Minutes of the Houston Planning Commission

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

October 14, 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 2:34 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
Mark J. Mooney for
The Honorable Ed Chance
Jackie Freeman for
The Honorable Ed Emmett
The Honorable Grady Prestage

EXOFFICIO MEMBERS

Carol A. Lewis
Daniel W. Krueger, P.E.
Dawn Ullrich
George Greanias

Absent
Arrived at 2:36 p.m. during Director’s Report
Arrived at 2:35 p.m. during Director’s Report
Left at 3:32 p.m. during item 64
DIRECTOR’S REPORT
The Director’s Report was given by Michael Schaffer, Deputy Director, Planning and Development Department.

APPROVAL OF THE SEPTEMBER 30, 2010 PLANNING COMMISSION MEETING
MINUTES
- Motion: Rice
- Second: Wolff
- Vote: Unanimous
- Abstaining: None

I. PLATTING ACTIVITY (Consent items A and B, 1-51)
Items removed for separate consideration: 3, 4, 23, 24, 26, 27, 28, 40, and 50.
- Staff recommendation: Approve staff’s recommendations for items 1 – 51 subject to the CPC 101 form conditions.
- Commission action: Approved staff’s recommendations for items 1 – 51 subject to the CPC 101 form conditions.
- Motion: Zakaria
- Second: Reed
- Vote: Unanimous
- Abstaining: None

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

Staff recommendation: Approve staff’s recommendations for items 3, 4, 23, 24, 26, 27, 28, 40, and 50 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 3, 4, 23, 24, 26, 27, 28, 40, and 50 subject to the CPC 101 form conditions.
- Motion: Rice
- Second: Wolff
- Vote: Unanimous
- Abstaining: None

Commissioner Alleman, Amandes, and Ross returned.

C PUBLIC HEARINGS

52 Avondale Square Subdivision C3N Defer
Staff recommendation: Defe[r the plat for two weeks to allow time for further study and review and continue the public hearing at that time.
Commission action: Deferred the plat for two weeks to allow time for further study and review and continued the public hearing at that time.
- Motion: Reed
- Second: Alleman
- Vote: Unanimous
- Abstaining: None

53 Harlem Heights 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: Asakura
- Vote: Unanimous
- Abstaining: None

54 Houston Community College Eastside Campus 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: Asakura
- Second: Segars
- Vote: Carries
- Abstaining: Amandes

55 Sunny Terrace 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: Segars
- Vote: Unanimous
- Abstaining: None
Commissioner Alleman abstained and left the room.

57 Cypress Fairbanks ISD Perry Road Sec 5 C2R 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
Commissioner Alleman returned. Commissioner Amandes abstained and left the room.

Items 58 and 59 are taken together at this time.

58 Energy Park at Beltway 8 GP GP Approve
59 Energy Park at Beltway 8 Subdivision C3R Approve
Staff recommendation: Grant the requested variance and approve the general plan and the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance and approved the general plan and the plat subject to the CPC 101 form conditions.
Motion: Jard Second: Segars Vote: Unanimous Abstaining: None
Speaker for items 58 and 59: John Fisher – applicant.

Commissioner Amandes returned.

60 Las Palmas Retail Center Subdivision C2R Approve
Replat No 1 and extension
Staff recommendation: Approve the requested variance for building setback and approve the plat subject to the CPC 101 form conditions.
Commission action: Denied the requested variance for building setback and approved the plat subject to the CPC 101 form conditions.
Motion: Zakaria Second: Reed Vote: Carries Opposed: Jard
Speaker for item 60: Sunny Grewal – applicant; Trin Nyugen – opposed.

Commissioners Alleman and Amandes abstained and left the room.

E SPECIAL EXCEPTIONS

61 Lockeridge Farms GP Approve
Staff recommendation: Grant the requested variance and approve the general plan subject to the CPC 101 form conditions.
Commission action: Granted the requested variance and approved the general plan subject to the CPC 101 form conditions.
Motion: Mooney Second: Jard Vote: Unanimous Abstaining: None

Commissioners Alleman and Amandes returned.

F RECONSIDERATION OF REQUIREMENTS
NONE

G ADMINISTRATIVE
NONE
DEVELOPMENT PLAT VARIANCES

62    2315 Bagby Street    DPV    Omit
63    3122 Gannet Street    DPV    Approve
   Staff recommendation: Grant the requested variances.
   Commission action: Granted the requested variances.
   Motion: Segars    Second: Amandes    Vote: Carries    Opposed: Asakura
   Speaker for item 63: Brian Lacy – applicant; Lawrence Collins – undecided.
64    4614 Michaux    DVP    Approve
   Staff recommendation: Grant the requested variances.
   Commission action: Granted the requested variances.
   Motion: Rice    Second: Segars    Vote: Unanimous    Abstaining: None
65    7902 Grandview Street    DVP    Approve
   Staff recommendation: Grant the requested variances.
   Commission action: Granted the requested variances.
   Motion: Prestage    Second: Segars    Vote: Unanimous    Abstaining: None

CETIFICATES OF COMPLIANCE

66    Juan Martinez    COC    Approve
67    Cynthia D. Smith    COC    Approve
68    Bernardo Rodriguez and Claudia L. Cruz    COC    Approve
   Staff recommendation: Issue the Certificates of Compliance for items 66-68.
   Commission action: Issued the Certificates of Compliance for items 66-68.
   Motion: Ross    Second: Alleman    Vote: Unanimous    Abstaining: None

EXTENSIONS OF APPROVAL AND NAME CHANGES

NONE

II. ESTABLISH A PUBLIC HEARING DATE OF NOVEMBER 10, 2010 FOR:
   a. Cottage Grove Sec 8 Replat No 1
   b. Southgate Addition Sec 3 Replat Partial Replat No 1
   c. Tulane Patio Homes Subdivision
   d. Windsor Place Addition Partial Replat No 1
   e. Wroxton Landing Subdivision
   Staff recommendation: Establish a public hearing date of November 10, 2010 for items II a-e.
   Commission action: Established a public hearing date of November 10, 2010 for items II a-e.
   Motion: Segars    Second: Zakaria    Vote: Unanimous    Abstaining: None

III. CONSIDERATION OF A VARIANCE TO THE OFF-STREET PARKING STANDARDS FOR
     PROPERTY LOCATED AT 2727 HARRISBURG BOULEVARD
   Staff recommendation: Defer the application for two weeks to allow time for the applicant to provide
   additional and revised information by noon next Wednesday.
   Commission action: Deferred the application for two weeks to allow time for the applicant to provide
   additional and revised information by noon next Wednesday.
   Motion: Jard    Second: Wolff    Vote: Unanimous    Abstaining: None

IV. PUBLIC COMMENT

NONE
V. ADJOURNMENT
There being no further business brought before the Commission Chair Mark A. Kilkenny adjourned
the meeting at 3:40 p.m.

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

Mark A. Kilkenny, Chair

Marlene L. Gafrick, Secretary