Minutes of the Houston Planning Commission

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

October 28, 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
Keiji Asakura
J. D. Bartell Absent
James R. Jard
Paul R. Nelson
Linda Porras-Pirtle
Robin Reed Arrived during item 44
Richard A. Rice
David Robinson
Jeff Ross
Algenita Segars
Talmadge Sharp, Sr. Absent
Blake Tart III
Beth Wolff
Shaukat Zakaria Absent
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
DIRECTOR’S REPORT
The Director’s Report was given by Marlene Gafrick, Director, Planning and Development Department.

APPROVAL OF THE OCTOBER 14, 2010 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the October 14, 2010 Planning Commission Meeting Minutes.
  Motion: Wolff    Second: Asakura    Vote: Carries    Abstaining: Garza

I. PLATTING ACTIVITY  (Consent items A and B, 1-41)
Items removed for separate consideration: 2, 5, 9, and 11. Item 23 was omitted.

Staff recommendation: Approve staff’s recommendations for items 1 – 41 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1 – 41 subject to the CPC 101 form conditions.
  Motion: Rice    Second: Alleman    Vote: Unanimous    Abstaining: None

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

Staff recommendation: Approve staff’s recommendations for items 2, 5, 9, and 11 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 2, 5, 9, and 11 subject to the CPC 101 form conditions.
  Motion: Garza    Second: Segars    Vote: Unanimous    Abstaining: None

Commissioner Alleman, Amandes, and Ross returned.

C PUBLIC HEARINGS

42 Avondale Square Subdivision  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: Amandes    Second: Asakura    Vote: Unanimous    Abstaining: None

43 Shady Acres Partial Replat No 1  C3N  Defer
Staff recommendation: Defer the plat for two weeks for legal review
Commission action: Deferred the plat for two weeks for legal review.
  Motion: Robinson    Second: Reed    Vote: Unanimous    Abstaining: None

D VARIANCES

Commissioner Rice abstained and left the room.

44 Cypress Lake Crossing  GP  Defer
Staff recommendation: Defer the plat for two weeks to allow time for the applicant to provide revised information and for further study and review by staff.
Commission action: Deferred the plat for two weeks to allow time for the applicant to provide revised information and for further study and review by staff.
  Motion: Wolff    Second: Nelson    Vote: Unanimous    Abstaining: None
Commissioner Rico returned.

45   Spring Cypress Shopping Center Partial Replat    C2R    Approve
No 1
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: Ross    Second: Porras-Pirtle    Vote: Unanimous    Abstaining: None
Speaker for item 45: Kenneth Gruller – supportive.

F    RECONSIDERATION OF REQUIREMENTS

46   Community of Briarchase Subdivision    C2R    Approve
Staff recommendation: Grant the reconsideration of requirement and the variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the reconsideration of requirement and the variance and approved the plat subject to the CPC 101 form conditions.
   Motion: Prestage    Second: Segars    Vote: Unanimous    Abstaining: None

G    ADMINISTRATIVE
NONE

H    DEVELOPMENT PLAT VARIANCES

47   3210 Elmcrest Drive    DPV    Approve
Staff recommendation: Grant the requested variance to allow a 16’ building setback line along Victory Drive.
Commission action: Granted the requested variance to allow a 16’ setback line along Victory Drive.
   Motion: Segars    Second: Wolff    Vote: Unanimous    Abstaining: None

48   949 Omar Street    DPV    Withdrawn

I    CERTIFICATES OF COMPLIANCE
NONE
EXTENSIONS OF APPROVAL AND NAME CHANGES

49. Augusta Pines Plaza Reserve Subdivision
   EOA
   Approve
50. City Park West Sec 7
    EOA
    Approve
51. City Park West Sec 8
    EOA
    Approve
52. KSF Red Oak Orthopedic Subdivision Replat No 2
    EOA
    Approve
53. Lakeshore Sec 18
    EOA
    Approve
54. Living Green Sec 1
    EOA
    Approve
55. Living Green Sec 2
    EOA
    Approve
56. Living Green Sec 3
    EOA
    Approve
57. Providence Subdivision
    EOA
    Approve
58. Summerwood Sec 33
    EOA
    Approve
59. Upland Park Partial Replat No 2
    EOA
    Approve
60. Upland Park Partial Replat No 3
    EOA
    Approve
61. Waters Edge Sec 10
    EOA
    Approve

Staff recommendation: Approve staff’s recommendation for items 49-61.
Commission action: Approved staff’s recommendation for item 49-61.

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

II. ESTABLISH A PUBLIC HEARING DATE OF DECEMBER 2, 2010 FOR:
   a. Blackstone Place Amending Plat No 1 Replat No 1
   b. Tall Timbers Section of River Oaks Partial Replat No 4
   c. Wessendorff Estates
   d. Willow Springs Sec 6 Partial Replat No 1

Staff recommendation: Establish a public hearing date of December 2, 2010 for items II a-d.
Commission action: Established a public hearing date of December 2, 2010 for items II a-d.

Motion: Rice Second: Reed 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 until the December 2, 2010 meeting to allow time for the applicant to address outstanding issues and provide revised information.
Commission action: Deferred the application until the December 2, 2010 meeting to allow time for the applicant to address outstanding issues and provide revised information.

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

IV. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR THE 1700 BLOCK OF VASSAR ST., NORTH SIDE, BETWEEN DUNLAVY STREET AND WOODHEAD STREET

Staff recommendation: Defer the application in order to gather more information concerning the adjacent park.
Commission action: Deferred the application in order to gather more information concerning the adjacent park.

Motion: Jard Second: Robinson Vote: Unanimous Abstaining: None
V. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR THE 1700 BLOCK OF VASSAR ST., SOUTH SIDE, BETWEEN DUNLAVY STREET AND WOODHEAD STREET

Staff recommendation: Approve the application and forward to City Council for consideration and approval.

Commission action: Approved the application and forwarded to City Council for consideration and approval.

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

Speakers for item V: Mary Lou Henry and “Larry” Adalberto Larrinaga – supportive.

VI. PUBLIC HEARING AND CONSIDERATION OF LANDMARK DESIGNATION APPLICATION INITIATED BY THE OWNERS: ARTHUR AND DIANE FENNEKOHL HOUSE- 3827 INWOOD DRIVE

Staff recommendation: That the Houston Planning Commission accept the recommendation of the Houston Archaeological and Historical Commission and recommend to City Council the Landmark Designation of the Arthur and Diane Fennekohl House at 3827 Inwood Drive.

Commission action: Accepted the recommendation of the Houston Archaeological and Historical Commission and recommend to City Council the Landmark Designation of the Arthur and Diane Fennekohl House at 3827 Inwood Drive.

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

VII. PUBLIC COMMENT
NONE

VIII. ADJOURNMENT
There being no further business brought before the Commission Chair Mark A. Kilkenny adjourned the meeting at 3:12 p.m.

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

Mark A. Kilkenny, Chair

Marlene L. Gafrick, Secretary