

Minutes of the Houston Planning Commission

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

May 27, 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 2:34 p.m. with a quorum present.

Mark A. Kilkenny, Chair	
Susan Alleman	
Christopher B. Amandes	
Keiji Asakura	
Sonny Garza	
Jim Jard	
Paul R. Nelson	
Linda Porras-Pirtle	
Robin Reed	
Richard A. Rice	
David Robinson	
Jeff Ross	
Algenita Segars	
Talmadge Sharp, Sr.	Arrived at 2:38 p.m. during Consent items
Blake Tart III	
Beth Wolff	
Shaukat Zakaria	
The Honorable Ed Chance	Absent
Jackie Freeman for The Honorable Ed Emmett	
Jesse Hegemier for The Honorable Grady Prestage	Left at 3:12 p.m. during item 69

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. During this time, commission members elected a Chair and Vice-Chair for the Planning Commission.

Commission action: Nominated Mark A. Kilkenny as Commission Chair.

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

Commission action: Nominated Sonny Garza as Vice -Chair.

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

APPROVAL OF THE MAY 13, 2010 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the May 13, 2010 Planning Commission Meeting Minutes.

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

I. ELECTION OF PLANNING COMMISSION CHAIR AND VICE CHAIR

Election of Planning Commission Chair and Vice Chair was held during the Director's Report.

II. PLATTING ACTIVITY (Consent items A and B, 1- 57)

Items removed for separate consideration: **2, 7, 8, 41, 44, and 45**. Item **56** was changed from approve to defer. Item **22** will be taken with item **63** in the variance section.

Staff recommendation: Approve staff's recommendation for items **1 - 57** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for items **1 - 57** subject to the CPC 101 form conditions.

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

Commissioners Amandes and Ross abstained and left the room.

Staff recommendation: Approve staff's recommendation for items **2, 7, 8, 41, 44, and 45** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for items **2, 7, 8, 41, 44, and 45** subject to the CPC 101 form conditions.

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

Commissioners Amandes and Ross returned.

C PUBLIC HEARINGS

58 RODRIGO DUPLEX 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: **Rice** Vote: **Unanimous** Abstaining: **None**

Speakers for item 58: Frederick C. Zerke – opposed.

59 VILLAGES OF CYPRESS LAKES SEC. 17 C3N Approve PARTIAL 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: **Wolff** Second: **Segars** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

Items 60 and 61 are taken together.

60 CARRABBAS SUBDIVISION C2R Defer
61 GRACES RESTAURANT SUBDIVISION C2R Defer

Staff recommendation: Defer the plats for two weeks to allow time for review of additional and revised information submitted by the applicant.

Commission action: Deferred the plats for two weeks to allow time for review of additional and revised information submitted by the applicant.

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

62 HANNOVER COMMERCIAL PARK SUBDIVISION C2R Approve

Staff recommendation: Grant the requested reconsideration of requirement and the requested variance and approve the plat subject to the CPC 101 form conditions and the following additional conditions: 1) ornamental fencing with an access gate for maintenance use along the dead-end portion of Longcastle, 2) landscaping buffers along the portions of the site that abut single family use, and 3) 3" callipher street trees along FM 2920, pursuant to Harris County species and spacing requirements.

Commission action: Granted the requested reconsideration of requirement and the requested variance and approved the plat subject to the CPC 101 form conditions and the following additional conditions: 1) ornamental fencing with an access gate for maintenance use along the dead-end portion of Longcastle, 2) landscaping buffers along the portions of the site that abut single family use, and 3) 3" callipher street trees along FM 2920, pursuant to Harris County species and spacing requirements.

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

Items 22 and 63 are taken together.

22 JORDAN ROAD GP GP Defer
63 JORDAN ROAD STD C3P Defer

Staff recommendation: Defer the general plan and the plat for two weeks to allow the applicant to coordinate with the City Legal Department regarding Chapter 42 standards and for the applicant to provide revised information.

Commission action: Deferred the general plan and the plat for two weeks in order to coordinate with the City Legal Department regarding Chapter 42 standards and for the applicant to provide revised information.

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

64 OAK HILL MISSIONARY BAPTIST CHURCH C2R Approve
SUBDIVISION

Staff recommendation: Grant the requested variance and approve the plat with the condition that the variance would not allow dedication of right-of-way along Owens or Cartersville and subject to the CPC 101 form conditions.

Commission action: Granted the requested variance and approved the plat with the condition that the variance would not allow dedication of right-of-way along Owens or Cartersville and subject to the CPC 101 form conditions.

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

Items 65, 66, and 67 are taken together.

65	PRESERVE AT NORTHAMPTON GP	GP	Approve
66	PRESERVE AT NORTHAMPTON DENTENTION RESERVE SUBDIVISION	C3P	Approve
67	PRESERVE AT NORTHAMPTON SEC. 1	C3P	Approve

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

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

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

Speaker for items 65-67: Mary Lou Henry – applicant.

**E SPECIAL EXCEPTIONS
NONE**

F RECONSIDERATION OF REQUIREMENTS

68	LAKEMONT SHORES SEC. 3	C3P	Approve
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Staff recommendation: Grant the requested reconsideration of requirement and the special exception and approve the plat subject to the CPC 101 form conditions.

