Minutes of the Houston Planning Commission

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

May 14, 2009
Meeting to be held in
Council Chambers, Public Level, City Hall Annex
2:30 p.m.

Call to order:

Carol Abel Lewis, Chair, called the meeting to order at 2:34 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

Arrived at 2:43 p.m. during Item I

Absent
Arrived at 2:36 p.m. during Item I/Left at 5:35 p.m. during Item 72

Left at 5:45 p.m. during Item 73

Left at 5:15 p.m. during Item 67
Arrived at 2:53 p.m. during Item I

Absent

Absent

Left at 4:42 p.m. during Item 66

Left at 4:27 p.m. during Items 56 and 57

Absent

EXOFFICIO MEMBERS

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

Absent
Absent
Absent
CHAIRMAN'S REPORT
NONE

DIRECTOR'S REPORT
NONE

APPROVAL OF THE APRIL 30, 2009 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the April 30, 2009 Planning Commission Meeting Minutes.
   Motion: Sharp  Second: Crooker  Vote: Unanimous  Abstaining: None

I. PRESENTATION OF PROPOSED TRANSIT CORRIDOR ORDINANCE
The presentation was given by Michael Kramer, Assistant Director and Michael Schaffer, Deputy Director, Planning and Development Department.

Agenda Item IV is taken at this time.

IV. ESTABLISH A PUBLIC HEARING DATE OF JUNE 11, 2009 FOR:
   a. Proposed Transit Corridor Ordinance
   b. Proposed Chapter 42 amendments
Staff recommendation: Establish a public hearing date of June 11, 2009 for items IV a - b.
Commission action: Established a public hearing date of June 11, 2009 for items IV a - b.
   Motion: Robinson  Second: Kilkenny  Vote: Unanimous  Abstaining: None

II. PLATTING ACTIVITY  (Consent items A and B, 1 - 51)
Items removed for separate consideration: 21, 32, 34 and 47. Items 5, 7 and 8 were changed from defer to approve. Items 1, 46 and 49 were taken separately to allow for speakers.

Staff’s recommendation: Approve staff’s recommendations for items 1 - 51 subject to the 101 form conditions.
Commission action: Approved staff’s recommendations for items 1 - 51 subject to the 101 form conditions.
   Motion: Sharp  Second: Crooker  Vote: Unanimous  Abstaining: None

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

Staff’s recommendation: Approve staff’s recommendation for item 21, 32, 34 and 47 subject to the 101 form conditions.
Commission action: Approved staff’s recommendation for item 21, 32, 34 and 47 subject to the 101 form conditions.
   Motion: Zakaria  Second: Kilkenny  Vote: Unanimous  Abstaining: None

Commissioners Jard, Rice and Ross returned.

Item 46 is taken at this time.
Pecore Gardens Subdivision  C2R  Defer
Staff recommendation: Defer the plat for two weeks to allow the applicant time to provide a revised drawing to meet Chapter 42 planning standards.
Commission action: Deferred the plat for two weeks to allow the applicant time to provide a revised drawing to meet Chapter 42 planning standards.
Motion: Robinson  Second: Reed  Vote: Unanimous  Abstaining: None

Items 1 and 49 are taken at this time.

1  Almeda Genoa Plaza Subdivision  C3P  Defer
Staff recommendation: Approve the plat subject to the 101 form conditions.
Commission action: Deferred the plat for two weeks for further study and review by the Planning Department staff and so the applicant and community could meet.
Motion: Segars  Second: Collins  Vote: Carries  Opposed: Garza, Jard, Kilkenney, Mooney and Rice.
Speakers for Item 1: Arthur LeBlance – opposed; and Monica Fontenot-Poindexter - supportive.

49  Texans Estate Subdivision  C2R  Defer
Staff recommendation: Defer the plat for two weeks to allow time for further study and review.
Commission action: Deferred the plat for two weeks to allow time for further study and review.
Motion: Robinson  Second: Kilkenney  Vote: Unanimous  Abstaining: None
Speakers for Item 49: Monica Fontenot-Poindexter and Louis Fontenot – supportive.

