Minutes of the Houston Planning Commission

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

September 16, 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 2:36 p.m. with a quorum present.

Mark A. Kilkenny, Chair
M. Sonny Garza
Susan Alleman
Christopher B. Amandes
Keiji Asakura
J. D. Bartell         Absent
James R. Jard
Paul R. Nelson       Absent
Linda Porras-Pirtle
Robin Reed
Richard A. Rice
David Robinson
Jeff Ross
Algenita Segars      Absent
Talmadge Sharp, Sr.
Blake Tart III       Absent
Beth Wolff           Absent
Shaukat Zakaria
The Honorable Ed Chance Absent
The Honorable Ed Emmett Absent
D. Jesse Hegemier, P. E. Left at 3:26 during Item 43
            The Honorable Grady Prestage

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 SEPTEMBER 2, 2010 PLANNINGCOMMISSION MEETING MINUTES
Commission action: Approved the September 2, 2010 Planning Commission Meeting Minutes.
Motion: Garza Second: Rice Vote: Unanimous Abstaining: None

APPROVAL OF THE JULY 29, 2010 PLANNINGCOMMISSION MAJOR THROUGHFARE AND FREEWAY PLAN PUBLIC HEARING MEETING MINUTES
Motion: Garza Second: Alleman Vote: Unanimous Abstaining: None

I. PLATING ACTIVITY (Consent items A and B, 1-39)
Items removed for separate consideration: 1, 8, 19, 21, 24, and 25. Item 13 was changed from defer to approve and item 18 was withdrawn. Items 7 and 21 were removed for separate consideration to allow for speakers.

Staff recommendation: Approve staff’s recommendations for items 1 – 39 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1 – 39 subject to the CPC 101 form conditions.
Motion: Garza Second: Rice Vote: Unanimous Abstaining: None

Commissioners Alleman and Amandes abstained and left the room.

Staff recommendation: Approve staff’s recommendations for items 8, 19, 24, and 25 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 8, 19, 24, and 25 subject to the CPC 101 form conditions.
Motion: Ross Second: Robinson Vote: Unanimous Abstaining: None

Commissioners Rice and Ross returned.

Commissioner Ross abstained and left the room.

Staff recommendation: Approve staff’s recommendations for items 1, 26 and 27 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1, 26 and 27 subject to the CPC 101 form conditions.
Motion: Reed Second: Rice Vote: Unanimous Abstaining: None

Commissioner Ross returned.

Items 7 and 21 are taken at this time.
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: Garza                        Second: Zakaria        Vote: Unanimous      Abstaining: None

Speakers for item 7: Laura Thorpe of Councilman Gonzalez’s office, Michael Jungnickel, Kendra Kennedy, Jean Taylor, Denise Batchelor, Cecelia Ottenweller, Joseph Smulian, Glenn Taylor, and Tim Richey – opposed.

Commission Chair Kilkenney abstained and left the room. Vice Chair Garza presided over the meeting.

21  Towne Lake Sec 8          C3P    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: Jard                        Second: Reed        Vote: Unanimous      Abstaining: None

Speakers for item 21: Keith Puckett, applicant – supportive; and Debra Leger Jordan – opposed.

Commission chair Kilkenney returned and resumed control of the meeting.

C     PUBLIC HEARINGS

40  Bethel Evangelical Church Subdivision C3N    Approve
Staff recommendation: Approve the plat subject to the CPC 101 conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.

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

41  Fall Creek Sec. 8 Partial 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: Jard                        Second: Ross        Vote: Unanimous      Abstaining: None

Commissioner Ross abstained and left the room.

42  Riverway Estates Sec 1 Partial 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: Rice                        Second: Alleman     Vote: Unanimous      Abstaining: None

Commissioner Ross returned.

43  Sunny Terrace Partial Replat No. 1       C3N     Withdraw
Staff recommendation: Disapprove the plat.
Commission action: Withdraw the plat and establish a public hearing date of October 14th and waive the fees.

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

Speaker for item 43: Steve Wright – applicant.
D  VARIANCES

44  La Morena Market Subdivision  C2R  Approve
Staff recommendation: Grant the requested variance 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: Ross  Second: Rice  Vote: Unanimous  Abstaining: None

45  Langham Bayou Links Ltd.  C2  Defer
Staff recommendation: Defer the plat for two weeks to allow the applicant to meet with staff, provide revised information and for Chapter 42 Planning Standards.
Commission action: Deferred the plat for two weeks to allow the applicant to meet with staff, provide revised information and for Chapter 42 planning standards.
   Motion: Jard  Second: Robinson  Vote: Unanimous  Abstaining: None

46  Las Palmas Retail Center  C2R  Defer
Staff recommendation: Defer the plat for two weeks to allow the applicant time to provide revised information and for Chapter 42 Planning Standards.
Commission action: Defer the plat for two weeks to allow the applicant time to provide revised information and for Chapter 42 Planning Standards.
   Motion: Rice  Second: Garza  Vote: Unanimous  Abstaining: None

Items 47 and 48 are deferred until later as there is no longer a quorum because Commissioner Hegemier left and Commissioners Alleman and Amandes want to abstain on items 47 and 48 and Legal needs to give directions to the Commission how to proceed.