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

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

69	ODUTAYOU ESTATES SUBDIVISION	C2	Approve
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Staff recommendation: Grant the reconsideration of requirement with the requested variance and approve the plat subject to the applicant meeting the Chapter 42 requirement 42-135 (b) to provide a barricade along the width of the stub street and subject to the CPC 101 form conditions.

Commission action: Granted the requested variance and approved the plat subject to the applicant meeting the Chapter 42 requirement 42-135 (b) for providing a barricade along the width of the stub street and subject to the CPC 101 form conditions.

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

Speaker for item 69: Anthony Steptoe – position not stated; Carl Smitha, - Chief Engineer, Public Works and Engineering Department.

**G ADMINISTRATIVE
NONE**

H DEVELOPMENT PLAT VARIANCES

70	4411 LEFFINGWELL STREET	DPV	Approve
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Staff recommendation: Grant the requested variance to allow a 13' building setback along Cavalcade and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the requested variance to allow a 13' building setback along Cavalcade and approve the plat subject to the CPC 101 form conditions.

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

71	2245 STANMORE DRIVE	DPV	Defer
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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: **Wolff** Vote: **Unanimous** Abstaining: **None**

I CERTIFICATES OF COMPLIANCE

Commissioner Ross abstained and left the room.

72	Pate Engineers, Inc.	COC	Approve
73	Martha Anderson and Dagoberto Leal	COC	Approve

Staff recommendation: Issue the Certificates of Compliance for items 72-73.

Commission action: Issued the Certificates of Compliance for items 72-73.

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

Commissioner Ross returned.

Commissioner Alleman abstained and left the room.

J EXTENSIONS OF APPROVAL AND NAME CHANGES

74	Almeda Genoa Plaza Subdivision	EOA	Approve
75	Greensbrook Place Sec. 4	EOA	Approve
76	Klein ISD Bernshausen Elementary School Sec. 2 (formerly Klein ISD Elementary School No. 28 Sec. 2)	NC	Approve
77	Patriots by the Lake Sec. 6	EOA	Approve
78	Woodstream Acres Sec. 1	EOA	Approve

Staff recommendation: Approve staff's recommendation for items 74 - 78.

Commission action: Approved staff's recommendation for items 74 - 78.

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

Commissioner Alleman returned.

III. ESTABLISH A PUBLIC HEARING DATE OF JUNE 24, 2010 FOR:

- Addicks Stone Village Replat No. 1
- Meadow Creek Gardens Replat No. 1
- Sugar Plaza Partial Replat No. 1
- Plainview Second Addition Partial Replat No. 2

Staff recommendation: Establish a public hearing date of June 24, 2010 for items III a-d.

Commission action: Established a public hearing date of June 24, 2010 for items III a-d.

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

IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR PROPERTY LOCATED AT 1210 W. CLAY STREET

Staff recommendation: Grant the requested variance.

Commission action: Granted the requested variance.

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

Speakers for item IV: Mary Lou Henry – applicant; Patsy Halanski, Jane Weiner, and Dan Sudduth – supportive.

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

Staff recommendation: Defer the requested variance for two weeks to allow time for additional and revised information to be sent to the notification area as required in Chapter 26.

Commission action: Deferred the application for two weeks to allow time for additional and revised information to be sent to the notification area required in Chapter 26.

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

**VI. PUBLIC HEARING AND CONSIDERATION OF LANDMARK DESIGNATION
APPLICATION INITIATED BY THE OWNER: STRICKLAND-LASATER-THOMAS HOUSE
AT 2184 TROON ROAD**

Staff recommendation: That the Houston Planning Commission accept the recommendation of the Houston Archaeological and Historical Commission and recommend to City Council the Landmark Designation of the Strickland-Lasater-Thomas House at 2184 Troon Road.

Commission action: Accepted the recommendation of the Houston Archaeological and Historical Commission and recommended to City Council the Landmark Designation of the Strickland-Lasater-Thomas House at 2184 Troon Road.

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

**VII. PUBLIC HEARING AND CONSIDERATION OF LANDMARK AND PROTECTED
LANDMARK DESIGNATION APPLICATION INITIATED BY THE OWNER: MAGNOLIA
PARK CITY HALL AND CENTRAL FIRE STATION AT 7301 AVENUE F**

Staff recommendation: That the Houston Planning Commission accept the recommendation of the Houston Archaeological and Historical Commission and recommend to City Council the Landmark and Protected Landmark Designation of the Magnolia Park City Hall and Central Fire Station at 7301 Avenue F.

Commission action: Accepted the recommendation of the Houston Archaeological and Historical Commission and recommended to City Council the Landmark and Protected Landmark Designation of the Magnolia Park City Hall and Central Fire Station at 7301 Avenue F.

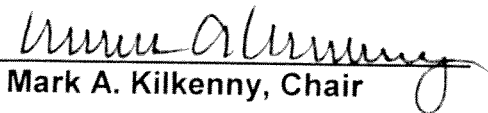
Motion: **Segars** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

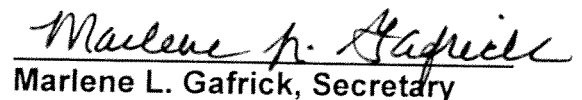
**VIII. PUBLIC COMMENT
NONE**

IX. ADJOURNMENT

There being no further business brought before the Commission, Chair, Mark A. Kilkenney, adjourned the meeting at 3:54 p.m.

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


Mark A. Kilkenney, Chair


Marlene L. Gafrick, Secretary