Minutes of the Houston Planning Commission

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

September 30, 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 2:30 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 J. Mooney for
The Honorable Ed Chance
The Honorable Ed Emmett
The Honorable Grady Prestage

Arrived at 3:30 p.m. during item V
Absent
Left at 5:57 during Public Comments
Left at 5:53 during item X
Left at 4:50 during item IX
Absent
Left at 5:09 during item IX

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 16, 2010 PLANNING COMMISSION MEETING MINUTES
   Motion: Garza    Second: Reed    Vote: Unanimous    Abstaining: Wolff

I. PLATTING ACTIVITY  (Consent items A and B, 1-44)
Items removed for separate consideration: 25, 34, 35 and 39.
Staff recommendation: Approve staff’s recommendations for items 1 – 44 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1 – 44 subject to the CPC 101 form conditions.
   Motion: Wolff    Second: Garza    Vote: Unanimous    Abstaining: None
Commissioners Alleman, Jard and Ross abstained and left the room.

Staff recommendation: Approve staff’s recommendations for items 25, 34, 35 and 39 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 25, 34, 35 and 39 subject to the CPC 101 form conditions.
   Motion: Reed    Second: Sharp    Vote: Unanimous    Abstaining: None
Commissioner Alleman, Jard and Ross returned.

C PUBLIC HEARINGS

45 Catalina Court Subdivision C3N Approve
Staff recommendation: Staff changed the recommendation at the podium from disapprove to approve the plat subject to the CPC 101 conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
   Motion: Reed    Second: Garza    Vote: Unanimous    Abstaining: None
Speakers for item 45: Janet Sagoon – supportive and Kathy Bullock with Public Works and Engineering Department.

46 MacGregors Blodgett Park Partial Replat No 3 C3N Approve
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: Sharp    Second: Garza    Vote: Unanimous    Abstaining: None

47 Rutland Park Addition 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: Wolff    Second: Alleman    Vote: Unanimous    Abstaining: None
48  Washington Terrace Partial Replat No. 1  C3N  Withdraw
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: Robinson  Second: Prestage  Vote: Unanimous  Abstaining: None

49  Willow Springs Sec. 6 Partial Replat No. 1  C3N  Approve
Staff recommendation: Defer the plat for two weeks at the applicant’s request.
Commission action: Deferred the plat for two weeks at the applicant’s request.
Motion: Reed  Second: Garza  Vote: Unanimous  Abstaining: None

D  VARIANCES

50  Hager Laboratory Service Sec. 2  C2  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: Wolff  Second: Rice  Vote: Unanimous  Abstaining: None

51  Langham Bayou Links Ltd. GP  GP  Approve
52  Langham Bayou Links Ltd. Sec. 1  C2  Approve
Staff recommendation: Grant the requested variance and approve the plats subject to the CPC 101 form conditions.
Commission action: Granted the requested variance and approved the plats subject to the CPC 101 form conditions.
Motion: Ross  Second: Alleman  Vote: Unanimous  Abstaining: None

53  Las Palmas Retail Center Subdivision Replat No. 1 and extension  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: Wolff  Second: Sharp  Vote: Unanimous  Abstaining: None

Commission Alleman abstained on items 54 and 55 and left the room.

54  Spring Branch ISD Pine Shadows Elementary Sec. 1  C2  Approve
55  Spring Branch ISD Spring Woods Middle and Pine Shadows Elementary GP  GP  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: Reed  Second: Sharp  Vote: Unanimous  Abstaining: Alleman
E  SPECIAL EXCEPTIONS

Commissioner Alleman abstained and left the room.

56  Lockeridge Farms Amended GP  GP  Defer  
Staff recommendation: Defer the plat for two weeks for further study and review of the impact of the future Grand Parkway on adjacent rights-of-way.
Commission action: Deferred the plat for two weeks for further study and review of the impact of the future Grand Parkway on adjacent rights-of-way.
  Motion: Mooney  Second: Nelson  Vote: Unanimous  Abstaining: Alleman

Commissioner Alleman returned.

F  RECONSIDERATION OF REQUIREMENTS

57  ATS Specialized Sheldon Subdivision  C2  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: Garza  Second: Alleman  Vote: Unanimous  Abstaining: None

Commissioner Ross abstained and left the room.

58  Beltway Lakes Office Park Sec 1  C2  Approve  
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: Sharp  Vote: Unanimous  Abstaining: Ross

Commissioner Ross returned.

59  Legacy Estates Subdivision  C2  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: Wolff  Second: Zakaria  Vote: Unanimous  Abstaining: None

G  ADMINISTRATIVE  NONE

H  DEVELOPMENT PLAT VARIANCES  NONE

I  CERTIFICATES OF COMPLIANCE  NONE
EXTENSIONS OF APPROVAL AND NAME CHANGES

60 Alta Crossing Apartments  EOA  Approve
61 Boulevard Place Sec. 2  EOA  Approve
62 Boulevard Place Sec. 3  EOA  Approve

Staff recommendation: Approve staff’s recommendation for items 60 - 62.
Commission action: Approved staff’s recommendation for items 60 - 62.

