

Minutes of the Houston Planning Commission

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

June 10, 2010
Meeting to be held in
Council Chambers, Public Level, City Hall Annex
2:30 p.m.

Call to order:

Chair, Mark A. Kilkenny, called the meeting to order at 2:37 p.m. with a quorum present.

Mark A. Kilkenny, Chair	
M. Sonny Garza	Arrived at 3:30 p.m.
Susan Alleman	
Christopher B. Amandes	
Keiji Asakura	
J. D. Bartell	
James R. Jard	
Paul R. Nelson	
Linda Porrás-Pirtle	
Robin Reed	
Richard A. Rice	
David Robinson	
Jeff Ross	
Algenita Segars	Arrived at 2:51 p.m.
Talmadge Sharp, Sr.	
Blake Tart III	
Beth Wolff	
Shaukat Zakaria	
Mark Mooney for	
The Honorable Ed Chance	
The Honorable Ed Emmett	Absent
The Honorable Grady Prestage	

EXOFFICIO MEMBERS

Carol A. Lewis	Absent
Mike Marcotte	Absent
Dawn Ullrich	Absent
Frank Wilson	Absent

DIRECTOR'S REPORT

The Director's Report was given by Marlene L. Gafrick, Director, Planning and Development Department.

APPROVAL OF THE MAY 27, 2010 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the May 27, 2010 Planning Commission Meeting Minutes.

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

I. PLATTING ACTIVITY (Consent items A and B, 1- 58)

Items removed for separate consideration: **1, 20, 21, 26, 38 and 54**. Item **13** was changed from defer to approve; item **18** was taken with item **72** in the variances section and item **21** was changed from approve to defer at the applicant's request.

Staff recommendation: Approve staff's recommendation for items **1 - 58** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for items **1 - 58** subject to the CPC 101 form conditions.

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

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

Staff recommendation: Approve staff's recommendation for items **1, 20, 21, 26, 38 and 54** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for items **1, 20, 21, 26, 38 and 54** subject to the CPC 101 form conditions.

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

Commissioners Alleman, Amandes and Ross returned.

C PUBLIC HEARINGS

59 Meadow Vista Sec. 1 Partial Replat No. 2 C3N Defer

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

**60 Meyerland Sec. 8 Replat No. 1 Partial C3N Approve
Replat No. 1**

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

Speakers for item 60: Dr. Stephen Schwartz, Ellen Howard, Judge Murray Cohen, Robert Zinn, Diane Levin, Meryl Cohen, Dr. Edward Rastchie and Dara Soloman – opposed. Marvin Granti - owner and Prasad Maragani – applicant.

**61 Windstone Colony South Sec. 1 Partial C3N Approve
Replat No. 1**

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

D VARIANCES

Commissioner Rice abstained and left the room.

62 Bridges of Lake Houston 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 variance and approved the plat with the additional condition that either: 1) the 44' paving section extend from Lake Houston Parkway across the railroad track and across the gully or 2) alternatively, a second public right-of-way that allows two points of access should be constructed east of the gully, in lieu of the 44' paving section extending beyond the proposed cul-de-sac shown on the GP drawing and subject to the CPC 101 form conditions.

Motion: **Segars**

Second: **Zakaria**

Vote: **Unanimous**

Abstaining: **None**

63 Carpenters Landing Sec. 4

C3P

Defer

64 Carpenters Landing Sec. 5

C3P

Defer

Staff recommendation: Defer the requested variances and the plats for two weeks to allow time for the applicant to provide revised information and for Chapter 42 Planning Standards.

Commission action: Deferred the requested variances and the plats for two weeks to allow time for the applicant to provide revised information and for Chapter 42 Planning Standards.

Motion: **Rice**

Second: **Sharp**

Vote: **Unanimous**

Abstaining: **None**

65 Carrabbas Subdivision

C2R

Approve

69 Graces Restaurant Subdivision

C2R

Approve

Staff recommendation: Grant the requested variances and approve the plats subject to the CPC 101 form conditions.

Commission action: Grant the requested variances and approved the plats subject to the CPC 101 form conditions.

Motion: **Jard**

Second: **Robinson**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Alleman abstained and left the room.

66 CFISD Perry Road Sec. 1 Windfern Road Multi School 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: **Rice**

Second: **Reed**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Alleman returned.