C  PUBLIC HEARINGS

52  Balconies of Bomar Partial Replat No. 1  C3N  Defer
Staff recommendation: Defer the plat for two weeks to allow time for the public to receive proper notification and to coordinate with Parks and Recreation Department staff.
Commission action: Deferred the plat for two weeks to allow time for the public to receive proper notification and to coordinate with Parks and Recreation Department staff.
Motion: Kilkenney  Second: Robinson  Vote: Unanimous  Abstaining: None
Speakers for Item 52: Jerry Scott – supportive; and Julie Young - opposed.

53  Northwood Manor Sec. 2 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: Collins  Second: Sharp  Vote: Unanimous  Abstaining: None

54  Northwood Manor Sec. 6 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: Sharp  Second: Collins  Vote: Unanimous  Abstaining: None
55  Stablewood Farms North Sec. 4 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: Crooker  Second: Rice  Vote: Carries  Abstaining:
Speakers for Item 55: Scott Henry, Harold Roy, Laura Marable, Ashley Wagner, Liberty Vargas, Cindy Wilkerson and David Kirkwood – opposed; Jennifer Keller – supportive; and Rudy Velasquez, Legal Department.

D  VARIANCES

56  Aldine ISD Spears Gears Road GP  GP  Approve
57  Aldine ISD Spears Gears Road Sec. 1  C2  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 to allow an intersection spacing of 2550' along Spears Gears Road, instead of the 3800' intersection spacing variance requested by the applicant and approved the general plan and the plat subject to the 101 form conditions.
  Motion: Freeman  Second: Chiang  Vote: Unanimous  Abstaining: None

58  Patriots by the Lake GP  GP  Approve
Staff recommendation: Deny the requested variance and approve the general plan and the plat subject to the 101 form conditions.
Commission action: Denied the requested variance and approved the general plan and the plat subject to the 101 form conditions.
  Motion: Sharp  Second: Garza  Vote: Unanimous  Abstaining: Freeman
Speakers for Item 58: Jim Moehlman and Warren Escovy – supportive; and Mike Carlson – undecided.

59  Patriots by the Lake Sec. 1  C3P  Defer
60  Patriots by the Lake Sec. 2  C3P  Defer
61  Patriots by the Lake Sec. 3  C3P  Defer
62  Patriots by the Lake Sec. 4  C3P  Defer
63  Patriots by the Lake Sec. 5  C3P  Defer
64  Patriots by the Lake Sec. 6  C2  Defer
65  Patriots by the Lake Sec. 7  C3P  Defer
Staff recommendation: Defer the plats for two weeks to allow time for the applicant to provide revised information and for Chapter 42 Planning Standards.
Commission action: Deferred the plats for two weeks to allow time for the applicant to provide revised information and for Chapter 42 Planning Standards.
  Motion: Jard  Second: Rice  Vote: Unanimous  Abstaining: None
66  Riverway Reserve on the Bayou 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: Rice    Second: Ross    Vote: Unanimous    Abstaining:
Crooker and Schlanger
Speaker for Item 66: Yolanda Norman – supportive.

67  West Main Townhomes Subdivision  C3P  Approve
Staff recommendation: Grant the requested variance and approve the plat subject to the following conditions: coordinate with Fire Department to designate a fire lane on the 20’ public alley; the shared driveway paving section shall be extended to connect with Roseland once the two large oak trees along the eastern property boundary die; coordinate with Public Works and Engineering Department to pave the 5’ alley dedication and the 101 form conditions.
Commission action: Granted the requested variance and approved the plat subject to the following conditions: coordinate with Fire Department to designate a fire lane on the 20’ public alley; the shared driveway paving section shall be extended to connect with Roseland once the two large oak trees along the eastern property boundary die; coordinate with Public Works and Engineering Department to pave the 5’ alley dedication and the 101 form conditions.
Motion: Zakaria Second: Robinson    Vote: Carries    Opposed: Crooker
Speakers for Item 67: Mary Lou Henry and Steve Longmire – supportive; Andy Payne and Dinah Reddick – opposed.

68  Woodstream Acres GP  GP  Approve
Staff recommendation: Grant the requested variance and approve the general plan subject to the 101 form conditions.
Commission action: Granted the requested variance and approved the general plan subject to the 101 form conditions.
Motion: Collins Second: Kilkenny    Vote: Unanimous    Abstaining: None
Speakers for Item 68: Council Member Mike Sullivan, Catherine Griffin and Scott Dennis – supportive; and Julie Stifflemire – opposed.

