

Minutes of the Houston Planning Commission

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

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

Call to order:

Chair, Mark 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

Arrived at 3:30 p.m. during item V

Keiji Asakura

J. D. Bartell

Absent

James R. Jard

Paul R. Nelson

Linda Porrás-Pirtle

Absent

Robin Reed

Richard A. Rice

Absent

David Robinson

Jeff Ross

Algenita Segars

Absent

Talmadge Sharp, Sr.

Left at 5:57 during Public Comments

Blake Tart III

Beth Wolff

Left at 5:53 during item X

Shaukat Zakaria

Mark J. Mooney for

Left at 4:50 during item IX

The Honorable Ed Chance

The Honorable Ed Emmett

Absent

The Honorable Grady Prestage

Left at 5:09 during item IX

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 16, 2010 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the September 16, 2010 Planning Commission Meeting Minutes.
Motion: **Garza** Second: **Reed** Vote: **Unanimous** Abstaining:
Wolff

I. PLATTING ACTIVITY (Consent items A and B, 1- 44)

Items removed for separate consideration: **25, 34, 35 and 39.**

Staff recommendation: Approve staff's recommendations for items **1 – 44** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 44** subject to the CPC 101 form conditions.

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

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

Staff recommendation: Approve staff's recommendations for items **25, 34, 35 and 39** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **25, 34, 35 and 39** subject to the CPC 101 form conditions.

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

Commissioner Alleman, Jard and Ross returned.

C PUBLIC HEARINGS

45 Catalina Court Subdivision C3N Approve

Staff recommendation: Staff changed the recommendation at the podium from disapprove to approve the plat subject to the CPC 101 conditions.

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

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

Speakers for item 45: Janet Skoog – supportive and Kathy Buluck with Public Works and Engineering Department.

46 MacGregors Blodgett Park Partial Replat No 3 C3N 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: **Sharp** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

47 Rutland Park Addition 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: **Wolff** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

48 Washington Terrace Partial Replat No. 1 C3N Withdraw
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**

49 Willow Springs Sec. 6 Partial Replat No. 1 C3N Approve
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: **Garza** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

50 Hager Laboratory Service Sec. 2 C2 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: **Wolff** Second: **Rice** Vote: **Unanimous** Abstaining: **None**

51 Langham Bayou Links Ltd. GP GP Approve
52 Langham Bayou Links Ltd. Sec. 1 C2 Approve
Staff recommendation: Grant the requested variance and approve the plats subject to the CPC 101 form conditions.
Commission action: Granted the requested variance and approved the plats subject to the CPC 101 form conditions.
Motion: **Ross** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

53 Las Palmas Retail Center Subdivision C2R Defer
Replat No. 1 and extension
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: **Wolff** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

Commission Alleman abstained on items 54 and 55 and left the room.

54 Spring Branch ISD Pine Shadows C2 Approve
Elementary Sec. 1
55 Spring Branch ISD Spring Woods GP Approve
Middle and Pine Shadows Elementary GP
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: **Reed** Second: **Sharp** Vote: **Unanimous** Abstaining: **Alleman**

E SPECIAL EXCEPTIONS

Commissioner Alleman abstained and left the room.

56 Lockeridge Farms Amended GP GP Defer
Staff recommendation: Defer the plat for two weeks for further study and review of the impact of the future Grand Parkway on adjacent rights-of-way.
Commission action: Deferred the plat for two weeks for further study and review of the impact of the future Grand Parkway on adjacent rights-of-way.
Motion: **Mooney** Second: **Nelson** Vote: **Unanimous** Abstaining: **Alleman**

Commissioner Alleman returned.

F RECONSIDERATION OF REQUIREMENTS

57 ATS Specialized Sheldon 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 variances and approved the plat subject to the CPC 101 form conditions.
Motion: **Garza** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

Commissioner Ross abstained and left the room.

58 Beltway Lakes Office Park Sec 1 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: **Jard** Second: **Sharp** Vote: **Unanimous** Abstaining: **Ross**

Commissioner Ross returned.

59 Legacy Estates 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 variances and approved the plat subject to the CPC 101 form conditions.
Motion: **Wolff** Second: **Zakaria** Vote: **Unanimous** Abstaining: **None**

**G ADMINISTRATIVE
NONE**

**H DEVELOPMENT PLAT VARIANCES
NONE**

**I CETIFICATES OF COMPLIANCE
NONE**

J EXTENSIONS OF APPROVAL AND NAME CHANGES

60	Alta Crossing Apartments	EOA	Approve
61	Boulevard Place Sec. 2	EOA	Approve
62	Boulevard Place Sec. 3	EOA	Approve

Staff recommendation: Approve staff's recommendation for items **60 - 62**.

