Minutes of the Houston Planning Commission

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

June 11, 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 2:31 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
Jackie Freeman for
The Honorable Ed Emmett
Jesse Hegemier for
The Honorable Grady Prestage

EXOFFICIO MEMBERS

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

Absent
Absent
Left at 4:15 p.m. during item I
Arrived at 2:49 p.m. during item I
Absent
Absent
Left at 3:34 during item la.
Absent
Absent
Absent
Absent
CHAIRMAN’S REPORT
NONE

DIRECTOR’S REPORT
Vice Chair, Mark Kilkenny decided to waive the Director’s Report at this time.

APPROVAL OF THE MAY 28, 2009 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the May 28, 2009 Planning Commission Meeting Minutes.
   Motion: Sharp   Second: Crooker   Vote: Unanimous   Opposed: None

I. PUBLIC HEARING AND CONSIDERATION OF:
   a. Proposed Transit Corridor Ordinance
   b. Proposed Chapter 42 amendments
Speakers for item la: Council Member Wanda Adams, Council Member Peter Brown, Bob Eury, Council Member Sue Lovell, Camilo Parra, Joshua Sanders, Christof Spieler and Kay Warhol – supportive; Karen Hood, Don Hooper, Stephen Longmire, Paul Magaziner, Karl Muench, Daphne Scarbrough, Deidre Simon, Mario Umanzor, Mark White, and Martha Wong – opposed.

Speakers for item lb: Adam Ashmann, Christopher Browne, Todd Dornbusch, Mary Lou Henry, Council Member Jolanda Jones, and Council Member Sue Lovell - supportive; Eleanor Curry, Percy Gonzales, Mark Kouwb, Ted Richardson, and David Verdon – opposed; Mike Dishberger, Joel Reichek, and Marilyn Vanderhider – undecided.

Vice Chair Kilkenny entertained a motion to close the public hearing at this time.
   Motion: Robinson   Second: Garza   Vote: Unanimous   Abstaining: None

Staff recommendation: Recommend that the Houston Planning Commission submit the Proposed Transit Corridor Ordinance and the Proposed Chapter 42 Amendments to Council Member Toni Lawrence’s sub-committee for acceptance and approval.
Commission action: Accepted the recommendation to submit the Proposed Transit Corridor Ordinance and the Proposed Chapter 42 Amendments to Council Member Toni Lawrence’s sub-committee for acceptance and approval.
   Motion: Collins   Second: Sharp   Vote: Carries   Opposed: Crooker

II. PLATTING ACTIVITY     (Consent items A and B, 1- 37)
Items removed for separate consideration: 18 and 19.
Staff recommendation: Approve staff’s recommendation for items 1 - 37 subject to the 101 form conditions.
Commission action: Approved staff’s recommendation for items 1 - 37 subject to the 101 form conditions.
   Motion: Sharp   Second: Wolff   Vote: Unanimous   Abstaining: None

Commissioners Rice and Ross abstained and left the room.

Staff recommendation: Approve staff’s recommendation for items 18 and 19 subject to the 101 form conditions.
Commission action: Approved staff’s recommendation for items 18 and 19 subject to the 101 form conditions.
   Motion: Reed   Second: Zakaria   Vote: Unanimous   Abstaining: None

Commissioners Rice and Ross returned.
C  PUBLIC HEARINGS

38  Hidden Reserve of Shady Acres Replat No. 1    C3N
Staff recommendation: Approve the plat subject to the 101 for conditions.
Commission action: Approved the plat subject to the 101 for conditions.
  Motion: Zakaria    Second: Sharp    Vote: Unanimous    Abstaining: None

39  Legacy Community Health Endowment Subdivision    C3N
Staff recommendation: Approve the plat subject to the 101 form conditions.
Commission action: Approved the plat subject to the 101 form conditions.
  Motion: Robinson    Second: Wolff    Vote: Unanimous    Abstaining: None
Speakers for item 39: Jose Solis and Audra Thamrin – supportive.

D  VARIANCES

40  Avenue Place GP    GP
41  Avenue Place Sec. 1    C3R
Staff recommendation: Grant the requested variances and approve the general plan and the plat subject to the 101 form conditions.
Commission action: Granted the requested variances and approved the general plan and the plat subject to the 101 form conditions.
  Motion: Segars    Second: Robinson    Vote: Unanimous    Abstaining: None
Speakers for items 40 and 41: Margaret Robinson – supportive; Laura Villareal – opposed.

