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

Mark A. Kilkenny, 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 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 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
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41  Addicks Stone Village Replat No 1 C3N Withdrawn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 station. 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  

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
47 AutoNation Gulf Freeway Subdivision
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
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
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
53 Washington Heights Koehler STD
54 Washington Heights West Subdivision
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
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