

Minutes of the Houston Planning Commission

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

February 4, 2010
Meeting to be held in
Council Chambers, Public Level, City Hall Annex
2:30 p.m.

Call to order:

Vice Chair, Mark A. Kilkenny, called the meeting to order at 2:33 p.m. with a quorum present.

Carol Abel Lewis, Chair	Absent
Mark A. Kilkenny, Vice Chair	
John W. H. Chiang	
David Collins	
Kay Crooker	Absent
Sonny Garza	Arrived at 2:39 p.m. during item 48
Jim Jard	
D. Fred Martinez	Left at 3:41 p.m. during item V
Robin Reed	
Richard A. Rice	Arrived at 2:39 p.m. during item 48
David Robinson	
Jeff Ross	Absent
Lee Schlanger	
Algenita Segars	
Talmadge Sharp, Sr.	
Jon N. Strange	
Beth Wolff	Arrived at 2:38 p.m. during item 40
Shaukat Zakaria	Arrived at 2:36 p.m. during Consent and Replat items
Jackie Freeman for	Left at 3:55 p.m. during item V
The Honorable Ed Emmett	
The Honorable Ed Chance	Absent
The Honorable Grady Prestage	Arrived at 2:50 p.m. during item 51

EXOFFICIO MEMBERS

M. Marvin Katz	Absent
Mark Loethen	
Mike Marcotte	
Dawn Ullrich	Absent
Frank Wilson	Absent

CHAIRMAN'S REPORT

NONE

DIRECTOR'S REPORT

The Director's Report was given by Michael Schaffer, Deputy Director, Planning and Development Department.

APPROVAL OF THE FEBRUARY 4, 2010 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the February 4, 2010 Planning Commission Meeting Minutes.

Motion: **Reed** Second: **Sharp** Vote: **Carries** Abstaining: **Schlanger**

I. PLATTING ACTIVITY (Consent items A and B, 1- 47)

Items removed for separate consideration: **30, 35, and 40.**

Staff recommendation: Approve staff's recommendation for items **1 - 47** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for items **1 - 47** subject to the CPC 101 form conditions.

Motion: **Segars** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

Commissioner Schlanger abstained and left the room.

Staff recommendation: Approve staff's recommendation for items **30 and 35** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for items **30 and 35** subject to the CPC 101 form conditions.

Motion: **Reed** Second: **Chiang** Vote: **Unanimous** Abstaining: **None**

Commissioner Schlanger returned.

Item 40 is taken at this time.

40 Meadow Vista Sec. 1 Partial Replat No. 1 Subdivision C2R Withdrawn

Staff recommendation: Establish a public hearing date of March 4, 2010.

Commission action: Established a public hearing date of March 4, 2010.

Motion: **Collins** Second: **Chiang** Vote: **Unanimous** Abstaining: **None**

C PUBLIC HEARINGS

48 Ella Crossing Sec. 2 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: **Sharp** Second: **Reed** Vote: **Unanimous** Abstaining: **None**

49 Mission Glen East 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: **Zakaria** Second: **Wolff** Vote: **Unanimous** Abstaining: **None**

50 South Acres Ranch Replat No. 1 C3N Withdrawn

Staff recommendation: At the applicant's request, establish a public hearing date of March 4, 2010.

Commission action: Withdrawn at the applicant's request and established a public hearing date of March 4, 2010.

Motion: **Collins** Second: **Chiang** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

51 Columbus Addition Partial Replat No. 1

C3R

Approve

Staff recommendation: Grant the requested variance and approve the plat with the following conditions that applicant must: 1) provide a minimum six (6) foot pedestrian walkway along Montrose & West Dallas; 2) provide four (4) inch caliper trees instead of the 1.5" required; 3) provide additional landscaping along both streets and along the eastern property line; 4) provide concrete style fence along the eastern property line as previously discussed with the neighborhood; 5) screen the development lighting to avoid light pollution shining into the adjoining neighborhood, and subject to the CPC 101 form conditions.

Commission action: Granted the requested variance and approved the plat with the following conditions that applicant must: 1) provide a minimum six (6) foot pedestrian walkway along Montrose & West Dallas; 2) provide four (4) inch caliper trees instead of the 1.5" required; 3) provide additional landscaping along both streets and along the eastern property line; 4) provide concrete style fence along the eastern property line as previously discussed with the neighborhood; 5) screen the development lighting to avoid light pollution shining into the adjoining neighborhood, and subject to the CPC 101 form conditions.

Motion: **Rice**

Second: **Collins**

Vote: **Unanimous** Abstaining: **None**

Speakers for item 51: George Collision – applicant; Karen Gordon – undecided.

Commissioner Schlanger abstained and left the room.

52 Kempwood Manor Subdivision

C3P

Defer

Staff recommendation: Defer the plat for two weeks to allow applicant time to provide revised information and for Chapter 42 planning standards.

Commission action: Deferred the plat for two weeks to allow applicant time to provide revised information and for Chapter 42 planning standards.

Motion: **Sharp**

Second: **Wolff**

Vote: **Unanimous** Abstaining: **None**

Speakers for item 52: Harry Bankston – undecided; Dolores Lucera – opposed.

