METRO's station property, and that create connectivity across the station's site, shall be provided by METRO at no cost to the city.

Commission action: Granted the requested variances and approved the plats subject to the CPC 101 form conditions and with the following additional conditions: **1.** Burnett Street's final width will be determined based on traffic needs and what best supports the area's economic development. METRO will provide additional ROW from their property from Main St. to Chestnut St. if needed to accommodate the traffic generated by the Station and to minimize impact to the adjacent neighborhood. The ROW will be provided in accordance with an anticipated agreement for the exchange of properties not in the ROW. **2.** METRO shall prepare and submit a sidewalk plan to accommodate the pedestrian traffic generated by the Burnett Plaza Station. That plan shall address pedestrian access needs to the clinics and businesses on Main Street. METRO shall provide all sidewalks that are needed where there are none to access the stations. **3.** Any easements needed for the sidewalk routes on METRO's station property and that creates connectivity across the station's site, shall be provided by METRO at no cost to the city.

Motion: **Rice** Second: **Garza** Vote: **Carries** Abstaining: **Freeman, Jard, and Robinson**

Jard, and Robinson

Speakers for items 44, 48, and 49: Kent Marsh – applicant and Keith Fenn – METRO project manager.

Commissioners Amandes and Asakura returned.

D VARIANCES

Agenda item 45 and the remainder of the agenda is taken at this time.

45 Alloy Carbide Subdivision

C2R

Approve

Staff recommendation: Grant the requested dual-building line variances and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the requested dual-building line variances and approved the plat subject to the CPC 101 form conditions.

Motion: **Jard**

Second: **Segars**

Vote: **Unanimous**

Abstaining: **None**

Items 46 and 47 are taken together at this time.

46	AutoNation Gulf Freeway GP	GP	Approve
47	AutoNation Gulf Freeway Subdivision	C2R	Approve

Staff recommendation: Approve the general plan and the plat subject to the CPC 101 form conditions.

Commission action: Approved the general plan and the plat subject to the CPC 101 form conditions.

Motion: **Reed** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

Commissioners Alleman and Amandes abstained and left the room.

50	Channelview ISD Aguirre Middle School Subdivision	C2	Approve
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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: **Wolff** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

Commissioners Alleman and Amandes returned.

51	John P McGovern Museum of Health and Medical Science	C2R	Approve
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Staff recommendation: Grant the requested dual-building line variance and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the requested dual-building line variance and approved the plat subject to the CPC 101 form conditions.

Motion: **Robinson** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

Commissioner Amandes abstained and left the room.

Items 52, 53, and 54 are taken together at this time.

52	Washington Heights East Subdivision	C2R	Approve
53	Washington Heights Koehler STD	C3R	Approve
54	Washington Heights West Subdivision	C2R	Approve

Staff recommendation: Grant the requested variance and special exception and approve the plats subject to the CPC 101 form conditions.

Commission action: Granted the requested variance and special exception and approved the plats subject to the CPC 101 form conditions.

Motion: **Rice** Second: **Garza** Vote: **Carries** Abstaining: **Asakura**

Speakers for items 52, 53, and 54: Kent Marsh – applicant; Mark Loethen – Chief Engineer, Public Works and Engineering; Councilmember Ed Gonzalez, Colton Candler, Tom Dornbusch, Jeff Jackson, Barbara Rose Lange, and Eileen Crowley Reed – opposed; Robin Holzer – undecided.

**E SPECIAL EXCEPTIONS
 NONE**

F RECONSIDERATION OF REQUIREMENTS

Commissioner Ross abstained and left the room.

55 Beltway Lakes Office Park Sec 1

C2

Defer

Staff recommendation: Defer the plat for two weeks to allow time for the applicant to provide revised information and to allow time for legal review of separately filed deed restrictions.

Commission action: Deferred the plat for two weeks to allow time for the applicant to provide revised information and to allow time for legal review of separately filed deed restrictions.

Motion: **Wolff**

Second: **Asakura**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Ross returned.

