Minutes of the Houston Planning Commission

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

April 30, 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 2:35 p.m. with a quorum present.

Carol Abel Lewis, Chair
Mark A. Kilkenny, 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
The Honorable Ed Chance
The Honorable Ed Emmett
The Honorable Grady Prestage

Arrived at 2:37 p.m. during approval of minutes

Arrived at 2:38 p.m. during Item 50
Absent

Arrived at 2:46 p.m. during Item 50

Arrived at 2:38 p.m. during Item 50

EXOFFICIO MEMBERS

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

Absent
Absent
Absent
Absent
Absent
CHAIRMAN’S REPORT
NONE

DIRECTOR’S REPORT
The Director’s report was given by Marlene L. Gafnick, Director, Planning and Development Department.

APPROVAL OF THE APRIL 16, 2009 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the April 16, 2009 Planning Commission Meeting Minutes.
  Motion: Crooker    Second: Collins    Vote: Unanimous    Abstaining: None

Commissioner Carol Lewis chairs the meeting.

I. PLATTING ACTIVITY  (Consent items A and B, 1-49)
Items removed for separate consideration: 26, 28 and 36. Item 22 was changed from defer to approve.

Staff’s recommendation: Approve staff’s recommendations for items 1-49 subject to the 101 form conditions.
Commission action: Approved staff’s recommendations for items 1-49 subject to the 101 form conditions.
  Motion: Crooker    Second: Wolff    Vote: Unanimous    Abstaining: None

Commissioners Kilkenny, Rice and Ross abstained and left the room.

Staff’s recommendation: Approve staff’s recommendation for items 26, 28 and 36 subject to the 101 form conditions.
Commission action: Approved staff’s recommendation for items 26, 28 and 36 subject to the 101 form conditions.
  Motion: Collins    Second: Crooker    Vote: Unanimous    Abstaining: None

Commissioners Kilkenny, Rice and Ross returned.

C PUBLIC HEARINGS

50 Almeda Plaza Sec. 3 Partial Replat No. 1   C3N
Staff recommendation: Approve the plat subject to the 101 form conditions.
Commission action: Approved the plat subject to the 101 form conditions.
  Motion: Kilkenny    Second: Chiang    Vote: Unanimous    Abstaining: None

51 Auburn Lakes Estates Sec. 1 Replat No. 1   C3N
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: Garza    Vote: Carries

Speaker for Item 51: Mary Lou Henry – supportive.
52 Cloverland Sec. 2 Partial Replat No. 1

Staff recommendation: Approve the plat subject to the 101 form conditions.
Commission action: Approved the plat subject to the 101 form conditions.

Motion: Kilkenny Second: Robinson Vote: Unanimous Abstaining: None
Speakers for Item 52: Dr. Charles Edwards – supportive and Rudy Valasquez, Legal Department.

53 Magde Addition Subdivision

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: Sharp Vote: Unanimous Abstaining: None

54 Sanchez Doors Subdivision

Staff recommendation: Disapprove the plat.
Commission action: Disapproved the plat.

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

D VARIANCES

55 Blalock Plaza Subdivision

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: Zakaria Second: Garza Vote: Unanimous Abstaining: None
Commissioner Schlanger abstained and left the room.

56 Fannin Station Sec. 1
57 Fannin Station Sec. 2

Staff recommendation: Grant the requested variances and approve the plats subject to the 101 form conditions.
Commission action: Granted the requested variances and approved the plats subject to the 101 form conditions.

Motion: Ross Second: Zakaria Vote: Carries Opposed: Crooker
Commissioner Schlanger returned.

58 Riverway Reserve on the Bayou Subdivision

Staff recommendation: Defer the requested variance and 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 requested variance and the plat for two weeks to allow time for the applicant to provide revised information and for Chapter 42 planning standards.