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

II. ESTABLISH A PUBLIC HEARING DATE OF OCTOBER 28, 2010 FOR:
a. Tall Timbers Section of River Oaks Partial Replat No 4
b. Shady Acres Sec. 1 Partial Replat No 1

Staff recommendation: Establish a public hearing date of October 28, 2010 for items II a-b.
Commission action: Established a public hearing date of October 28, 2010 for items II a-b.

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

3:16 p.m. Marlene L. Gafrick, Director Planning and Development Department left the meeting and Deputy Director, Michael Schaffer chaired the meeting.

III. CONSIDERATION OF A VARIANCE TO THE OFF-STREET PARKING STANDARDS FOR PROPERTY LOCATED AT 310 CAVALCADE STREET

Staff recommendation: Grant the requested variance subject to the conditions listed in the staff report.
Commission action: Granted the requested variance subject to the conditions listed in the staff report.

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

IV. CONSIDERATION OF A VARIANCE TO THE OFF-STREET PARKING STANDARDS FOR PROPERTY LOCATED AT 2727 HARRISBURG BOULEVARD

Staff recommendation: Defer the requested variance application for two weeks to allow time for the applicant to provide additional and revised information, as well as time for staff to coordinate with Public Works & Engineering on the information.
Commission action: Deferred the requested variance application for two weeks to allow time for the applicant to provide additional and revised information, as well as time for staff to coordinate with Public Works & Engineering Department on the information.

Motion: Jard  Second: Wolff  Vote: Unanimous  Abstaining: None
Speaker for item IV: Irene Martinez - supportive.

V. CONSIDERATION OF A VARIANCE TO THE OFF-STREET PARKING STANDARDS FOR PROPERTY LOCATED AT 1203 WESTHEIMER ROAD

Staff recommendation: Grant the requested variance subject to the conditions listed in the staff report.
Commission action: Granted the requested variance subject to the conditions listed in the staff report, excluding the requirement to seek landmark status under the Historic Preservation Ordinance.

Motion: Jard  Second: Tart  Vote: Unanimous  Abstaining: None
Speaker for item V: Mary Lou Henry - supportive.

3:39 p.m. Marlene L. Gafrick, Director, Planning and Development Department returned and resumed as Executive Secretary.
VI. CONSIDERATION OF A VARIANCE TO THE OFF-STREET PARKING STANDARDS FOR PROPERTY LOCATED AT 1210 W. CLAY STREET.

Staff recommendation: Grant the requested variance subject to the conditions listed in the staff report.
Commission action: Granted the requested variance subject to the conditions listed in the staff report, excluding the requirement to seek landmark status under the Historic Preservation Ordinance.

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

Speakers for item VI: Mary Lou Henry - supportive. Elliott Robertson – opposed.

Agenda item VIII a and b are taken at this time.

VIII. PUBLIC HEARING AND CONSIDERATION OF ITEMS FOR THE 1900 – 2000 BLOCK OF NORFOLK STREET, NORTH AND SOUTH SIDES, BETWEEN SHEPHERD DRIVE AND HAZARD STREET

a. Special Minimum Lot Size Area Application

b. Special Building Line Requirement Area Application

Staff recommendation: That the Planning Commission approve the Special Building Line Requirement Area Application for the 1900-2000 block of Norfolk Street, north and south sides, between Shepherd Drive and Hazard Street and forward to City Council for approval.
Commission action: Denied the Special Minimum Lot Size Area Application and approved the Special Building Line Requirement Area Application for the 1900-2000 blocks of Norfolk Street, north and south sides, between Shepherd Drive and Hazard Street and forwarded to City Council for approval.

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


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

Commissioner Asakura abstained and left the room.

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

Staff recommendation: Grant the requested off-street parking variance.
Commission action: Granted the requested off-street parking variance.

Motion: Prestage Second: Reed Vote: Unanimous Abstaining: Alleman

Speaker for item VII: Howard Merrill - supportive.

Commissioner Asakura returned.

IX. DISCUSSION AND CONSIDERATION OF AMENDMENTS TO THE HISTORIC PRESERVATION ORDINANCE (PUBLIC HEARING CLOSED)

X. PUBLIC COMMENT

Moustapha El-Hakam and Rebekah El-Hakam
XI. ADJOURNMENT
There being no further business brought before the Commission Chair Mark A. Kilkenny adjourned
the meeting at 6:02 p.m.
Motion: Zakaria Second: Amandes Vote: Unanimous Abstaining: None

Mark A. Kilkenny, Chair

Marlene L. Gafrick, Secretary