

Minutes of the Houston Planning Commission

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

August 19, 2010
Meeting to be held in
Council Chambers, Public Level, City Hall Annex
2:30 p.m.

Call to order:

Vice-Chair, Sonny Garza, called the meeting to order at 2:39 p.m. with a quorum present.

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

EXOFFICIO MEMBERS

Carol A. Lewis
Michael Marcotte
Dawn Ullrich
Frank Wilson

DIRECTOR'S REPORT

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

APPROVAL OF THE AUGUST 5, 2010 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the August 5, 2010 Planning Commission Meeting Minutes.

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

I. PLATTING ACTIVITY (Consent items A and B, 1- 53)

Items removed for separate consideration: **3, 5, 10, 15, 16, 17, 21, 26, 27, 33, and 48.**

Staff recommendation: Approve staff's recommendation for items **1 – 53** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for items **1 – 53** subject to the CPC 101 form conditions.

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

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

Staff recommendation: Approve staff's recommendation for items **3, 5, 10, 15, 16, 17, 21, 26, 27, 33, and 48** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for items **3, 5, 10, 15, 16, 17, 21, 26, 27, 33, and 48** subject to the CPC 101 form conditions.

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

Commissioners Alleman, Amandes, and Ross returned.

C PUBLIC HEARINGS

54 Addicks Stone Village Replat No 1 C3N Defer

Staff recommendation: Defer the plat for two weeks for further study and review.

Commission action: Deferred the plat for two weeks for further study and review.

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

Speakers for item 54: Warren Escovy – applicant and Andrew Wong – attorney for applicant.

55 S Perry Estates Replat No 1 and Extension C3N Defer

Staff recommendation: Defer the plat for two weeks to allow METRO time to coordinate with the Planning department's staff regarding activities that are occurring in the area and continue the public hearing at that time.

Commission action: Deferred the plat for two weeks to allow METRO time to coordinate with the Planning department's staff regarding activities that are occurring in the area and continue the public hearing at that time.

Motion: **Zakaria** Second: **Segars** Vote: **Carries** Abstaining: **Amandes**

Items 58 and 59 from the Variance section are taken out of order and together at this time.

Commissioner Amandes abstained and left the room.

58	Burnett Plaza Sec 1	C2	Defer
59	Burnett Plaza Sec 2	C2R	Defer

Staff recommendation: Defer the plats for two weeks to allow time for the applicant to coordinate with departmental staff regarding activities that are occurring in the area.

Commission action: Deferred the plats for two weeks to allow time for the applicant to coordinate with departmental staff regarding activities that are occurring in the area.

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

Agenda item 56 and the remainder of the agenda is taken at this time.

56	Woodlands Village of Grogans Mill Lake	C3N	Approve
	Woodlands East Shore Sec 9		

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: **Rice** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

Commissioner Ross abstained and left the room.

57	Brunswick Meadows Sec 16	C3P	Approve
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Staff recommendation: Grant the requested building line set back variance that will follow the proposed utility easement thereby varying from 22 feet to 21 feet from the right-of-way from Scott Street and, approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the requested building line set back variance that will follow the proposed utility easement thereby varying from 22 feet to 21 feet from the right-of-way from Scott Street, and approved the plat subject to the CPC 101 form conditions.

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

Commissioner Ross returned.

Commissioners Alleman and Amandes abstained and left the room.

60	Klein ISD Stadium Multi Purpose Facility	C2	Approve
	Subdivision		

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

Speaker for item 60: Trigg Luper – applicant.

Commissioners Alleman and Amandes returned.

Items 61 and 62 are taken together at this time.

61	Sandpiper Park GP	GP	Approve
62	Sandpiper Park Subdivision	C2	Approve

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

Commission action: Granted the requested variances and approved the general plan and the plat subject to the CPC 101 form conditions.

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

Commissioner Amandes abstained and left the room.

Items 63, 64, and 65 are taken together at this time.

63	Washington Heights East Subdivision	C2R	Defer
64	Washington Heights Koehler STD	C3R	Defer
65	Washington Heights West Subdivision	C2R	Defer

Staff recommendation: Defer the plats for two weeks to allow time for further study and review and for Chapter 42 planning standards.

Commission action: Deferred the plats for two weeks to allow time for further study and review and for Chapter 42 planning standards.

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

Commissioner Amandes returned.

66	Woodlands Village of Sterling Ridge Sec 50 Replat No 1	C3R	Approve
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Staff recommendation: Grant the requested variance to terminate Forest Muse drive with a cul-de-sac and to exceed the local street block length and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the requested variance to terminate Forest Muse drive with a cul-de-sac and to exceed the local street block length and approved the plat subject to the CPC 101 form conditions.