42  Fenchurch Subdivision    C2
Staff recommendation: Grant the requested variances and approve the plat subject to the 101 form conditions.
Commission action: Granted the requested variances and approved the plat subject to the 101 form conditions.
  Motion: Ross    Second: Reed    Vote: Unanimous    Abstaining: None

43  LDSR Subdivision    C2R
Staff recommendation: Approve the plat subject to the 101 form conditions.
Commission action: Approved the plat subject to the 101 form conditions.
  Motion: Jard    Second: Rice    Vote: Unanimous    Abstaining: None

44  Seema Subdivision    C2R
Staff recommendation: Defer the requested plat for two weeks to allow time for further legal review of the separately filed deed restrictions.
Commission action: Deferred the requested plat for two weeks to allow time for further legal review of the separately filed deed restrictions...
  Motion: Robinson    Second: Wolff    Vote: Unanimous    Abstaining: None

45  Shops at Grand Parkway Partial Replat No. 1    C2R
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: Ross    Second: Sharp    Vote: Unanimous    Abstaining: None
46 Valley West Elementary School Subdivision C3R
Approve
Staff recommendation: Grant the requested variance to not provide any east west street through the proposed site and approve the plat subject to the 101 form conditions.
Commission action: Granted the requested variance to not provide any east west street through the proposed site and approved the plat subject to the 101 form conditions.
Motion: Sharp Second: Collins Vote: Unanimous Abstaining: None

E SPECIAL EXCEPTIONS
NONE

F RECONSIDERATION OF REQUIREMENTS

47 Riley Fuzzel Commercial Reserve Subdivision C2
Approve
Staff recommendation: Approve the requested reconsideration of requirement and approve the plat subject to the 101 form conditions.
Commission action: Approved the requested reconsideration of requirement and approved the plat subject to the 101 form conditions.
Motion: Freeman Second: Sharp Vote: Unanimous Abstaining: None

48 Yupon Patio Homes Subdivision C2R
Disapprove
Staff recommendation: Grant the requested reconsideration of requirement and the variance and approve the plat subject to the 101 form conditions.
Commission action: Disapproved the requested reconsideration of requirement and the variance and the plat.
Motion: Rice Second: Reed Vote: Carries Opposed: Freeman, Jard, Segars, Sharp, Wolff, and Zakaria.

G ADMINISTRATIVE
NONE

49 Zenith Villas Subdivision C2R
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: Reed Vote: Unanimous Abstaining: None

H DEVELOPMENT PLAT VARIANCES

50 1521 Shearn Street DVP Defer
Staff recommendation: Approve the requested variance.
Commission action: Deferred the requested variance for two weeks to allow time for further information.
Motion: Jard Second: Collins Vote: Unanimous Abstaining: None
Speakers for item 50: Alfred Reeves – supportive; Alan Yuakoub – opposed.

51 2101 Bartlett Street DVP Defer
Staff recommendation: Defer the application for two weeks to allow time for legal review of separately filed deed restrictions.
Commission action: Deferred the application for two weeks to allow time for legal review of separately filed deed restrictions.
Motion: Crooker Second: Wolff Vote: Unanimous Abstaining: None
2127 Milford Street

DVP
Defer

Staff recommendation: Defer the application for two weeks to allow time for legal review of separately filed deed restrictions.
Commission action: Deferred the application for two weeks to allow time for legal review of separately filed deed restrictions.

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

I
CERTIFICATES OF COMPLIANCE
NONE

J
EXTENSIONS OF APPROVAL AND NAME CHANGES

53 Almeda Central Subdivision
EOA
Approve

54 Hollister Business Park Sec. 1
EOA
Approve

55 Sheldon Educational Complex Subdivision
EOA
Approve

56 Windchase Plaza Subdivision
EOA
Approve

Staff recommendation: Approve staff’s recommendation for items 53-56.
Commission action: Approved staff’s recommendation for items 53-56.

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

III.
ESTABLISH A PUBLIC HEARING DATE OF July 9, 2009 FOR:

a. Cedar Creek Ranch Partial Replat No. 1
b. Morton Creek Ranch Sec. 2 Partial Replat No. 1
c. Morton Creek Ranch Sec. 3 Partial Replat No. 2
d. Sul Ross Gardens Replat No. 1
e. Westside Performance Subdivision
f. Woodlands Village of Grogans Mill Lake Woodlands East Shore Sec. 1 Partial Replat No. 1

Staff recommendation: Establish a public hearing date of July 9, 2009 for items III a - d.
Commission action: Established a public hearing date of July 9, 2009 for items III a - d.

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

IV.
PUBLIC COMMENT
NONE

V.
ADJOURNMENT
There being no further business brought before the Commission, Vice Chair, Mark Kilkenny, adjourned the meeting at 5:17 p.m.

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

Mark A. Kilkenny, Vice Chair
Marlene L. Gafrick, Secretary