**G ADMINISTRATIVE
NONE**

H DEVELOPMENT PLAT VARIANCES

56 1001 Oxford Street

DPV

Approve

Staff recommendation: Grant the requested variance to allow a building setback line of 12.5 feet for the carport structure.

Commission action: Granted the requested variance to allow a building setback line of 12.5 feet for the carport structure.

Motion: **Jard**

Second: **Sharp**

Vote: **Unanimous**

Abstaining: **None**

57 753 E. 19th Street

DPV

Disapprove

Staff recommendation: Deny the requested variance for a reduced building line setback along E. 19th Street.

Commission action: Denied the requested variance for a reduced building line setback along E. 19th Street.

Motion: **Zakaria**

Second: **Porras- Pirtle**

Vote: **Carries**

Opposed: **Bartell**

and **Segars** Abstaining: **Ross and Wolff**

Speaker for item 57: Will Cook – applicant.

**I CERTIFICATES OF COMPLIANCE
NONE**

J EXTENSIONS OF APPROVAL AND NAME CHANGES

58 Bellaire Fountain Subdivision

EOA

Approve

59 Blossomessence Subdivision

EOA

Approve

60 Eagle Springs Commercial Reserve Sec 2

EOA

Approve

61 Summerwood Sec 35

EOA

Approve

Staff recommendation: Approve staff's recommendation for items 58-61.

Commission action: Approved staff's recommendation for items 58-61.

Motion: **Sharp**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

II. ESTABLISH A PUBLIC HEARING DATE OF SEPTEMBER 30, 2010 FOR:

- a. Catalina Court Subdivision
- b. Rutland Park Addition Partial Replat No 1
- c. Washington Terrace Partial Replat No 1
- d. Willow Springs Sec 6 Partial Replat No 1
- e. MacGregors Blodgett Park Partial Replat No 3

Staff recommendation: Establish a public hearing date of September 30, 2010 for items II a-e.

Commission action: Established a public hearing date of September 30, 2010 for items II a-e.

Motion: **Ross** Second: **Segars** Vote: **Unanimous** Abstaining: **None**

Commissioner Asakura abstained and left the room.

III. CONSIDERATION OF STAFF'S RECOMMENDATIONS ON THE PEEK ROAD REQUESTED AMENDMENT TO THE MAJOR THOROUGHFARE AND FREEWAY PLAN:

Staff recommendation: Defer the proposed amendment to a later Planning Commission meeting.

Commission action: Deferred the proposed amendment to a later Planning Commission meeting.

Motion: **Jard** Second: **Robinson** Vote: **Unanimous** Abstaining: **None**

Commissioner Asakura returned.

Commissioner Reed abstained and left the room.

IV. CONSIDERATION OF FORWARDING TO CITY COUNCIL THE 2010 APPROVED CHANGES TO THE 2009 MAJOR THOROUGHFARE AND FREEWAY PLAN:

Staff recommendation: That the Planning Commission forward to City Council the 2010 approved changes to the 2009 Major Thoroughfare and Freeway Plan.

Commission action: Forwarded to City Council the 2010 approved changes to the 2009 Major Thoroughfare and Freeway Plan.

Motion: **Robinson** Second: **Segars** Vote: **Unanimous** Abstaining: **None**

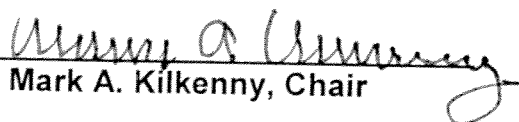
Commissioner Reed returned.

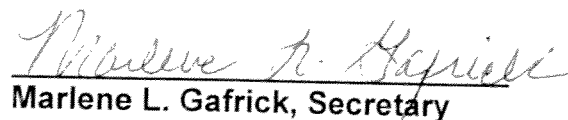
V. PUBLIC COMMENT
NONE

VI. ADJOURNMENT

There being no further business brought before the Commission, Chair, Mark A. Kilkenny adjourned the meeting at 4:19 p.m.

Motion: **Sharp** Second: **Reed** Vote: **Unanimous** Abstaining: **None**


Mark A. Kilkenny, Chair


Marlene L. Gafrick, Secretary