Minutes of the Houston Planning Commission

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

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

Call to order:

Vice Chair, Mark Kilkenney, called the meeting to order at 2:35 p.m. with a quorum present.

Carol Abel Lewis, Chair
Mark A. Kilkenney, Vice Chair
John W. H. Chiang
David Collins
Kay Crooker
Sonny Garza
Jim Jard
D. Fred Martinez
Robin Reed
Richard A. Rice
David Robinson
Jeff Ross
Lee Schlanger
Algenita Segars
Talmadge Sharp, Sr.
Jon N. Strange
Beth Wolff
Shaukat Zakaria
Mark J. Mooney for
The Honorable Ed Chance
Jackie Freeman for
The Honorable Ed Emmett
The Honorable Grady Prestage

EX OFFICIO MEMBERS

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

Absent
CHAIRMAN’S REPORT
NONE

DIRECTOR’S REPORT
The Director’s report was given by Michael Schaffer, Deputy Director, Planning and Development Department.

APPROVAL OF THE MARCH 19, 2009 PLANNING COMMISSION MEETING MINUTES
  Motion: Rice  Second: Segars  Vote: Carries  Opposed: Crooker

I. PLATTING ACTIVITY (Consent items A and B, 1-37)
Items removed for separate consideration: 1 and 32. Item 14 was changed from disapprove to defer and item 23 was changed from defer to approve.

Staff’s recommendation: Approve staff’s recommendations for items 1 - 37 subject to the 101 form conditions.
Commission action: Approved staff’s recommendations for items 1 - 37 subject to the 101 form conditions.
  Motion: Crooker  Second: Reed  Vote: Unanimous  Abstaining: None

Commissioner Schlanger abstained and left the room.

Staff’s recommendation: Approve staff’s recommendation for item 1 and 32 subject to the 101 form conditions.
Commission action: Approved staff’s recommendation for item 1 and 32 subject to the 101 form conditions.
  Motion: Crooker  Second: Chiang  Vote: Unanimous  Abstaining: None

Commissioner Schlanger returned.

C PUBLIC HEARINGS

38 Contemporary Garden Oaks Replat No. 1 C3N Approve
Staff recommendation: Approve the plat subject to the 101 form conditions.
Commission action: Approved the plat subject to the 101 form conditions.
  Motion: Wolff  Second: Crooker  Vote: Unanimous  Abstaining: None

39 Eagle Springs Sec. 36 Replat No. 1 C3N Approve
Staff recommendation: Approve the plat subject to the 101 form conditions.
Commission action: Approved the plat subject to the 101 form conditions.
  Motion: Strange  Second: Chiang  Vote: Unanimous  Abstaining: None

Commissioner Rice abstained and left the room.
40 Riverton Ranch Partial Replat No. 1 C3N Approve
Staff recommendation: Approve the plat subject to the 101 form conditions.
Commission action: Approved the plat subject to the 101 form conditions.
  Motion: Zakaria Second: Segars Vote: Unanimous Abstaining: None
Commissioner Rice returned.

41 Vintage Lakes Sec. 2 Partial Replat No. 3 C3N Defer
Staff recommendation: Defer the plat for two weeks to allow the applicant time to coordinate with the Municipal Utility District and to provide revised information.
Commission action: Deferred the plat for two weeks to allow the applicant time to coordinate with the Municipal Utility District and to provide revised information.
  Motion: Sharp Second: Strange Vote: Unanimous Abstaining: None

D VARIANCES

42 Babin Santos Subdivision 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: Segars Second: Robinson Vote: Carries Opposed: Crooker
Speaker for Item 42: Robert Dowling - undetermined.

43 Cane Island Estates GP GP Defer
Staff recommendation: Defer the requested variance and the general plan for two weeks to allow the applicant time to provide additional and revised information.
Commission action: Deferred the requested variance and the general plan for two weeks to allow the applicant time to provide additional and revised information.
  Motion: Crooker Second: Strange Vote: Unanimous Abstaining: None

44 Corporate Centre Fannin Sec. 3 C2R Defer
Staff recommendation: Defer the requested variance for two weeks to allow the applicant time to provide revised information and Chapter 42 planning standards.
Commission action: Deferred the requested variance for two weeks to allow the applicant time to provide revised information and Chapter 42 planning standards.
  Motion: Crooker Second: Rice Vote: Unanimous Abstaining: None