Commission action: Approved staff's recommendation for items **60 - 62**.

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

II. ESTABLISH A PUBLIC HEARING DATE OF OCTOBER 28, 2010 FOR:

a. Tall Timbers Section of River Oaks Partial Replat No 4

b. Shady Acres Sec. 1 Partial Replat No 1

Staff recommendation: Establish a public hearing date of October 28, 2010 for items **II a-b**.

Commission action: Established a public hearing date of October 28, 2010 for items **II a-b**.

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

3:16 p.m. Marlene L. Gafrick, Director Planning and Development Department left the meeting and Deputy Director, Michael Schaffer chaired the meeting.

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

Staff recommendation: Grant the requested variance subject to the conditions listed in the staff report

Commission action: Granted the requested variance subject to the conditions listed in the staff report.

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

IV. CONSIDERATION OF A VARIANCE TO THE OFF-STREET PARKING STANDARDS FOR PROPERTY LOCATED AT 2727 HARRISBURG BOULEVARD

Staff recommendation: Defer the requested variance application for two weeks to allow time for the applicant to provide additional and revised information, as well as time for staff to coordinate with Public Works & Engineering on the information.

Commission action: Deferred the requested variance application for two weeks to allow time for the applicant to provide additional and revised information, as well as time for staff to coordinate with Public Works & Engineering Department on the information.

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

Speaker for item IV: Irene Martinez - supportive.

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

Staff recommendation: Grant the requested variance subject to the conditions listed in the staff report.

Commission action: Granted the requested variance subject to the conditions listed in the staff report, excluding the requirement to seek landmark status under the Historic Preservation Ordinance.

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

Speaker for item V: Mary Lou Henry - supportive.

3:39 p.m. Marlene L. Gafrick, Director, Planning and Development Department returned and resumed as Executive Secretary.

VI. CONSIDERATION OF A VARIANCE TO THE OFF-STREET PARKING STANDARDS FOR PROPERTY LOCATED AT 1210 W. CLAY STREET.

Staff recommendation: Grant the requested variance subject to the conditions listed in the staff report.

Commission action: Granted the requested variance subject to the conditions listed in the staff report, excluding the requirement to seek landmark status under the Historic Preservation Ordinance.

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

Speakers for item VI: Mary Lou Henry - supportive. Elliott Robertson – opposed.

Agenda item VIII a and b are taken at this time.

VIII. PUBLIC HEARING AND CONSIDERATION OF ITEMS FOR THE 1900 – 2000 BLOCK OF NORFOLK STREET, NORTH AND SOUTH SIDES, BETWEEN SHEPHERD DRIVE AND HAZARD STREET

a. Special Minimum Lot Size Area Application

b. Special Building Line Requirement Area Application

Staff recommendation: That the Planning Commission approve the Special Building Line Requirement Area Application for the 1900-2000 block of Norfolk Street, north and south sides, between Shepherd Drive and Hazard Street and forward to City Council for approval.

Commission action: Denied the Special Minimum Lot Size Area Application and approved the Special Building Line Requirement Area Application for the 1900-2000 blocks of Norfolk Street, north and south sides, between Shepherd Drive and Hazard Street and forwarded to City Council for approval.

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

Speakers for item VIII: Sue Bailey, Donna Roth, Rebekah El-Hakam and Moustapha El-Hakam – supportive. Sue Hanna, David French and T. S. Eugene Ng – opposed.

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

Commissioner Asakura abstained and left the room.

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

Staff recommendation: Grant the requested off-street parking variance.

Commission action: Granted the requested off-street parking variance.

Motion: **Prestage** Second: **Reed** Vote: **Unanimous** Abstaining: **Alleman**

Speaker for item VII: Howard Merrill - supportive.

Commissioner Asakura returned.

IX. DISCUSSION AND CONSIDERATION OF AMENDMENTS TO THE HISTORIC PRESERVATION ORDINANCE (PUBLIC HEARING CLOSED)

X. PUBLIC COMMENT

Moustapha El-Hakam and Rebekah El-Hakam

XI. ADJOURNMENT

There being no further business brought before the Commission Chair Mark A. Kilkenny adjourned the meeting at 6:02 p.m.

Motion: **Zakaria**

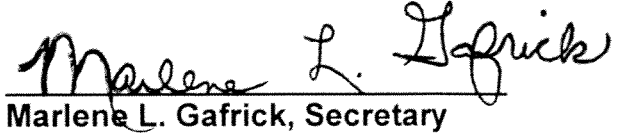
Second: **Amandes**

Vote: **Unanimous**

Abstaining: **None**



Mark A. Kilkenny, Chair



Marlene L. Gafrick, Secretary