Motion: **Zakaria** Second: **Porras-Pirtle** Vote: **Unanimous** Abstaining: **None**

**E SPECIAL EXCEPTIONS
NONE**

**F RECONSIDERATION OF REQUIREMENTS
NONE**

**G ADMINISTRATIVE
NONE**

H DEVELOPMENT PLAT VARIANCES

67 800 Chelsea Street DPV Approve
Staff recommendation: Grant the requested variance to allow a reduced building setback of six-feet.
Commission action: Granted the requested variance to allow a reduced building setback of six-feet.
Motion: **Rice** Second: **Segars** Vote: **Unanimous** Abstaining: **None**

68 753 E. 19th Street DPV Defer
Staff recommendation: Defer the plat for two weeks to allow time for legal review of separately filed deed restrictions.
Commission action: Deferred the plat for two weeks to allow time for legal review of separately filed deed restrictions.
Motion: **Robinson** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**

I CERTIFICATES OF COMPLIANCE

69 Ruben Vazquez & Roxana A. Sanchez COC Approve
70 Robert Garcia Martinez & Rachel Martinez Leal COC Approve
71 Robert Garcia Martinez & Rachel Martinez Leal COC Approve
Staff recommendation: Issue the Certificates of Compliance for items **69- 71**.
Commission action: Issued the Certificates of Compliance for items **69- 71**.
Motion: **Segars** Second: **Freeman** Vote: **Unanimous** Abstaining: **None**

J EXTENSIONS OF APPROVAL AND NAME CHANGES

72 Ahern Rentals Subdivision EOA Approve
73 Cypress Woods Community Medical Center EOA Approve
Sec 2 STD
74 Woodridge Forest Sec 2 EOA Approve
75 Woodridge Forest Sec 3 EOA Approve
76 Woodridge Forest Sec 4 EOA Approve
Staff recommendation: Approve staff's recommendation for items **72-76**.
Commission action: Approved staff's recommendation for items **72-76**.
Motion: **Reed** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

II. ESTABLISH A PUBLIC HEARING DATE OF SEPTEMBER 16, 2010 FOR:

- a. Fall Creek Sec 8 Partial Replat No 1**
- b. Riverway Estates Sec 1 Partial Replat No 1**
- c. Sunny Terrace Partial Replat No 1**

Staff recommendation: Establish a public hearing date of September 16, 2010 for items **II a-c**.
Commission action: Established a public hearing date of September 16, 2010 for items **II a-c**.
Motion: **Robinson** Second: **Reed** Vote: **Unanimous** Abstaining: **None**

III. PRESENTATION OF STAFF'S RECOMMENDATIONS FOR THE 2010 MAJOR THOROUGHFARE AND FREEWAY PLAN REQUESTED AMENDMENTS:

a. Blodgett Street (Walter P. Moore and Associates)

Staff recommendation: Delete proposed extension of major thoroughfare Blodgett between Scott Street and Wheeler.

Commission action: Deleted proposed extension of major thoroughfare Blodgett between Scott Street and Wheeler.

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

b. Peek Road (Asakura Robinson)

Staff recommendation: Defer proposed Peek Road amendment for two weeks.

Commission action: Deferred proposed Peek Road amendment for two weeks.

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

c. West Greens Road (Harris County)

Staff recommendation: Realign West Greens Road from Cutten Road to the east side of its intersection with Bammel N. Houston.

Commission action: Realigned West Greens Road from Cutten Road to the east side of its intersection with Bammel N. Houston.

Motion: **Rice** Second: **Reed** Vote: **Carries** Abstaining: **Freeman**

Commissioner Reed abstained and left the room.

d. FM 1464 (Planning and Development Department)

Staff recommendation: Add a new alignment of FM 1464 as a major thoroughfare. Delete the old alignment of FM 1464 (renamed as Clodine Road)

Commission action: Added a new alignment of FM 1464 as a major thoroughfare. Delete the old alignment of FM 1464 (renamed as Clodine Road)

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

Commissioner Reed returned.

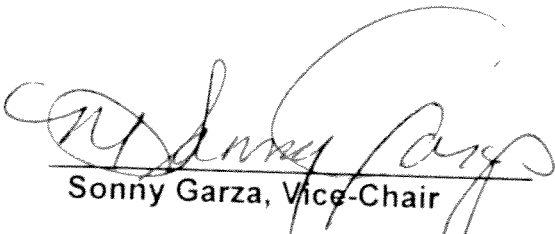
IV. PUBLIC COMMENT


Kent Marsh with Marsh Darcy Partners wanted to go on record stating that he would like to speak at the next public hearing on six (6) plats he submitted.

V. ADJOURNMENT

There being no further business brought before the Commission, *vice Chair, Sonny Garza* adjourned the meeting at 4:04 p.m.

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


Sonny Garza, Vice-Chair


Marlene L. Gafrick, Secretary