

Minutes of the Houston Planning Commission

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

June 11, 2009
Meeting to be held in
Council Chambers, Public Level, City Hall Annex
2:30 p.m.

Call to order:

Vice Chair, Mark Kilkenny, called the meeting to order at 2:31 p.m. with a quorum present.

Carol Abel Lewis, Chair	Absent
Mark A. Kilkenny, Vice Chair	
John W. H. Chiang	Absent
David Collins	
Kay Crooker	
Sonny Garza	
Jim Jard	Arrived at 2:49 p.m. during item I
D. Fred Martinez	Left at 4:15 p.m. during item Ib.
Robin Reed	
Richard A. Rice	
David Robinson	
Jeff Ross	
Lee Schlanger	Absent
Algenita Segars	
Talmadge Sharp, Sr.	
Jon N. Strange	Absent
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 3:34 during item Ia.

EXOFFICIO MEMBERS

M. Marvin Katz	Absent
Mark Loethen	Absent
Mike Marcotte	Absent
Dawn Ullrich	Absent
Frank Wilson	Absent

**CHAIRMAN'S REPORT
NONE**

DIRECTOR'S REPORT

Vice Chair, Mark Kilkenny decided to waive the Director's Report at this time.

APPROVAL OF THE MAY 28, 2009 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the May 28, 2009 Planning Commission Meeting Minutes.

Motion: **Sharp** Second: **Crooker** Vote: **Unanimous** Opposed: **None**

I. PUBLIC HEARING AND CONSIDERATION OF:

a. Proposed Transit Corridor Ordinance

b. Proposed Chapter 42 amendments

Speakers for item Ia: Council Member Wanda Adams, Council Member Peter Brown, Bob Eury, Council Member Sue Lovell, Camilo Parra, Joshua Sanders, Christof Spieler and Kay Warhol – supportive; Karen Hood, Don Hooper, Stephen Longmire, Paul Magaziner, Karl Muench, Daphne Scarbrough, Deidre Simon, Mario Umanzor, Mark White, and Martha Wong – opposed.

Speakers for item Ib: Adam Ashmann, Christopher Browne, Todd Dornbusch, Mary Lou Henry, Council Member Jolanda Jones, and Council Member Sue Lovell - supportive; Eleanor Curry, Percy Gonzales, Mark Kouwb, Ted Richardson, and David Verdon – opposed; Mike Dishberger, Joel Reich, and Marilyn Vanderhider – undecided.

Vice Chair Kilkenny entertained a motion to close the public hearing at this time.

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

Staff recommendation: Recommend that the Houston Planning Commission submit the Proposed Transit Corridor Ordinance and the Proposed Chapter 42 Amendments to Council Member Toni Lawrence's sub-committee for acceptance and approval.

Commission action: Accepted the recommendation to submit the Proposed Transit Corridor Ordinance and the Proposed Chapter 42 Amendments to Council Member Toni Lawrence's sub-committee for acceptance and approval.

Motion: **Collins** Second: **Sharp** Vote: **Carries** Opposed: **Crooker**

II. PLATTING ACTIVITY (Consent items A and B, 1- 37)

Items removed for separate consideration: **18 and 19.**

Staff recommendation: Approve staff's recommendation for items **1 - 37** subject to the 101 form conditions.

Commission action: Approved staff's recommendation for items **1 - 37** subject to the 101 form conditions.

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

Commissioners Rice and Ross abstained and left the room.

Staff recommendation: Approve staff's recommendation for items **18 and 19** subject to the 101 form conditions.

Commission action: Approved staff's recommendation for items **18 and 19** subject to the 101 form conditions.

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

Commissioners Rice and Ross returned.

C PUBLIC HEARINGS

38 Hidden Reserve of Shady Acres Replat No. 1 C3N Approve
Staff recommendation: Approve the plat subject to the 101 for conditions.
Commission action: Approved the plat subject to the 101 for conditions.
Motion: **Zakaria** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

39 Legacy Community Health Endowment C3N Approve
Subdivision
Staff recommendation: Approve the plat subject to the 101 form conditions.
Commission action: Approved the plat subject to the 101 form conditions.
Motion: **Robinson** Second: **Wolff** Vote: **Unanimous** Abstaining: **None**
Speakers for item 39: Jose Solis and Audra Thamrin – supportive.

D VARIANCES

40 Avenue Place GP GP Approve
41 Avenue Place Sec. 1 C3R Approve
Staff recommendation: Grant the requested variances and approve the general plan and the plat subject to the 101 form conditions.
Commission action: Granted the requested variances and approved the general plan and the plat subject to the 101 form conditions.
Motion: **Segars** Second: **Robinson** Vote: **Unanimous** Abstaining: **None**
Speakers for items 40 and 41: Margaret Robinson – supportive; Laura Villareal– opposed.

