Minutes of the Houston Planning Commission

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

December 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 2:41 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                          Absent
Algenita Segars
Talmadge Sharp, Sr.
Blake Tart III
Beth Wolff
Shaukat Zakaria
The Honorable Ed Chance           Absent
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 Gafrick, Director, Planning and Development Department.

APPROVAL OF THE NOVEMBER 10, 2010 PLANNING COMMISSION MEETING MINUTES
Motion: Rice Second: Sharp Vote: Carries Abstaining: Garza and Wolff

I. PLATTING ACTIVITY (Consent items A and B, 1-41)
Items removed for separate consideration: 19, 20 and 21. Item 15 was changed from defer to approve and item 34 was withdrawn by the applicant.

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: Sharp Second: Segars Vote: Unanimous Abstaining: None

Commissioners Alleman and Amandes and Rice abstained and left the room.

Staff recommendation: Approve staff’s recommendations for items 19, 20 and 21 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 19, 20 and 21 subject to the CPC 101 form conditions.
Motion: Wolff Second: Reed Vote: Unanimous Abstaining: None

Commissioner Alleman, Amandes and Rice returned.

C PUBLIC HEARINGS

42 Blackstone Place Amending Plat No 1 Partial Replat No C3N Defer
Staff recommendation: Defer the plat for two weeks to allow time for revised and additional information.
Commission action: Deferred the plat for two weeks to allow time for revised and additional information.
Motion: Robinson Second: Sharp Vote: Unanimous Abstaining: None
Speakers for item 42: Stacey Courville - opposed.

43 Cottage Grove Section 8 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: Nelson Vote: Unanimous Abstaining: None
Speaker for item 43: Belinda King and Mary Lou Henry - supportive.

44 Wessendorff Estates Subdivision 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: Segars Second: Jard Vote: Unanimous Abstaining: None
Speakers for item 44: Mary Lou Henry and Michael Prescott - supportive.
Commissioner Amandes abstained and left the room.

45. Willow Springs Section 6 Partial Replat No. 1  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: Wolff  Second: Rice  Vote: Carried  Opposed: Jard
Speaker for item 45: Sean Burch, applicant.

Commissioner Amandes returned.

D  VARIANCES

46. Archer Acres Extension Partial Replat No 1  C2R  Approve
Staff recommendation: Grant the requested variance and approved 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: Segars  Vote: Unanimous  Abstaining: None

47. Blodgett Landing Subdivision  C2R  Approve
Staff recommendation: Grant the requested variances 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: Robinson  Second: Jard  Vote: Unanimous  Abstaining: None
Speaker for item 47: Alvin B. Young, Sr.

48. Energy Park at Beltway 8 Section 2  C3P  Defer
Staff recommendation: Defer the plat for two weeks for Chapter 42 planning standards and for further study and review.
Commission action: Deferred the plat for two weeks for Chapter 42 planning standards and for further study and review.
   Motion: Reed  Second: Sharp  Vote: Unanimous  Abstaining: None

49. Mid Montrose Shopping Center Subdivision  C2R  Defer
   Site Subdivision
Staff recommendation: Defer for two weeks at the applicant’s request.
Commission action: Deferred for two weeks at the applicant’s request.
   Motion: Rice  Second: Jard  Vote: Unanimous  Abstaining: Ross

50. Vaughn Office Center 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 variance and approved the plat subject to the CPC 101 form conditions.
   Motion: Reed  Second: Sharp  Vote: Unanimous  Abstaining: None

E  Special Exceptions
   NONE

F  Reconsideration of Requirements
   NONE
G  ADMINISTRATIVE

51  Lewis Hall Center Subdivision  C2R  Omit

H  DEVELOPMENT PLAT VARIANCES

52  21411 Fox Pub Drive  DPV  Withdrawn by the applicant.

53  4001 Westheimer Road  DPV  Withdrawn by the applicant.