Motion: Kilkenny Second: Wolff Vote: Unanimous Abstaining: None
59  West Main Townhomes Subdivision  C3P  Defer
Staff recommendation: Defer the requested variance and the plat for two weeks to allow time for the applicant to provide revised information.
Commission action: Deferred the requested variance and the plat for two weeks to allow time for the applicant to provide revised information.
Motion: Robinson  Second: Sharp  Vote: Unanimous  Abstaining: None

E  SPECIAL EXCEPTIONS
NONE

F  RECONSIDERATION OF REQUIREMENTS

60  Al Madina Inc. No. 1 Subdivision  C2  Approve
Staff recommendation: Grant the requested variance and the reconsideration of requirements and approve the plat subject to the 101 form conditions.
Commission action: Granted the variance and the reconsideration of requirements and approved the plat subject to the 101 form conditions.
Motion: Chiang  Second: Ross  Vote: Unanimous  Abstaining: None

61  Woodstream Acres GP  GP  Defer
Staff recommendation: Grant the requested variance and the reconsideration of requirements and approve the general plan subject to the 101 form conditions.
Commission action: Deferred the requested variance, reconsideration of requirements and the general plan for two weeks at the request of Council Member Mike Sullivan to allow time for the developer and the citizens to meet.
Motion: Collins  Second: Kilkenny  Vote: Unanimous  Abstaining: None
Speakers for Item 61: Council Member Mike Sullivan and Sakura Mizuno – opposed and Tracy Youngblood – supportive.

G  ADMINISTRATIVE
NONE

H  DEVELOPMENT PLAT VARIANCES

62  2247 Barlett Street  DVP  Defer
Staff recommendation: Grant the requested variance.
Commission action: Deferred the requested variance for two weeks to allow time for the applicant to provide additional information.
Motion: Ross  Second: Zakaria  Vote: Unanimous  Abstaining: None
Speakers for Item 62: Steve Grossman and Mary Villareal – supportive.
I. CERTIFICATES OF COMPLIANCE

63  Eduardo Trejo Garcia            COC
    Staff recommendation: Issue the Certificate of Compliance for item 63.
    Commission action: Issued the Certificate of Compliance for item 63.
    Motion: Sharp  Second: Reed  Vote: Unanimous  Abstaining: None

J. EXTENSIONS OF APPROVAL AND NAME CHANGES

64  Auburn Trails at Oakhurst Sec. 1      EOA  Approve
65  Claytons Park Sec. 4                   EOA  Approve
66  Crosstimbers at Fulton Commerce Center EOA  Approve
67  Cypresswood Point Sec. 4               EOA  Approve
68  Cypresswood Point Sec. 5               EOA  Approve
69  Ellington Trade Center                 EOA  Approve
70  High Ridge Industrial Park Partial Replat No. 1  EOA  Approve
71  Treeline Sec. 2                        EOA  Approve
72  Water Haven at Bridgeland Sec. 3       EOA  Approve
73  Water Haven at Bridgeland Sec. 5       EOA  Approve
74  The Woodlands Village of Creekside Park Sec. 17 EOA  Approve
    Staff recommendation: Approve staff's recommendations for items 64 – 74.
    Commission action: Approved staff's recommendations for items 64 – 74.
    Motion: Collins  Second: Martinez  Vote: Unanimous  Abstaining: Ross on items 67, 68 and 75.

II. ESTABLISH A PUBLIC HEARING DATE OF MAY 28, 2009 FOR:
   a. Highland Village Partial Replat No. 1
   b. Rock Creek Sec. 5 Amending Plat No. 1 Partial Replat No. 1 and Extension
    Staff recommendation: Establish a public hearing date of May 28, 2009 for items II a - b.
    Commission action: Established a public hearing date of May 28, 2009 for items II a - b.
    Motion: Sharp  Second: Segars  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: Approve the hotel/motel variance for four hotels along IH-10 East, East of Mercury.
    Commission action: Approved the hotel/motel variance for four hotels along IH-10 East, East of Mercury.
    Motion: Segars  Second: Strange  Vote: Carries  Opposed: Crooker
    Speakers for Item III: Hitesh Patel, Rahul Gandhi – opposed; Carolyn Ordener and James Guillory – supportive and Rudy Valasquez, Legal Department.
IV. EXCUSE THE ABSENCES OF CHAIRWOMEN DR. LEWIS
Commissioner Lewis' absences are excused.

V. PUBLIC COMMENT
NONE

VI. ADJOURNMENT
There being no further business brought before the Commission, Chair, Carol Abel Lewis, adjourned the meeting at 4:30 p.m.

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

Carol Abel Lewis, Chair

Marlene L. Gafrick, Secretary