Minutes of the Houston Planning Commission

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

April 16, 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 2:33 p.m. with a quorum present.

Carol Abel Lewis, Chair
Mark A. Kilkenney, Vice Chair
John W. H. Chiang
David Collins

Absent

Kay Crooker
Sonny Garza
Jim Jard
D. Fred Martinez
Robin Reed
Richard A. Rice
David Robinson
Jeff Ross
Lee Schirclinger
Algenita Segars
Talmadge Sharp, Sr.
Jon N. Strange
Beth Wolff
Shaukat Zakaria
The Honorable Ed Emmett
D. Jesse Hegemier for
  The Honorable Grady Prestage
Mark J. Mooney for
  The Honorable Ed Chance

Arrived at 2:47 p.m. during Item 48/Left at 3:50 p.m. during Item 71

Absent

Left at 3:50 p.m. during Item 71

Absent

Arrived at 2:34 during the Director’s Report

Absent

Absent

Absent

Left at 3:25 p.m. during Item 55

Absent

Left at 3:25 p.m. during Item 55

Absent

EXOFFICIO MEMBERS

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

Absent

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 APRIL 2, 2009 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the April 2, 2009 Planning Commission Meeting Minutes.
  Motion: Rice    Second: Sharp    Vote: Unanimous    Abstaining: Ross

I. PLATING ACTIVITY  (Consent items A and B, 1- 47)
Items removed for separate consideration: 20 and 28. Item 43 was taken out of order.

Staff's recommendation: Approve staff's recommendations for items 1 - 47 subject to the 101 form conditions.
Commission action: Approved staff's recommendations for items 1 - 47 subject to the 101 form conditions.
  Motion: Sharp    Second: Zakaria    Vote: Unanimous    Abstaining: None

Item 43 is taken at this time.

43 Park Villas Sec. 2            C2R           Defer
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: Deferred the plat for two weeks to allow the applicant time to provide revised information and Chapter 42 planning standards.
  Motion: Sharp    Second: Zakaria    Vote: Unanimous    Abstaining: None

Commissioners Rice and Ross abstained and left the room.

Staff's recommendation: Approve staff's recommendation for item 20 and 28 subject to the 101 form conditions.
Commission action: Approved staff's recommendation for item 20 and 28 subject to the 101 form conditions.
  Motion: Crooker    Second: Schlanger    Vote: Unanimous    Abstaining: None

Commissioners Rice and Ross returned.
C  PUBLIC HEARINGS

48  Auburn Lakes Estates Sec. 1 Replat No. 1  C3N  Defer
Staff recommendation: Defer the plat for two weeks to allow the applicant time to provide additional information and a revised general plan.
Commission action: Deferred the plat for two weeks to allow the applicant time to provide additional information and a revised general plan.
   Motion: Zakaria  Second: Rice  Vote: Unanimous  Abstaining: None

49  Contemporary Main Plaza Sec. 2  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: Sharp  Second: Garza  Vote: Unanimous  Abstaining: None

50  Faith Addition Subdivision  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: Segars  Second: Zakaria  Vote: Unanimous  Abstaining: None

51  Khalil on Woodhaven Subdivision  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: Garza  Second: Rice  Vote: Carries  Opposed:
       Crooker, Robinson and Ross.
Speakers for Item 51: Bob Mathis and Alice Kuchera – opposed; Matthew Sigman – supportive and Rudy Velasquez, Legal Department.

52  Magde Addition Subdivision  C3N  Defer
Staff recommendation: Defer the plat for two weeks for further study and review.
Commission action: Deferred the plat for two weeks for further study and review.
   Motion: Collins  Second: Sharp  Vote: Unanimous  Abstaining: None

53  Sunflower Cullen Subdivision  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: Crooker  Second: Garza  Vote: Unanimous  Abstaining: None

Commissioner Kilkenny abstained and left the room. Commissioner Chiang chaired the meeting.

54  Vintage Lakes Sec. 2 Partial Replat No. 3  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: Rice  Second: Zakaria  Vote: Unanimous  Abstaining: None

Commissioner Kilkenny returned and resumed chairing the meeting.
There was a five minute break to allow time for a presentation from Marlene Gafrick, Director, Planning and Development Department and Vice Chair, Mark Kilkenny for a presentation to the family members of former Planning and Development Department Director, Marina Sucups.

D VARIANCES

55 Because Education Matters Subdivision          C2          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: Collins  Second: Sharp          Vote: Unanimous  Abstaining: None
Speaker for Item 55: Ruby Bennett - supportive.

56 Blalock Plaza Subdivision          C3P          Defer
Staff recommendation: Defer the requested variance for two weeks to allow time for the applicant to provide revised information and for Chapter 42 planning standards.
Commission action: Deferred the requested variance and for two weeks to allow time for the applicant to provide revised information and Chapter 42 planning standards.
   Motion: Crooker  Second: Segars          Vote: Unanimous  Abstaining: None

57 Cane Island Estates GP          GP          Withdrawn
58 Cane Island Estates Sec. 1          C3P          Withdrawn

59 Corporate Centre Fannin GP          GP          Approve
60 Corporate Centre Fannin Sec. 3          C2R          Approve
Staff recommendation: Grant the requested variance and approve the general plan and the plat subject to the 101 form conditions.
Commission action: Granted the requested variance and approved the general plan and the plat subject to the 101 form conditions.
   Motion: Chiang  Second: Ross          Vote: Unanimous  Abstaining: None

61 Fairhaven Estates Subdivision          C3P          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: Garza          Vote: Unanimous  Abstaining: None
Speaker for Item 61: Jorge Cedillo, Harris County Engineer’s Office.

