

Minutes of the Houston Planning Commission

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

July 8, 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 2:30 p.m. with a quorum present.

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

APPROVAL OF THE JUNE 24, 2010 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the June 24, 2010 Planning Commission Meeting Minutes.

Motion: **Rice**

Second: **Garza**

Vote: **Unanimous** Abstaining: **Ross**

I. PLATTING ACTIVITY (Consent items A and B, 1- 56)

Items removed for separate consideration: **17, 32, 33, 34, 40, 44, 50, and 55**. Item **47** was taken out of order to allow for speakers.

Staff recommendation: Approve staff's recommendation for items **1 – 56** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for items **1 – 56** subject to the CPC 101 form conditions.

Motion: **Wolff**

Second: **Rice**

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

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

Staff recommendation: Approve staff's recommendation for items **17, 32, 33, 34, 40, 44, 50, and 55** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for items **17, 32, 33, 34, 40, 44, 50, and 55** subject to the CPC 101 form conditions.

Motion: **Rice**

Second: **Segars**

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

Commissioners Amandes and Ross returned.

Agenda item 47 is taken at this time and addressed.

47 Highland Village Shopping Center

C2R

Defer

Staff recommendation: Defer the plat for two weeks to allow time for applicant to submit additional information.

Commission action: Deferred the plat for two weeks to allow time for the applicant to submit additional information.

Motion: **Ross**

Second: **Segars**

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

Speaker for item 47: Barry Huntsworth – applicant.

Commissioner Alleman returned.

C PUBLIC HEARINGS

57 Addicks Stone Village Replat No 1 Replat No. 1

C3N

Disapprove

Staff recommendation: Disapprove the plat.

Commission action: Disapproved the plat.

Motion: **Jard**

Second: **Ross**

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

Speaker for item 57: Warren Escovy – applicant.

58 Croyden Gardens Partial Replat No 1

C3N

Disapprove

Staff recommendation: Disapprove the plat.

Commission action: Disapproved the plat.

Motion: **Segars**

Second: **Zakaria**

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

59 Lan Dong Estates **C3N** **Defer**
Staff recommendation: Defer the plat for two weeks to allow time for the applicant to provide additional information.
Commission action: Deferred the plat for two weeks to allow time for the applicant to provide additional information.
Motion: **Wolff** Second: **Segars** Vote: **Unanimous** Abstaining: **None**

60 Meadow Creek Gardens 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: **Segars** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

61 Parklake Village Partial Replat No 2 **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: **Nelson** Vote: **Unanimous** Abstaining: **None**
Speaker for item 61: Aaron Bourgeois – supportive.

62 Spring Branch Villa Partial Replat No 2 **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: **Wolff** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

63 Ashlandia Subdivision **C2R** **Withdrawn**

Commissioner Ross abstained and left the room.

64 Bristow Building Subdivision **C2R** **Defer**
Staff recommendation: Defer the plat for two weeks to allow time for the applicant to provide revised information.
Commission action: Deferred the plat for two weeks to allow time for the applicant to provide revised information.
Motion: **Rice** Second: **Segars** Vote: **Unanimous** Abstaining: **None**

65 Brunswick Meadows Sec 15 **C3P** **Defer**
Staff recommendation: Defer the plat for two weeks to allow time for the applicant to provide additional and revised information.
Commission action: Deferred the plat for two weeks to allow time for the applicant to provide additional and revised information.
Motion: **Freeman** Second: **Segars** Vote: **Unanimous** Abstaining: **None**

Commissioner Ross returned.

66 City View Terraces Subdivision **C2R** **Disapprove**
Staff recommendation: Deny the requested variance and disapprove the plat.
Commission action: Denied the requested variance and disapproved the plat.
Motion: **Robinson** Second: **Segars** Vote: **Unanimous** Abstaining: **None**

Commissioner Amandes abstained and left the room.

67 Commons of Lake Houston GP

GP

Approve

68 Commons Waterway Sec 4

C3F

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: **Ross**

Second: **Porras- Pirtle**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Amandes returned.

69 Houston Bearing and Supply Subdivision

C2R

Defer

Staff recommendation: Defer the plat for two weeks for further study and review and Chapter 42 planning standards.

Commission action: Deferred the plat for two weeks for further study and review and Chapter 42 planning standards.

Motion: **Jard**

Second: **Segars**

Vote: **Unanimous**

Abstaining: **None**

70 White House Subdivision

C2R

Defer

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

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

Motion: **Robinson**

Second: **Nelson**

Vote: **Unanimous**

Abstaining: **None**

Speaker for item 70: Nancy Farr – opposed; Laurie Kruse – undecided.

71 Woodlands Village of Grogans Mill
Lake Woodlands East Shore Sec 15

C3P

Defer

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

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

Motion: **Wolff**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

E SPECIAL EXCEPTIONS

Commissioner Ross abstained and left the room.