42 Fenchurch Subdivision C2 Approve
Staff recommendation: Grant the requested variances and approve the plat subject to the 101 form conditions.
Commission action: Granted the requested variances and approved the plat subject to the 101 form conditions.
Motion: **Ross** Second: **Reed** Vote: **Unanimous** Abstaining: **None**

43 LDSR Subdivision C2R Approve
Staff recommendation: Approve the plat subject to the 101 form conditions.
Commission action: Approved the plat subject to the 101 form conditions.
Motion: **Jard** Second: **Rice** Vote: **Unanimous** Abstaining: **None**

44 Seema Subdivision C2R Defer
Staff recommendation: Defer the requested plat for two weeks to allow time for further legal review of the separately filed deed restrictions.
Commission action: Deferred the requested plat for two weeks to allow time for further legal review of the separately filed deed restrictions...
Motion: **Robinson** Second: **Wolff** Vote: **Unanimous** Abstaining: **None**

45 Shops at Grand Parkway Partial Replat No. 1 C2R Approve
Staff recommendation: Grant the requested variance and approve the plat subject to the 101 form conditions.
Commission action: Granted the requested variance and approved the plat subject to the 101 form conditions.
Motion: **Ross** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

46 Valley West Elementary School Subdivision C3R Approve
Staff recommendation: Grant the requested variance to not provide any east west street through the proposed site and approve the plat subject to the 101 form conditions.
Commission action: Granted the requested variance to not provide any east west street through the proposed site and approved the plat subject to the 101 form conditions.
Motion: **Sharp** Second: **Collins** Vote: **Unanimous** Abstaining: **None**

**E SPECIAL EXCEPTIONS
NONE**

F RECONSIDERATION OF REQUIREMENTS

47 Riley Fuzzel Commercial Reserve Subdivision C2 Approve
Staff recommendation: Approve the requested reconsideration of requirement and approve the plat subject to the 101 form conditions.
Commission action: Approved the requested reconsideration of requirement and approved the plat subject to the 101 form conditions.
Motion: **Freeman** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

48 Yupon Patio Homes Subdivision C2R Disapprove
Staff recommendation: Grant the requested reconsideration of requirement and the variance and approve the plat subject to the 101 form conditions.
Commission action: Disapproved the requested reconsideration of requirement and the variance and the plat.
Motion: **Rice** Second: **Reed** Vote: **Carries** Opposed: **Freeman, Jard, Segars, Sharp, Wolff, and Zakaria.**

**G ADMINISTRATIVE
NONE**

49 Zenith Villas Subdivision C2R Approve
Staff recommendation: Approve the plat subject to the 101 form conditions.
Commission action: Approved the plat subject to the 101 form conditions.
Motion: **Collins** Second: **Reed** Vote: **Unanimous** Abstaining: **None**

H DEVELOPMENT PLAT VARIANCES

50 1521 Shearn Street DVP Defer
Staff recommendation: Approve the requested variance.
Commission action: Deferred the requested variance for two weeks to allow time for further information.
Motion: **Jard** Second: **Collins** Vote: **Unanimous** Abstaining: **None**
Speakers for item 50: Alfred Reeves – supportive; Alan Yuakoub – opposed.

51 2101 Bartlett Street DVP Defer
Staff recommendation: Defer the application for two weeks to allow time for legal review of separately filed deed restrictions.
Commission action: Deferred the application for two weeks to allow time for legal review of separately filed deed restrictions.
Motion: **Crooker** Second: **Wolff** Vote: **Unanimous** Abstaining: **None**

52 2127 Milford Street

DVP

Defer

Staff recommendation: Defer the application for two weeks to allow time for legal review of separately filed deed restrictions.

Commission action: Deferred the application for two weeks to allow time for legal review of separately filed deed restrictions.

Motion: **Robinson** Second: **Rice**

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

**I CERTIFICATES OF COMPLIANCE
NONE**

J EXTENSIONS OF APPROVAL AND NAME CHANGES

53	Almeda Central Subdivision	EOA	Approve
54	Hollister Business Park Sec. 1	EOA	Approve
55	Sheldon Educational Complex Subdivision	EOA	Approve
56	Windchase Plaza Subdivision	EOA	Approve

Staff recommendation: Approve staff's recommendation for items 53-56.

Commission action: Approved staff's recommendation for items 53-56.

Motion: **Ross** Second: **Reed**

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

III. ESTABLISH A PUBLIC HEARING DATE OF July 9, 2009 FOR:

- a. Cedar Creek Ranch Partial Replat No. 1
- b. Morton Creek Ranch Sec. 2 Partial Replat No. 1
- c. Morton Creek Ranch Sec. 3 Partial Replat No. 2
- d. Sul Ross Gardens Replat No. 1
- e. Westside Performance Subdivision
- f. Woodlands Village of Grogans Mill Lake Woodlands East Shore Sec. 1 Partial Replat No.1

Staff recommendation: Establish a public hearing date of July 9, 2009 for items III a - d.

Commission action: Established a public hearing date of July 9, 2009 for items III a - d.

Motion: **Sharp** Second: **Reed**

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


**IV. PUBLIC COMMENT
NONE**


V. ADJOURNMENT

There being no further business brought before the Commission, Vice Chair, Mark Kilkeny, adjourned the meeting at 5:17 p.m.

Motion: **Reed** Second: **Wolff**

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


Mark A. Kilkeny, Vice Chair


Marlene L. Gafrick, Secretary