54  6126 Brook Lea Street  DPV  Omit

I  CERTIFICATES OF COMPLIANCE

55  Tyme Peralez  COC  Approve
56  Maria E. Rodriguez  COC  Approve
57  Oscar Trevino  COC  Approve
58  Santiago Grifaldo  COC  Approve

Staff recommendation: Issue the Certificates of Compliance for items 55 - 58.
Commission action: Issued the Certificates of Compliance for items 55 - 58.
Motion: Segars  Second: Wolff  Vote: Unanimous  Abstaining: None

J  EXTENSIONS OF APPROVAL AND NAME CHANGES

59  Nooran Manor Subdivision  EOA  Approve
60  Sawyer Heights Village Sec 1 Replat And Extension  EOA  Approve
61  Towne Lake Parkway S. of Tuckerton Road And N. of Lakecrest View STD  EOA  Approve
62  Waterstone Crest Dr. from Calaveras Blue Ln. to Worth Hills STD  EOA  Approve
63  Willow Springs Sec 11  EOA  Approve

Staff recommendation: Approve staff's recommendations for items 59-63.
Commission action: Approved staff's recommendations for items 59-63.
Motion: Porras-Pirte  Second: Wolff  Vote: Carried  Abstaining:

Amandes on item #63.

II.  ESTABLISH A PUBLIC HEARING DATE OF JANUARY 6, 2011 FOR:
a.  Gramercy Park Place Replat No 1.
b.  Loan Oak Village Annex Subdivision
c.  Tall Timbers Section of River Oaks partial Replat No. 4
d.  Two Tree Park Estates Subdivision Section 3
e.  Vintage Lakes Sec. 3
f.  Park Ridge Place Subdivision

Staff recommendation: Establish a public hearing date of January 6, 2011 for items III a-f.
Commission action: Established a public hearing date of January 6, 2011 for items III a-f.
Motion: Sharp  Second: Asakura  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 to allow time for the applicant, neighborhood, council member and staff to meet and devise a viable solution for all concerned parties.

Commission action: Deferred the application to allow time for the applicant, the neighborhood, council member and staff to meet and devise a viable solution for all concerned parties.

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


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

Staff recommendation: Approve the minimum lot size area application for 1700 block of Vassar Street, north side between Dunlavy Street and Woodhead Street.

Commission action: Approved the minimum lot size area application for 1700 block of Vassar Street, north side between Dunlavy Street and Woodhead Street.

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

Speakers for item IV: Mary Lou Henry and Phil Rivers, supportive.

V. PUBLIC HEARING AND CONSIDERATION OF AN HISTORIC DISTRICT APPLICATION BY A MAJORITY OF THE PROPERTY OWNERS FOR WOODLAND HEIGHTS HISTORIC DISTRICT

Staff recommendation: Recommends the Houston Planning Commission accept the recommendation of the Houston Archaeological and Historical Commission and recommend to City Council the Historic District designation of Woodland Heights Historic District.

Commission action: The Houston Planning Commission accepted the recommendation of the Houston Archaeological and Historical Commission and recommended to City Council the Historic District designation of Woodland Heights Historic District.

Motion: Robinson Second: Asakura Vote: Carries Opposed: Porras-Pirtle, Tart, Wolff and Zakaria

Speakers for item V: Lawrence Rennell, Marcia DeBrook, Heather Wardle, Bridgette Larson, Kathleen Powell, and Mary Wassef – opposed. Vicky Bettis and Sandra Elzman – supportive.

VI. PUBLIC HEARING AND CONSIDERATION OF AN HISTORIC DISTRICT APPLICATION BY A MAJORITY OF THE PROPERTY OWNERS FOR GLENBROOK VALLEY HISTORIC DISTRICT

Staff recommendation: Recommends the Houston Planning Commission accept the recommendation of the Houston Archaeological and Historical Commission and recommend to City Council the Historic District designation of Glenbrook Valley Historic District.

Commission action: Planning Commission accepted the recommendation of the Houston Archaeological and Historical Commission and recommended to City Council the Historic District designation of Glenbrook Valley Historic District.

Motion: Sharp Second: Amades Vote: Unanimous Opposed: None

VII. EXCUSE THE ABSENCES OF COMMISSIONER SHARP
   Not applicable as Commissioner Sharp is in attendance today.

VIII. PUBLIC COMMENT
   NONE

IX. ADJOURNMENT
    There being no further business brought before the Commission, Chair Mark A. Kilkenny adjourned the meeting at 5:42 p.m.
    Motion: Rice          Second: Sharp          Vote: Unanimous          Abstaining: None

[Signatures]
Mark A. Kilkenny, Chair

Marlene L. Gafrick, Secretary