

## Minutes of the Houston Planning Commission

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

March 4, 2010  
Meeting to be held in  
Council Chambers, Public Level, City Hall Annex  
2:30 p.m.

### Call to order:

**Chair, Carol A. Lewis, called the meeting to order at 2:33 p.m. with a quorum present.**

Carol Abel Lewis, Chair	
Mark A. Kilkenny, Vice Chair	Absent
John W. H. Chiang	
David Collins	
Kay Crooker	Absent
Sonny Garza	Arrived at 2:46 p.m. during item 63
Jim Jard	
D. Fred Martinez	
Robin Reed	Arrived at 2:52 p.m. during item 63
Richard A. Rice	
David Robinson	
Jeff Ross	
Lee Schlanger	
Algenita Segars	
Talmadge Sharp, Sr.	
Jon N. Strange	Arrived at 2:35 p.m. during Director's Report
Beth Wolff	
Shaukat Zakaria	
Jackie Freeman for The Honorable Ed Emmett	
Mark J. Mooney for The Honorable Ed Chance	
Jesse Hegemier for The Honorable Grady Prestage	Arrived at 2:46 p.m. during item 65

### EXOFFICIO MEMBERS

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

**CHAIRMAN'S REPORT  
NONE**

**DIRECTOR'S REPORT**

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

**APPROVAL OF THE FEBRUARY 18, 2010 PLANNING COMMISSION MEETING MINUTES**

Commission action: Approved the February 18, 2010 Planning Commission Meeting Minutes.

Motion: **Rice** Second: **Wolff** Vote: **Carries**  
Abstaining: **Schlanger**

**I. PLATTING ACTIVITY (Consent items A and B, 1- 59)**

Items removed for separate consideration: **4, 21, 32, 36, and 42**. Item **18** was changed from approve to defer and item **40** was changed from defer to approve.

Staff recommendation: Approve staff's recommendation for items **1 - 59** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for items **1 - 59** subject to the CPC 101 form conditions.

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

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

Staff recommendation: Approve staff's recommendation for items **4, 21, 32, 36, and 42** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for items **4, 21, 32, 36, and 42** subject to the CPC 101 form conditions.

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

**Commissioners Rice, Ross, and Schlanger returned.**

**C PUBLIC HEARINGS**

**60 Meadow Vista Sec. 1 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: **Ross** Second: **Segars** Vote: **Unanimous** Abstaining: **None**

**61 Western Academy Subdivision C3N 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: **Sharp** Second: **Chiang** Vote: **Unanimous** Abstaining: **None**

**D VARIANCES**

**62 HCMUD No. 406 Water Plant Subdivision C2 Defer**  
Staff recommendation: Defer the plat for two weeks to allow the applicant time to submit revised information and for Chapter 42 planning standards.  
Commission action: Deferred the plat for two weeks to allow the applicant time to submit revised information and for Chapter 42 planning standards.  
Motion: **Collins** Second: **Schlanger** Vote: **Unanimous** Abstaining: **None**

Commissioner Rice abstained and left the room.

**63 HISD Roosevelt and Allen Elementary Schools C2 Approve**  
**Off Site Mitigation Subdivision**  
Staff recommendation: Defer the plat for two weeks to allow the applicant time to provide a revised variance request addressing the access to the subject site via Feamster Drive and providing the notification package for the revised variance request and for Chapter 42 planning standards.  
Commission action: Defer the plat for two weeks to allow the applicant time to provide a revised variance request addressing the access to the subject site via Feamster Drive and providing the notification package for the revised variance request and for Chapter 42 planning standards.  
Motion: **Robinson** Second: **Segars** Vote: **Unanimous** Abstaining: **None**  
Speaker for item 63: Mary Jane Offield – undecided.

Commissioner Rice returned.

**64 Speedee Mart on Ella Subdivision C2R Withdrawn**

**65 Woodlands Lake Woodlands East Shore C3R Approve**  
**Sec. 2 Replat No. 1 Partial Replat**  
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: **Mooney** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

**E SPECIAL EXCEPTIONS**

Items 66 and 67 are taken together.

**66 Water Haven at Bridgeland Sec. 7 C3P Approve**  
**67 Water Haven at Bridgeland Sec. 8 C3P Approve**  
Staff recommendation: Grant the requested special exception and approve the plat subject to the CPC 101 form conditions.  
Commission action: Granted the requested special exception and approved the plat subject to the CPC 101 form conditions.  
Motion: **Segars** Second: **Freeman** Vote: **Unanimous** Abstaining: **None**

**F RECONSIDERATION OF REQUIREMENTS**  
**NONE**

**G ADMINISTRATIVE**  
**NONE**

## H DEVELOPMENT PLAT VARIANCES

### 68 4102 Sun Meadow Drive

DPV

Defer

Staff recommendation: Defer the plat for two weeks to allow time for legal review of separately filed deed restrictions, review of permit history, and for the applicant to provide revised information.

Commission action: Deferred the plat for two weeks to allow time for legal review of separately filed deed restrictions, review of permit history, and for the applicant to provide revised information.

Motion: **Collins**

Second: **Sharp**

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

## I CERTIFICATES OF COMPLIANCE

### 69 Jose Alberto Nunez

COC

Approve

### 70 Neil Leuck

COC

Approve

### 71 Jose G. Leon

COC

Approve

### 72 The Interfield Group

COC

Approve

Staff recommendation: Issue the Certificates of Compliance for items 69-72.

Commission action: Issued the Certificates of Compliance for items 69-72.

Motion: **Wolff**

Second: **Rice**

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

## J EXTENSIONS OF APPROVAL AND NAME CHANGES

Commissioner Rice abstained (on item 76) and left the room.

### 73 Beechnut Boulevard and Canal Road East Of Skinner Road STD

EOA

Approve

### 74 Klein ISD Klein High School Complex Subdivision

EOA

Approve

### 75 Peek Road South of Canal Road to SH 99 STD

EOA

Approve

### 76 Warehouse Center Drive East of HCFC P1301100 STD

EOA

Approve

Staff recommendation: Approve staff's recommendations for items 73 - 76.

Commission action: Approved staff's recommendations for items 73-76.

Motion: **Sharp**

Second: **Martinez**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Rice returned.

## II. ESTABLISH A PUBLIC HEARING DATE OF APRIL 1, 2010 FOR:

- a. Fayette Street Townhomes Subdivision
- b. HISD Sharpstown Middle School Subdivision
- c. Southgate Addition Partial Replat No. 1
- d. Sunny Terrace Partial Replat No. 1

Staff recommendation: Establish a public hearing date of April 1, 2010 for items II a-d.

Commission action: Established a public hearing date of April 1, 2010 for items II a-d.

Motion: **Ross**

Second: **Sharp**

Vote: **Unanimous**

Abstaining: **None**

## III. PUBLIC COMMENT NONE

**IV. ADJOURNMENT**

There being no further business brought before the Commission, Chair, Carol A. Lewis, adjourned the meeting at 3:06 p.m.

Motion: **Sharp**

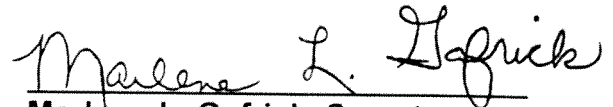
Second: **Reed**

Vote: **Unanimous**

Abstaining: **None**



Carol A. Lewis, Chair



Marlene L. Gafrick, Secretary