Commissioner Schlanger abstained and left the room.
62  Fannin Station Sec. 1
63  Fannin Station Sec. 2

Staff recommendation: Defer the requested variances and the plats for two weeks to allow time for the applicant to provide additional information and for Chapter 42 planning standards.
Commission action: Deferred the requested variances and the plats for two weeks to allow time for the applicant to provide additional information and for Chapter 42 planning standards.

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

Commissioner Schlanger returned.

E  SPECIAL EXCEPTIONS

64  Klein ISD Klein Oak High School Complex GP
65  Klein ISD Klein Oak High School Complex Subdivision

Staff recommendation: Grant the requested special exception and approve the general plan and the plat subject to the 101 form conditions.
Commission action: Granted the requested special exception and approved the general plan and the plat subject to the 101 form conditions.

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

66  St. Martha Catholic Church Site Subdivision

Staff recommendation: Grant the requested special exception and approve the plat subject to the 101 form conditions.
Commission action: Granted the requested special exception and approved the plat subject to the 101 form conditions.

Motion: Mooney  Second: Martinez  Vote: Unanimous  Abstaining: None

F  RECONSIDERATION OF REQUIREMENTS

67  Al Madina Inc. No. 1 Subdivision

Staff recommendation: Defer the requested variance and reconsideration of requirement and the plat for two weeks to allow time for the applicant to coordinate the alignment of a stub street to the neighboring property owner.
Commission action: Deferred the requested variance and reconsideration of requirement and the plat for two weeks to allow time for the applicant to coordinate the alignment of a stub street to the neighboring property owner.

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

68  Lucile Gregg Elementary School Subdivision

Withdrawn
69  Steven Chau Jr. Subdivision  C2R  Approve
Staff recommendation: Grant the requested variance, reconsideration of requirement and special exception and approve the plat subject to the 101 form conditions.
Commission action: Granted the requested variance, reconsideration of requirement and special exception and approved the plat subject to the 101 form conditions.
   Motion: Chiang     Second: Sharp    Vote: Unanimous    Abstaining: None

70  Stoneleigh Ella Crossing Apartments Subdivision  C3F  Approve
Staff recommendation: Grant the requested reconsideration of requirement and approve the plat subject to the 101 form conditions.
Commission action: Granted the requested reconsideration of requirement and approved the plat subject to the 101 form conditions.
   Motion: Sharp     Second: Segars    Vote: Unanimous    Abstaining: None

G

ADMINISTRATIVE
NONE

H  DEVELOPMENT PLAT VARIANCES

71  1314 South Boulevard  DVP  Approve
Staff recommendation: Grant the requested development plat variance.
Commission action: Granted the requested development plat variance.
   Motion: Robinson    Second: Garza    Vote: Carries    Opposed: Crooker
Speakers for Item 71: Malcolm Cogan and Jean Cogan – opposed; Jay Baker and Mary Lou Henry – supportive.

72  2247 Bartlett Street  DVP  Defer
Staff recommendation: Grant the requested development plat variance.
Commission action: Deferred the requested development plat variance for two weeks to allow the applicant time to provide additional and revised information.
   Motion: Garza     Second: Crooker    Vote: Unanimous    Abstaining: None
Speakers for Item 72: Mary Villareal and Mary Lou Henry – supportive.

I  CERTIFICATES OF COMPLIANCE

73  Randy Barone  COC  Approve
Staff recommendation: Issue the Certificate of Compliance for item 73.
Commission action: Issued the Certificate of Compliance for item 73.
   Motion: Sharp     Second: Segars    Vote: Unanimous    Abstaining: None
J EXTENSIONS OF APPROVAL AND NAME CHANGES

74 Greens Crossing Office Park EOA Approve
75 North Spring Sec. 15 EOA Approve
Staff recommendation: Approve staff’s recommendations for items 74 – 75.
Commission action: Approved staff’s recommendations for items 74 – 75.
Motion: Sharp Second: Segars Vote: Unanimous Abstaining: None

II. ESTABLISH A PUBLIC HEARING DATE OF MAY 14, 2009 FOR:
   a. Balconies of Bomar Partial Replat No. 1
   b. Northwood Manor Sec. 2 Partial Replat No. 1
   c. Northwood Manor Sec. 6 Partial Replat No. 1
   d. Stablewood Farms North Sec. 4 Replat No. 1
Staff recommendation: Establish a public hearing date of May 14, 2009 for items II a - d.
Commission action: Established a public hearing date of May 14, 2009 for items II a - d.
Motion: Robinson Second: Crooker Vote: Unanimous Abstaining: None

III. CONSIDERATION OF A HOTEL/MOTEL PUBLIC HEARING WITH VARIANCE FOR FOUR HOTELS ALONG IH 10 EAST, EAST OF MERCURY
Staff recommendation: Defer the hotel/motel variance for two weeks for further study and legal review.
Commission action: Deferred the hotel/motel variance for two weeks for further study and legal review.
Motion: Robinson Second: Garza Vote: Unanimous Abstaining: None

IV. 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: Approve the special minimum lot size area application for the 1600 block of Bonner Brae, south side, between Dunlavy Street and Madell Street and forward to City Council for approval.
Commission action: Approved the special minimum lot size area application for the 1600 block of Bonner Brae, south side, between Dunlavy Street and Madell Street and forwarded to City Council for approval.
Motion: Robinson Second: Crooker Vote: Unanimous Abstaining: None

V. PUBLIC COMMENT
NONE
VI. ADJOURNMENT
There being no further business brought before the Commission, Vice Chair, Mark A. Kilkenny, adjourned the meeting at 4:26 p.m.

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