

Minutes of the Houston Planning Commission

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

September 16, 2010
Meeting to be held in
Council Chambers, Public Level, City Hall Annex
2:30 p.m.

Call to order:

Chair, Mark Kilkeny, called the meeting to order at 2:36 p.m. with a quorum present.

Mark A. Kilkeny, Chair	
M. Sonny Garza	
Susan Alleman	
Christopher B. Amandes	
Keiji Asakura	
J. D. Bartell	Absent
James R. Jard	
Paul R. Nelson	Absent
Linda Porrás-Pirtle	
Robin Reed	
Richard A. Rice	
David Robinson	
Jeff Ross	
Algenita Segars	Absent
Talmadge Sharp, Sr.	
Blake Tart III	Absent
Beth Wolff	Absent
Shaukat Zakaria	
The Honorable Ed Chance	Absent
The Honorable Ed Emmett	Absent
D. Jesse Hegemier, P. E.	Left at 3:26 during Item 43
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 L. Gafrick, Director, Planning and Development Department.

APPROVAL OF THE SEPTEMBER 2, 2010 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the September 2, 2010 Planning Commission Meeting Minutes.

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

APPROVAL OF THE JULY 29, 2010 PLANNING COMMISSION MAJOR THOROUGHFARE AND FREEWAY PLAN PUBLIC HEARING MEETING MINUTES

Commission action: Approved the July 29, 2010 Planning Commission Major Thoroughfare and Freeway Plan Public Hearing Meeting Minutes

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

I. PLATTING ACTIVITY (Consent items A and B, 1- 39)

Items removed for separate consideration: **1, 8, 19, 21, 24, and 25**. Item **13** was changed from defer to approve and item **18** was withdrawn. Items **7 and 21** were removed for separate consideration to allow for speakers.

Staff recommendation: Approve staff's recommendations for items **1 – 39** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 39** subject to the CPC 101 form conditions.

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

Commissioners Alleman and Amandes abstained and left the room.

Staff recommendation: Approve staff's recommendations for items **8, 19, 24, and 25** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **8, 19, 24, and 25** subject to the CPC 101 form conditions.

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

Commissioners Rice and Ross returned.

Commissioner Ross abstained and left the room.

Staff recommendation: Approve staff's recommendations for items **1, 26 and 27** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1, 26 and 27** subject to the CPC 101 form conditions.

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

Commissioner Ross returned.

Items 7 and 21 are taken at this time.

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: **Garza** Second: **Zakaria** Vote: **Unanimous** Abstaining: **None**

Speakers for item 7: Laura Thorpe of Councilman Gonzalez's office, Michael Jungnickel, Kendra Kennedy, Jean Taylor, Denise Batchelor, Cecelia Ottenweller, Joseph Smulian, Glenn Taylor, and Tim Richey – opposed.

Commission Chair Kilkenny abstained and left the room. Vice Chair Garza presided over the meeting.

21 Towne Lake Sec 8 C3P 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: **Jard** Second: **Reed** Vote: **Unanimous** Abstaining: **None**

Speakers for item 21: Keith Puckett, applicant – supportive; and Debra Leger Jordan – opposed.

Commission chair Kilkenny returned and resumed control of the meeting.

C PUBLIC HEARINGS

40 Bethel Evangelical Church Subdivision C3N Approve

Staff recommendation: Approve the plat subject to the CPC 101 conditions.

Commission action: Approved the plat subject to the CPC 101 form conditions.

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

41 Fall Creek Sec. 8 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: **Jard** Second: **Ross** Vote: **Unanimous** Abstaining: **None**

Commissioner Ross abstained and left the room.

42 Riverway Estates 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: **Rice** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

Commissioner Ross returned.

43 Sunny Terrace Partial Replat No. 1 C3N Withdraw

Staff recommendation: Disapprove the plat.

Commission action: Withdraw the plat and establish a public hearing date of October 14th and waive the fees.

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

Speaker for item 43: Steve Wright – applicant.

D VARIANCES

44 La Morena Market 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 variances and approved the plat subject to the CPC 101 form conditions.

Motion: **Ross**

Second: **Rice**

Vote: **Unanimous**

Abstaining: **None**

45 Langham Bayou Links Ltd.

C2

Defer

Staff recommendation: Defer the plat for two weeks to allow the applicant to meet with staff, provide revised information and for Chapter 42 Planning Standards.

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

Motion: **Jard**

Second: **Robinson** Vote: **Unanimous**

Abstaining: **None**

46 Las Palmas Retail Center

C2R

Defer

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

Commission action: Defer the plat for two weeks to allow the applicant time to provide revised information and for Chapter 42 Planning Standards.

Motion: **Rice**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

Items 47 and 48 are deferred until later as there is no longer a quorum because Commissioner Hegemier left and Commissioners Alleman and Amandes want to abstain on items 47 and 48 and Legal needs to give directions to the Commission how to proceed.

E SPECIAL EXCEPTIONS NONE

F RECONSIDERATION OF REQUIREMENTS

49 Beltway Lakes Office park Sec 1

C2

Defer

Staff recommendation: Defer the plat for two weeks to allow time for Legal to review pending deed restrictions.