Commissioner Schlanger returned.

53 Kingsbridge MUD Water Plant No. 3 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 variance and approved the plat subject to the CPC 101 form conditions.

Motion: **Prestage** Second: **Reed**

Vote: **Unanimous** Abstaining: **None**

Speakers for item 53: Michael Malcolm- Hicks and David Miller – supportive.

54 Lakes of Bella Terra GP

GP

Withdrawn

55 Katy Gaston Road South from State Farm Market Road 1093 STD

SP

Withdrawn

E SPECIAL EXCEPTIONS

NONE

F RECONSIDERATION OF REQUIREMENTS

56 AME Business Park Subdivision

C3P

Approve

Staff recommendation: Grant the requested reconsideration of requirements and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the requested reconsideration of requirements and approved the plat subject to the CPC 101 form conditions.

Motion: **Zakaria** Second: **Rice**

Vote: **Unanimous** Abstaining: **None**

Speakers for item 56: John Weeks (applicant) – supportive.

G ADMINISTRATIVE

NONE

H DEVELOPMENT PLAT VARIANCES

NONE

I CERTIFICATES OF COMPLIANCE

57 Tracie Cryer

COC

Approve

58 Christina Tapia

COC

Approve

Staff recommendation: Issue the Certificate of Compliance for items **57- 58**.

Commission action: Issued the Certificate of Compliance for items **57- 58**.

Motion: **Chiang** Second: **Sharp**

Vote: **Unanimous** Abstaining: **None**

J EXTENSIONS OF APPROVAL AND NAME CHANGES

59 Shepherd and West Alabama Reserve

EOA

Approve

60 Stablewood Farms North Sec. 8

EOA

Approve

61 Woodlands Village of Creekside Park Sec. 21

EOA

Approve

Staff recommendation: Approve staff's recommendations for items **59 - 61**.

Commission action: Approved staff's recommendations for items **59 - 61**.

Motion: **Collins** Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

II. ESTABLISH A PUBLIC HEARING DATE OF MARCH 4, 2010 FOR:

a. Western Academy

Staff recommendation: Establish a public hearing date of March 4, 2010 for item **II a**.

Commission action: Established a public hearing date of March 4, 2010 for item **II a**.

Motion: **Rice**

Second: **Wolff**

Vote: **Unanimous**

Abstaining: **None**

III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR PROPERTY LOCATED AT 2412 W. HOLCOMBE BOULEVARD:

Staff recommendation: Grant the requested variance subject to the Sheridan Road access limitations agreed by the applicant; additional landscaping along Holcombe, Morningside and Sheridan; as well as to provide 4" caliper trees (with a species other than live oak) instead of the 1.5" required by the ordinance.

Commission action: Granted the requested variance subject to the Sheridan Road access limitations agreed by the applicant; additional landscaping along Holcombe, Morningside and Sheridan; as well as to provide 4" caliper trees (with a species other than live oak) instead of the 1.5" required by the ordinance.

Motion: **Rice**

Second: **Jard**

Vote: **Carries**

Opposed: **Wolff**

Speakers for item III: Mary Lou Henry – supportive; Robert McDonald – opposed.

IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR PROPERTY LOCATED AT 4820 WASHINGTON AVENUE:

Staff recommendation: Defer the requested variance for two weeks to allow time to pull permitting history of the three sites, review existing parking leases within the area, and to allow time for the applicant to provide a revised site plan.

Commission action: Deferred the requested variance for two weeks to allow time to pull permitting history of the three sites, review existing parking leases within the area, and to allow time for the applicant to provide a revised site plan.

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

Speaker for item IV: Mary Lou Henry – applicant.

V. PUBLIC HEARING AND CONSIDERATION OF PROTECTED LANDMARK DESIGNATION APPLICATION INITIATED BY THE OWNER: WINDWARD COURT APARTMENTS – 901 ROSALIE STREET

Staff recommendation: That the Houston Planning Commission defer the acceptance of the recommendation of the Houston Archaeological and Historical Commission to City Council the Landmark and Protected Landmark Designation of the Windward Court Apartments at 901 Rosalie Street until ownership issues can be resolved.

Commission action: Denied the recommendations of the Houston Archaeological and Historical Commission to recommend to City Council the Landmark and Protected Landmark Designation of the Windward Court Apartments at 901 Rosalie Street.

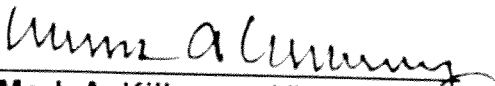
Motion: **Wolff** Second: **Prestage** Vote: **Carries** Opposed: **Collins**

Speakers for item V: Pat Pollan and Maureen Singleton – opposed.

VI. ADJOURNMENT

There being no further business brought before the Commission, Vice Chair, Mark A. Kilkenny, adjourned the meeting at 4:03 p.m.

Motion: **Sharp** Second: **Chiang** Vote: **Unanimous** Abstaining: **None**


Mark A. Kilkenny, Vice Chair


Marlene L. Gafrick, Secretary