72 Woodlands Village of Creekside
Park Sec 28

C3P

Approve

Staff recommendation: Grant the requested special exception to allow 46 lots and 368 vehicle trips to be along Aventura Place and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the requested special exception to allow 46 lots and 368 vehicle trips to be along Aventura Place and approve the plat subject to the CPC 101 form conditions.

Motion: **Wolff**

Second: **Asakura**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Ross returned.

F RECONSIDERATION OF REQUIREMENTS

73 Fondren Meadows GP GP **Approve**
74 Fondren Meadows Sec 2 C2 **Approve**
Staff recommendation: Grant the requested reconsideration of requirements and approve the general plan and the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested reconsideration of requirements and approved the general plan and the plat subject to the CPC 101 form conditions.
Motion: **Segars** Second: **Ross** Vote: **Unanimous** Abstaining: **None**

75 Hawks Landing GP GP **Defer**
Staff recommendation: Defer the general plan for two weeks to allow time for the applicant to provide revised information regarding the block length along the North West General Plan Boundary.
Commission action: Deferred the general plan for two weeks to allow time for the applicant to provide revised information regarding the block length along the North West General Plan Boundary.
Motion: **Wolff** Second: **Rice** Vote: **Unanimous** Abstaining: **None**

G ADMINISTRATIVE
None

H DEVELOPMENT PLAT VARIANCES

76 7814 Corinth Street DPV **Defer**
Staff recommendation: Defer the plat for two weeks to allow time for the Legal Department's review of separately filed deed restrictions.
Commission action: Deferred the plat for two weeks to allow time for the Legal Department's review of separately filed deed restrictions.
Motion: **Segars** Second: **Freeman** Vote: **Unanimous** Abstaining: **None**

I CERTIFICATES OF COMPLIANCE

77 Marisol F. Martinez COC **Approve**
78 Ruben Vazquez & Roxana A. Sanchez COC **Approve**
79 Roberto Horton COC **Approve**
Staff recommendation: Issue the Certificates of Compliance for items 77-79.
Commission action: Issued the Certificates of Compliance for items 77-79.
Motion: **Freeman** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**

Commissioner Alleman abstained (item 80) and left the room.

J EXTENSIONS OF APPROVAL AND NAME CHANGES

80 Housman Elementary School Subdivision EOA **Approve**
81 Katy Ranch Crossing Subdivision EOA **Approve**
82 Lakewood Village Mobile Home Sec 2 EOA **Approve**
83 Mason Creek Business Park Subdivision EOA **Approve**
84 West Green Road From Future Ella Blvd to Greens Bayou STD EOA **Approve**

Staff recommendation: Approve staff's recommendation for items 80-84
Commission action: Approved staff's recommendation for items 80-84.
Motion: **Rice** Second: **Wolff** Vote: **Unanimous** Abstaining: **None**

II. ESTABLISH A PUBLIC HEARING DATE OF AUGUST 5, 2010 FOR:

a. Avondale Place Replat No 1

b. River Oaks Country Club Estate Partial Replat No 3

Staff recommendation: Establish a public hearing date of August 5, 2010 for items II a-b.

Commission action: Established a public hearing date of August 5, 2010 for items II a-b.

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

III. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR THE 1800-1900 BLOCK OF SOUTH BOULEVARD, SOUTH SIDE, BETWEEN HAZARD STREET AND WOODHEAD STREET

Staff recommendation: That the Planning Commission approve the Special Minimum Lot Size Area Application for the 1800-1900 block of South Boulevard, south side, between Hazard Street and Woodhead Street and forward to City Council for approval.

Commission action: Approved the Special Minimum Lot Size Area Application for the 1800-1900 block of South Boulevard, south side, between Hazard Street and Woodhead Street and forwarded to City Council for approval.

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

Speakers for item III: Mary Lou Henry and Ben Westcott – supportive; John Caruthers – undecided.

IV. PUBLIC COMMENT

None

V. ADJOURNMENT

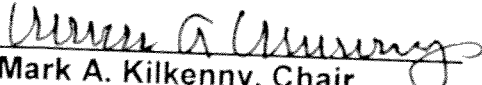
There being no further business brought before the Commission, Chair, Mark A. Kilkenny adjourned the meeting at 3:56 p.m.

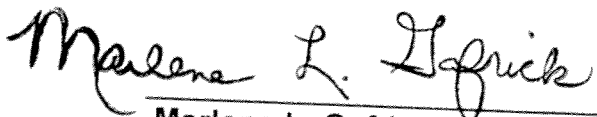
Motion: **Rice**

Second: **Wolff**

Vote: **Unanimous**

Abstaining: **None**


Mark A. Kilkenny, Chair


Marlene L. Gafrick, Secretary