Commission action: Deferred the plat for two weeks to allow time for Legal to review pending deed restrictions.

Motion: **Jard**

Second: **Zakaria**

Vote: **Unanimous**

Abstaining: **None**

50 James Driver Park 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: **Jard**

Second: **Ross**

Vote: **Unanimous**

Abstaining: **None**

Speaker for item 50: Stephanie Funk – supportive.

G ADMINISTRATIVE

Commissioner Ross abstained and left the room.

51 Woodlands Village of Creekside Park Sec 17 C2F Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPP 101 form conditions.
Motion: **Rice** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

Commissioner Ross returned.

H DEVELOPMENT PLAT VARIANCES

52 3210 Elmcrest Drive DPV Disapprove
Staff recommendation: Deny the requested variance.
Commission: Denied the requested variance.
Motion: **Jard** Second: **Garza** Vote: **Unanimous** Abstaining: **None**
Speaker for item 52: Al Anderson, applicant – opposed.

**I CETIFICATES OF COMPLIANCE
NONE**

J EXTENSIONS OF APPROVAL AND NAME CHANGES

53 Cypress Heights Lift Station Subdivision EOA Approve
Staff recommendation: Approve staff's recommendation for item 53.
Commission action: Approved staff's recommendation for item 53.
Motion: **Reed** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

Items 47 and 48 are addressed at this time.

**47 Spring Branch ISD Spring Woods Middle GP Defer
And Pine Shadows**
**48 Spring Branch ISD Pine Shadows C2 Defer
Elementary Sec 1**

Staff recommendation: Defer the general plan and the plat for two weeks for consideration when a quorum is present.
Commission action: Deferred the general plan and the plat for two weeks for consideration when a quorum is present.
Motion: **Zakaria** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

**II. ESTABLISH A PUBLIC HEARING DATE OF OCTOBER 14, 2010 FOR:
a. Avondale Square
b. Harlem Heights Partial Replat No 1
c. Houston Community College Eastside Campus Sec 2**

Staff recommendation: Establish a public hearing date of October 14, 2010 for items II a-c.
Commission action: Established a public hearing date of October 14, 2010 for items II a-c.
Motion: **Zakaria** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

**III. CONSIDERATION OF A VARIANCE TO THE OFF-STREET PARKING STANDARDS FOR
PROPERTY LOCATED AT 310 CAVALCADE STREET**

Staff recommendation: Grant the requested variance.
Commission action: Granted the requested variance.
Motion: **Ross** Second: **Jard** Vote: **Unanimous** Abstaining: **None**
Speakers for item III: Nassin Mobasheri and Brad Taylor – supportive; Gerald Wilson, Supervising Engineer, Public Works and Engineering Department.

IV. CONSIDERATION OF A VARIANCE TO THE OFF-STREET PARKING STANDARDS FOR PROPERTY LOCATED AT 1203 WESTHEIMER ROAD

Staff recommendation: Defer the requested variance application for two weeks to allow the applicant to provide revised information as well as for further study and review by Planning and development staff.

Commission action: Deferred the requested variance application for two weeks to allow the applicant to provide revised information as well as for further study and review by Planning and Development staff.

Motion: **Ross** Second: **Jard** Vote: **Unanimous** Abstaining: **None**

Speaker for item IV: Kathleen C. Schipper – supportive and Gerald Wilson, Supervising Engineer, Public Works and Engineering Department.

V. CONSIDERATION OF A VARIANCE TO THE OFF-STREET PARKING STANDARDS FOR PROPERTY LOCATED AT 1101 TAFT STREET.

Staff recommendation: Defer the variance application for two weeks to allow time for the applicant to meet with Planning and Development Department and Public Works and Engineering staff to address traffic concerns along Genesee Street.

Commission action: Deferred the variance application for two weeks to allow time for the applicant to meet with Planning and Development Department and Public Works and Engineering staff to address traffic concerns along Genesee Street.

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

VI. CONSIDERATION OF AN APPEAL OF THE DECISION OF THE HOUSTON ARCHAEOLOGICAL AND HISTORICAL COMMISSION ON AUGUST 25, 2010 FOR THE DENIAL OF A CERTIFICATE OF APPROPRIATENESS FOR 1137 ARLINGTON STREET- HOUSTONHEIGHTS HISTORIC DISTRICT EAST

Staff recommendation: That the Planning Commission affirms the decision of staff and of the Houston Archaeological and Historical Commission to which voted unanimously to deny the Certificate of Appropriateness.

Commission action: The Planning Commission staff voted unanimously to overturn the Houston Archaeological and Historical Commission's recommendation to deny the Certificate of Appropriateness and voted to issue the Certificate of Appropriateness for item VI.

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

Speaker for item IV: Jim Leder.

**VII. PUBLIC COMMENT
NONE**

VIII. ADJOURNMENT

There being no further business brought before the Commission Chair Mark A. Kilkenney adjourned the meeting at 4:30 p.m.

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


Mark A. Kilkenney, Chair


Marlene L. Gafrick, Secretary