67 Citation 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: **Garza**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

68 City View Terraces Subdivision C2R Defer
Staff recommendation: Defer the requested variances and the plat for two weeks to allow the applicant time to submit new and revised information.
Commission action: Deferred the requested variances and the plat for two weeks to allow the applicant time to submit new and revised information.
Motion: **Jard** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**
Speaker for item 68: Dorothy Hass

70 Harrys Restaurant 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: **Robinson** Second: **Prestage** Vote: **Unanimous** Abstaining: **None**
Speaker for item 70: Joyce Owens.

71 National Sport Zone 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 approve the plat subject to the CPC 101 form conditions.
Motion: **Ross** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

18 Jordan road GP Defer
72 West Jordan road STD C3P C3P Defer
Staff recommendation: Defer the general plan and the plat for two weeks to allow time for the applicant to provide revised information and for Chapter 42 Planning Standards.
Commission action: Deferred the general plan and the plat for two weeks to allow time for the applicant to provide revised information and for Chapter 42 Planning Standards.
Motion: **Sharp** Second: **Reed** Vote: **Unanimous** Abstaining: **None**

Commissioner Ross abstains and leaves the room.

73 Woodlands Village of Grogans Mill Lake C3R Approve
Woodlands East Shore Sec. 14
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: **Mooney** Second: **Segars** Vote: **Unanimous** Abstaining: **None**

Commissioner Ross returned.

E SPECIAL EXCEPTIONS
None

F RECONSIDERATION OF REQUIREMENTS
None

G ADMINISTRATIVE
None

H DEVELOPMENT PLAT VARIANCES

74 1911 Bagby Street DPV Approve
Staff recommendation: Grant the requested variance subject to providing 6' sidewalks, planting 3" caliper trees and additional landscaping, and subject to the CPC 101 form conditions.
Commission action: Granted the requested variance subject to providing 6' sidewalks, planting 3" caliper trees and additional landscaping, and subject the CPC 101 form conditions.
Motion: **Jard** Second: **Zakaria** Vote: **Unanimous** Abstaining: **None**
Speakers for item 74: Albert Garcia and Jiten Karnani.

75 2245 Stanmore Drive DPV Defer
Staff recommendation: Defer the plat for two weeks for further study and legal review, as well as to provide time for the applicant to revise the variance request.
Commission action: Deferred the plat for two weeks for further study and legal review, as well as to provide time for the applicant to revise the variance request.
Motion: **Robinson** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

I CERTIFICATES OF COMPLIANCE

76 Alejandro Vera COC Approve
77 Gregorio Carrasco COC Approve
78 Gladys Coker COC Approve
Staff recommendation: Issue the Certificates of Compliance for items **76-78**.
Commission action: Issued the Certificates of Compliance for items **76-78**.
Motion: **Ross** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

J EXTENSIONS OF APPROVAL AND NAME CHANGES

79 Cypresswood Heights Drive East of EOA Approve
Cypresswood Drive STD
80 New Forest Town Center Blvd. and Pale EOA Approve
Sage Drive STD
81 Post Oak Green Sec. 2 NC Approve
82 Trails of Cypress Lake Sec. 2 EOA Approve
Staff recommendation: Approve staff's recommendation for items **79 - 82**
Commission action: Approved staff's recommendation for items **78 - 82**.
Motion: **Sharp** Second: **Amandes** Vote: **Unanimous** Abstaining: **None**

Commissioner Alleman returned.

II. ESTABLISH A PUBLIC HEARING DATE OF JULY 8, 2010 FOR:

- a. Croyden Gardens partial Replat No. 1**
- b. Lan Dong Estates Subdivision**
- c. Parklake Village Partial Replat No. 2**
- d. Spring Branch Villa Partial Replat No. 2**

Staff recommendation: Establish a public hearing date of July 8, 2010 for items **II a-d**.
Commission action: Established a public hearing date of July 8, 2010 for items **II a-d**.
Motion: **Sharp** Second: **Wolff** Vote: **Unanimous** Abstaining: **None**

III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR PROPERTY LOCATED AT 1917 WASHINGTON AVENUE

Staff recommendation: Defer the requested variance for two weeks for further study and review of area ownership and permit history.

Commission action: Defer the requested variance for two weeks for further study and review of area ownership and permit history.

Motion: **Sharp** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**
Speakers for item III: Brett Mize- supportive and Armando Silva – opposed.

IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR PROPERTY LOCATED AT 3115 KIRBY DRIVE

Staff recommendation: Approve the requested variances.

Commission action: Approved the requested variances.

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

V. PUBLIC COMMENT

None


VI. ADJOURNMENT

There being no further business brought before the Commission, Vice -Chair, Mark A. Kilkeny, adjourned the meeting at 3:47 p.m.

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



Mark A. Kilkeny, Chair



Marlene L. Gafrick, Secretary