

Minutes of the Houston Planning Commission

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

October 15, 2009
Meeting to be held in
Council Chambers, Public Level, City Hall Annex
2:30 p.m.

Call to order:

Chair, Carol Lewis, called the meeting to order at 2:35 p.m. with a quorum present.

Carol Abel Lewis, Chair	
Mark A. Kilkenny, Vice Chair	
John W. H. Chiang	
David Collins	Absent
Kay Crooker	Absent
Sonny Garza	Arrived at 3:10 p.m. during item 64
Jim Jard	
D. Fred Martinez	Arrived 2:48 p.m. during item 64; left at 4:06 p.m. during item 69
Robin Reed	
Richard A. Rice	
David Robinson	
Jeff Ross	
Lee Schlanger	
Algenita Segars	
Talmadge Sharp, Sr.	
Jon N. Strange	Arrived 3:22 p.m. during item 64
Beth Wolff	Absent
Shaukat Zakaria	
The Honorable Ed Emmett	Absent
Mark Mooney for The Honorable Ed Chance	Left at 3:50 p.m. during item 67
D. Jesse Hegemier for The Honorable Grady Prestage	Left at 4:10 p.m. during item 69

EXOFFICIO MEMBERS

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

**CHAIRMAN'S REPORT
NONE**

DIRECTOR'S REPORT

The Director's Report was given by Marlene Gafrick, Director, Planning and Development Department.

APPROVAL OF THE OCTOBER 1, 2009 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the October 1, 2009 Planning Commission Meeting Minutes.

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

I. PLATTING ACTIVITY (Consent items A and B, 1- 60)

Items removed for separate consideration: **28, 35, 38, 39, 41, and 50.**

Staff recommendation: Approve staff's recommendation for items **1 - 60** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for items **1 - 60** subject to the CPC 101 form conditions.

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

Commissioners Jard, Rice, Ross, and Schlanger abstained and left the room.

Staff recommendation: Approve staff's recommendation for items **28, 35, 38, 39, 41, and 50** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for items **28, 35, 38, 39, 41, and 50** subject to the CPC 101 form conditions.

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

Commissioners Jard, Rice, Ross, and Schlanger returned.

C PUBLIC HEARINGS

61 Eagle Springs Sec. 41 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: **Chiang** Vote: **Unanimous** Abstaining: **None**

62 Long Point Acres Partial Replat No. 1 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: **Reed** Second: **Zakaria** Vote: **Unanimous** Abstaining: **None**

Commissioner Schlanger abstained and left the room.

63 St. Charles Court Sec. 2 Replat No. 1 C3N Defer

Staff recommendation: Defer the plat for two weeks to allow time for applicant to provide revised information and chapter 42 planning standards and continue the public hearing at that time.

Commission action: Deferred the plat for two weeks to allow time for applicant to provide revised information and chapter 42 planning standards and continue the public hearing at that time.

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

Items 64, 65, and 66 were taken together but action was taken separately for each item by the Commission.

64 Upland Park Partial Replat No. 1

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: **Rice**

Second: **Kilkenny**

Vote: **Unanimous**

Abstaining: **None**

Speakers for item 64: Mary Lou Henry – supportive; Will Dabney, of Council Member Toni Lawrence's office, Linn Boyd, Granger Durdin, Ann Givens, John Little, W.C. Dub Wright – opposed; Larry Bundren – undecided and Mark Loethen, Public Works and Engineering Department.

Council Member Pam Holm was asked to speak on item 75 at this time; however, this item was not taken out of order and addressed at this time.

65 Upland Park Partial Replat No. 2

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: **Reed**

Second: **Kilkenny**

Vote: **Unanimous**

Abstaining: **None**

66 Upland 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: **Garza**

Second: **Chiang**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Schlanger returned.

Commissioner Reed abstained and left the room.

67 Villas at Brentwood 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: **Segars** Second: **Sharp**

Vote: **Carries**

Opposed: **Ross**

Speaker for item 67: Tracey Youngblood – supportive.

D VARIANCES

68 AME Business Park Subdivision

C2

Deny

Staff recommendation: Deny the requested variance and approve the plat subject to the CPC 101 form conditions.

Commission action: Denied the requested variance and approved the plat subject to the CPC 101 form conditions.

Motion: **Sharp**

Second: **Chiang**

Vote: **Unanimous**

Abstaining: **None**

69 Carrabas Reserve Subdivision C2R Defer
Staff recommendation: Defer the plat for two weeks to allow time for the applicant to provide revised information and for chapter 42 planning standards.
Commission action: Deferred the plat for two weeks to allow time for the applicant to provide revised information and for chapter 42 planning standards.
Motion: **Reed** Second: **Robinson** Vote: **Unanimous** Abstaining: **None**

70 Hobby Business Center Industrial Park Sec. 4 C2 Approve
Staff recommendation: Grant the requested variances and approve the subdivision 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: **Sharp** Vote: **Unanimous** Abstaining: **None**

71 Ninfas on Navigation Subdivision C2R Approve
Staff recommendation: Grant the requested variances 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: **Jard** Second: **Segars** Vote: **Unanimous** Abstaining: **None**
Speakers for item 71: Susie Alvarado – undecided; Mark Loethen, Public Works and Engineering Department.