45 Dali Estates Subdivision C1 Approve
Staff recommendation: Deny the requested variance and approve the plat subject to the 101 form conditions.
Commission action: Denied the requested variance and approved the plat subject to the 101 form conditions.
  Motion: Mooney Second: Strange Vote: Unanimous Abstaining: None
Speaker for Item 45: David Dodson - supportive.
E    SPECIAL EXCEPTIONS

46  Klein ISD Klein Oak High School Complex GP   GP   Defer
Staff recommendation:  Defer the requested special exception and the general plan for two weeks for
Chapter 42 planning standards.
Commission action:  Deferred the requested special exception and the general plan for two weeks for
Chapter 42 planning standards.
   Motion:  Jard    Second:  Strange    Vote:  Unanimous    Abstaining:  None

F    RECONSIDERATION OF REQUIREMENTS
NONE

G    ADMINISTRATIVE
NONE

H    DEVELOPMENT PLAT VARIANCES

47  2247 Bartlett Street   DVP   Defer
Staff recommendation:  Defer the requested variance for two weeks to allow the applicant time to
provide additional and revised information and for legal review of separately filed deed restrictions.
Commission action:  Deferred the requested variance for two weeks to allow the applicant time to
provide additional and revised information and for legal review of separately filed deed restrictions.
   Motion:  Jard    Second:  Strange    Vote:  Unanimous    Abstaining:  None
Speaker for Item 47:  Jennie Salvage - supportive.

I    CERTIFICATES OF COMPLIANCE

48  David Espinosa   COC   Approve
49  Ford Steel, LLC   COC   Approve
Staff recommendation:  Issue the Certificates of Compliance for items 48 – 49.
Commission action:  Issued the Certificates of Compliance for items 48 – 49.
   Motion:  Chiang    Second:  Sharp    Vote:  Unanimous    Abstaining:  None
EXTENSIONS OF APPROVAL AND NAME CHANGES

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<tbody>
<tr>
<td>50</td>
<td>Ashford Grove Sec. 1</td>
<td>EOA</td>
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<td>51</td>
<td>Chancel Subdivision</td>
<td>EOA</td>
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<td>52</td>
<td>Cypress Creek Boulevard Bend Lane and Sawmill Creek Dr. STD</td>
<td>EOA</td>
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<td>53</td>
<td>Cypress Creek Lakes Sec. 10</td>
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<td>54</td>
<td>Greenbusch Estates Partial Vacating Plat No. 1</td>
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<td>55</td>
<td>Sanctuary Veritas Subdivision</td>
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Staff recommendation: Approve staff’s recommendations for items 50 – 55.
Commission action: Approved staff’s recommendations for items 50 – 55.

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

II. ESTABLISH A PUBLIC HEARING DATE OF APRIL 30, 2009 FOR:
   a. Almeda Plaza Sec. 3 Partial Replat No. 1
   b. Cloverland Sec. 2 Partial Replat No. 1
   c. Sanchez Doors Subdivision

Staff recommendation: Establish a public hearing date of April 30, 2009 for items II a - c.
Commission action: Established a public hearing date of April 30, 2009 for items II a - c.

Motion: Chiang  Second: Crooker  Vote: Unanimous  Abstaining: None

III. CONSIDERATION OF A HOTEL/MOTEL VARIANCE FOR HOTEL JJ AT 2510 PARK STREET

Item III was withdrawn at the applicant’s request.

IV. EXCUSE THE ABSENCES OF COMMISSIONER’S KILKENNY AND THE HONORABLE ED CHANCE

Commissioners Mark A. Kilkenney and the Honorable Ed Chance absences are excused.

V. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR THE 1600 BLOCK OF BONNIE BRAE, SOUTH SIDE, BETWEEN DUNLAVY STREET AND MANDELL STREET

Staff recommendation: Defer the application for two weeks to allow time for legal review.
Commission action: Deferred the application for two weeks to allow time for legal review.

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

Speakers for Item V: Alan Foley and Joey Barnes - supportive.

VI. PUBLIC COMMENT

Speaker for Item VI: James Pactsch-Galvan.
VII. ADJOURNMENT
There being no further business brought before the Commission, Vice Chair, Mark A. Kilkenny, adjourned the meeting at 3:34 p.m.

Motion: Crooker Second: Sharp Vote: Unanimous Abstaining: None

Mark A. Kilkenny, Vice Chair

Marlene L. Gafrick, Secretary