E  SPECIAL EXCEPTIONS
NONE

F  RECONSIDERATION OF REQUIREMENTS

69  Westfield Properties Subdivision  C2  Defer
Staff recommendation: Defer the requested variance and reconsideration of requirement and the plat for two weeks to allow time for the applicant to meet with the adjoining 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 meet with the adjoining property owner.
Motion: Kilkenny Second: Reed    Vote: Unanimous    Abstaining: None
H  DEVELOPMENT PLAT VARIANCES

70  2247  Barlett Street  DVP  Approve
Staff recommendation: Grant the requested development plat variance and approve the plat.
Commission action: Granted the requested development plat variance and approved the plat.
Motion: Segars  Second: Collins  Vote: Carries  Opposed: Crooker

71  315  Woolworth Street  DVP  Defer
Staff recommendation: Defer the requested development plat variance for two weeks to allow time for the Legal Department to review the separately filed deed restrictions.
Commission action: Deferred the requested development plat variance for two weeks to allow time for the Legal Department to review the separately filed deed restrictions.
Motion: Sharp  Second: Reed  Vote: Unanimous  Abstaining: None

72  1346 Harvard Street  DVP  Disapprove
Staff recommendation: Disapprove the requested development plat variance.
Commission action: Disapproved the requested development plat variance.
Motion: Crooker  Second: Garza  Vote: Carries  Opposed: Collins, Segars and Sharp.  Abstaining: Chiang
Speakers for Item 72: William and Kelly Ramey – supportive; and Rick Nordquist – opposed.

I  CERTIFICATES OF COMPLIANCE

73  Gustavo Acosta and Carmen Acosta  COC  Approve
Staff recommendation: Issue the Certificate of Compliance for item 73.
Commission action: Issued the Certificate of Compliance for item 73.
Motion: Kilkenny  Second: Garza  Vote: Unanimous  Abstaining: None
EXTENSIONS OF APPROVAL AND NAME CHANGES

74  Almeda Central Subdivision (Previously Almeda Center Subdivision)  NC  Approve
75  Auburn Lakes Estates Sec. 2  EOA  Approve
76  Bradbury Forest Sec. 6  EOA  Approve
77  Bradbury Forest Sec. 7  EOA  Approve
78  Cinco Ranch Southwest Commercial Reserves Sec. 2  EOA  Approve
79  Cinco Ranch Southwest Commercial Reserves Sec. 3  EOA  Approve
80  De Anda Elementary School Subdivision (Previously James Mitchell Elementary School Subdivision)  NC  Approve
81  North Long Meadow Farms Parkway  EOA  Approve
82  Riverwood Village Sec. 1  EOA  Approve
83  Water Haven at Bridgeland Sec. 7  EOA  Approve

Staff recommendation: Approve staff’s recommendations for items 74 – 83.
Commission action: Approved staff’s recommendations for items 74 – 83.
Motion: Collins  Second: Sharp  Vote: Unanimous  Abstaining: Ross
abstained on item 82

EXTENSIONS OF APPROVAL SPECIAL CONDITION

84  Royal Shores Sec. 5 Replat No. 1  EOA  Approve

Staff recommendation: Approve staff’s recommendation for item 84.
Commission action: Approved staff’s recommendation for item 84.
Motion: Sharp  Second: Segars  Vote: Unanimous  Abstaining: None

ESTABLISH A PUBLIC HEARING DATE OF JUNE 11, 2009 FOR:

c. Hidden Reserve of Shady Acres Replat No. 1

d. Legacy Community Health Endowment

Staff recommendation: Establish a public hearing date of June 11, 2009 for items III a - b.
Commission action: Established a public hearing date of June 11, 2009 for items III a - b.
Motion: Kilkenny  Second: Ross  Vote: Unanimous  Abstaining: None

EXCUSE THE ABSENCES OF COMMISSIONERS EMMETT AND JARD
The Honorable Ed Emmett and Commissioner James Jard absences are excused.

PUBLIC COMMENT
NONE
VII. ADJOURNMENT
There being no further business brought before the Commission, Chair, Carol Abel Lewis, adjourned the meeting at 6:03 p.m.

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

Carol Abel Lewis, Chair

Marlene L. Gafrick, Secretary