72 Villagio Subdivision C2R Defer
Staff recommendation: Defer the plat for two weeks to allow time for further study and legal review of the separately filed deed restrictions and chapter 42 planning standards.
Commission action: Deferred the plat for two weeks to allow time for further study and legal review of the separately filed deed restrictions and chapter 42 planning standards.
Motion: **Kilkenny** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

E SPECIAL EXCEPTIONS

73 Willowbrook Church Subdivision C2 Approve
Staff recommendation: Grant the requested special exception to have an intersection spacing of approximately 2800' on Tomball Parkway and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested special exception to have an intersection spacing of approximately 2800' on Tomball Parkway and approve the plat subject to the CPC 101 form conditions.
Motion: **Reed** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

F RECONSIDERATION OF REQUIREMENTS

74 Christian Tabernacle Subdivision C3R Approve
Staff recommendation: Grant the requested reconsideration of requirements with special exceptions and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested reconsideration of requirements with special exceptions and approved the plat subject to the CPC 101 form conditions.
Motion: **Kilkenny** Second: **Reed** Vote: **Unanimous** Abstaining: **None**

G ADMINISTRATIVE NONE

H DEVELOPMENT PLAT VARIANCES

75 3460 Meadow Lake Lane

DPV

Defer

Staff recommendations: Deny the requested variance.

Commission action: Defer the plat for two weeks to allow time for the applicant to meet with the neighborhood and River Oaks Property Owners association.

Motion: **Reed and Zakaria.**

Second: **Garza**

Vote: **Carries**

Opposed: **Kilkenny**

Speakers for item: Lynn Edmundson, Rona Milbauer, and Reid Wilson – supportive; Council Member Pam Holm – undecided; Leslie Duncan, Thad Grundy, John Hankey, Ann Lents, Jeff Lyman, Irv Terrell – opposed.

Note: This item was tabled for a few minutes to allow representatives from both parties to meet with staff to discuss this matter. The Commission proceeded with the agenda.

Motion: **Segars**

Second: **Zakaria**

Vote: **Unanimous**

Abstaining: **None**

I CERTIFICATES OF COMPLIANCE

76 Linda Bourland Ross

COC

Approve

Staff recommendation: Issue the Certificate of Compliance for item 76.

Commission action: Issue the Certificate of Compliance for item 76.

Motion: **Kilkenny**

Second: **Reed**

Vote: **Unanimous**

Opposed: **None**

J EXTENSIONS OF APPROVAL AND NAME CHANGES

77 Aldine ISD Cypresswood Point Subdivision

EOA

Approve

78 Cy-Fair ISD Westgreen Boulevard Multi School Site

EOA

Approve

79 Cypress Creek Lakes Sec. 13

EOA

Approve

80 Oakcrest North Sec. 9

EOA

Approve

Staff recommendation: Approve staff's recommendation for items 77-80.

Commission action: Approved staff's recommendation for items 77-80.

Motion: **Sharp on item 79**

Second: **Ross**

Vote: **Carries**

Abstaining: **Kilkenny**

II. ESTABLISH A PUBLIC HEARING DATE OF NOVEMBER 12, 2009.

Applicant withdrew request to establish a public hearing for S Perry Estates Replat No. 1.

III. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR THE 800 BLOCK OF LE GREEN STREET, NORTH AND SOUTH SIDES, BETWEEN BEVERLY STREET AND STUDEWOOD STREET.

Staff recommendation: No recommendation given.

Commission action: Approved the Special Minimum Lot Size Area Application for the 800 block of Le Green Street, North and South sides, between Beverly Street and Studewood Street and forwarded to City Council for approval.

Motion: **Robinson**

Second: **Rice**

Vote: **Unanimous**

Abstaining: **None**

Speakers for item III: Frank Baumgartner - supportive.

IV. PUBLIC COMMENT

Marlene Gafrick, Director, Planning and Development Department commented about The American Planning Association recognizing the Montrose area as being one of the top 10 great places in America to live in. Ms. Gafrick also commended Commissioner Robinson on his involvement with the community.

The Planning Commission recessed at 5:20 p.m. to hold the Airport Commission meeting at this time.

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

The Planning Commission reconvened at 5:31 p.m. and continued the discussion of Planning Commission agenda item **75**.

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


V. ADJOURNMENT

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

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



Carol A. Lewis, Chair



Marlene L. Gafrick, Secretary