E  SPECIAL EXCEPTIONS
NONE

F  RECONSIDERATION OF REQUIREMENTS

49  Beltway Lakes Office park Sec 1  C2  Defer
Staff recommendation: Defer the plat for two weeks to allow time for Legal to review pending deed restrictions.
Commission action: Deferred the plat for two weeks to allow time for Legal to review pending deed restrictions.
   Motion: Jard  Second: Zakaria  Vote: Unanimous  Abstaining: None

50  James Driver Park 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: Jard  Second: Ross  Vote: Unanimous  Abstaining: None
Speaker for item 50: Stephanie Funk – supportive.

G  ADMINISTRATIVE
Commissioner Ross abstained and left the room.

51  Woodlands Village of Creekside Park Sec 17  C2F  Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPP 101 form conditions.
  Motion: Rice  Second: Garza  Vote: Unanimous  Abstaining: None

Commissioner Ross returned.

H  DEVELOPMENT PLAT VARIANCES

52  3210 Elmcrest Drive  DPV  Disapprove
Staff recommendation: Deny the requested variance.
Commission: Denied the requested variance.
  Motion: Jard  Second: Garza  Vote: Unanimous  Abstaining: None
Speaker for item 52: Al Anderson, applicant – opposed.

I  CERTIFICATES OF COMPLIANCE
NONE

J  EXTENSIONS OF APPROVAL AND NAME CHANGES

53  Cypress Heights Lift Station Subdivision  EOA  Approve
Staff recommendation: Approve staff’s recommendation for item 53.
Commission action: Approved staff’s recommendation for item 53.
  Motion: Reed  Second: Garza  Vote: Unanimous  Abstaining: None

Items 47 and 48 are addressed at this time.

47  Spring Branch ISD Spring Woods Middle  GP  Defer
And Pine Shadows
48  Spring Branch ISD Pine Shadows  C2  Defer
Elementary Sec 1
Staff recommendation: Defer the general plan and the plat for two weeks for consideration when a quorum is present.
Commission action: Deferred the general plan and the plat for two weeks for consideration when a quorum is present.
  Motion: Zakaria  Second: Garza  Vote: Unanimous  Abstaining: None

II.  ESTABLISH A PUBLIC HEARING DATE OF OCTOBER 14, 2010 FOR:
  a.  Avondale Square
  b.  Harlem Heights Partial Replat No 1
  c.  Houston Community College Eastside Campus Sec 2
Staff recommendation: Establish a public hearing date of October 14, 2010 for items II a-c.
Commission action: Established a public hearing date of October 14, 2010 for items II a-c.
  Motion: Zakaria  Second: Garza  Vote: Unanimous  Abstaining: None

III.  CONSIDERATION OF A VARIANCE TO THE OFF-STREET PARKING STANDARDS FOR PROPERTY LOCATED AT 310 CAVALCADE STREET
Staff recommendation: Grant the requested variance.
Commission action: Granted the requested variance.
  Motion: Ross  Second: Jard  Vote: Unanimous  Abstaining: None
Speakers for item III: Nassim Mobasher and Brad Taylor – supportive; Gerald Wilson, Supervising Engineer, Public Works and Engineering Department.
IV. CONSIDERATION OF A VARIANCE TO THE OFF-STREET PARKING STANDARDS FOR PROPERTY LOCATED AT 1203 WESTHEIMER ROAD

Staff recommendation: Defer the requested variance application for two weeks to allow the applicant to provide revised information as well as for further study and review by Planning and Development staff.

Commission action: Deferred the requested variance application for two weeks to allow the applicant to provide revised information as well as for further study and review by Planning and Development staff.

Motion: Ross Second: Jard Vote: Unanimous Abstaining: None

Speaker for item IV: Kathleen C. Schipper – supportive and Gerald Wilson, Supervising Engineer, Public Works and Engineering Department.

V. CONSIDERATION OF A VARIANCE TO THE OFF-STREET PARKING STANDARDS FOR PROPERTY LOCATED AT 1101 TAFT STREET.

Staff recommendation: Defer the variance application for two weeks to allow time for the applicant to meet with Planning and Development Department and Public Works and Engineering staff to address traffic concerns along Genessee Street.

Commission action: Deferred the variance application for two weeks to allow time for the applicant to meet with Planning and Development Department and Public Works and Engineering staff to address traffic concerns along Genessee Street.

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

VI. CONSIDERATION OF AN APPEAL OF THE DECISION OF THE HOUSTON ARCHAEOLOGICAL AND HISTORICAL COMMISSION ON AUGUST 25, 2010 FOR THE DENIAL OF A CERTIFICATE OF APPROPRIATENESS FOR 1137 ARLINGTON STREET-HOUSTONHEIGHTS HISTORIC DISTRICT EAST

Staff recommendation: That the Planning Commission affirms the decision of staff and of the Houston Archaeological and Historical Commission to which voted unanimously to deny the Certificate of Appropriateness.

Commission action: The Planning Commission staff voted unanimously to overturn the Houston Archaeological and Historical Commission’s recommendation to deny the Certificate of Appropriateness and voted to issue the Certificate of Appropriateness for item VI.

Motion: Jard Second: Porras-Pirtle Vote: Unanimous Abstaining: None

Speaker for item IV: Jim Leder.

VII. PUBLIC COMMENT

NONE

VIII. ADJOURNMENT

There being no further business brought before the Commission Chair Mark A. Kilkenny adjourned the meeting at 4:30 p.m.

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

Mark A. Kilkenny, Chair

Marlene L. Gafrick, Secretary