Minutes of the Houston Planning Commission

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

July 9, 2009
Meeting to be held in
Council Chambers, Public Level, City Hall Annex
2:30 p.m.

Call to order:

Chair, Carol A. Lewis, called the meeting to order at 2:36 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 Absent
D. Fred Martinez
Robin Reed
Richard A. Rice Absent
David Robinson
Jeff Ross Arrived at 3:10 p.m. during item 51
Lee Schlanger
Algenita Segars
Talmadge Sharp, Sr.
Jon N. Strange
Beth Wolff
Shaukat Zakaria
The Honorable Ed Chance Absent
Jackie Freeman for
The Honorable Ed Emmett
The Honorable Grady Prestage

EXOFFICIO MEMBERS

M. Marvin Katz Absent
Mark Loethen
Mike Marcotte Absent
Dawn Ullrich Absent
Frank Wilson 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 JUNE 25, 2009 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the June 25, 2009 Planning Commission Meeting Minutes.
Motion: Crooker Second: Sharp Vote: Unanimous Opposed: None

I. PLATTING ACTIVITY (Consent items A and B, 1-44)
Items removed for separate consideration: 24 and 25.
Staff recommendation: Approve staff’s recommendation for items 1-44 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendation for items 1-44 subject to the CPC 101 form conditions.
Motion: Crooker Second: Sharp Vote: Unanimous Abstaining: None
Commissioner Reed abstained and left the room.

Staff recommendation: Approve staff’s recommendation for items 24 and 25 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendation for items 24 and 25 subject to the CPC 101 form conditions.
Motion: Collins Second: Kilkenny Vote: Unanimous Abstaining: None
Commissioner Reed returned.

C PUBLIC HEARINGS

45 Cedar Creek Ranch Partial Replat No. 1 C3N Defer
Staff recommendation: Defer the plat for two weeks to allow time for legal review and response from Waller County Engineers office concerning the abandonment of public streets and traffic issues.
Commission action: Deferred the plat for two weeks to allow time for legal review and response from Waller County Engineers office concerning the abandonment of public streets and traffic issues.
Motion: Crooker Second: Kilkenny Vote: Unanimous Abstaining: None
Speakers: Lon Hinton, Pat Hoffman, and Mary Ferguson – opposed.

46 Morton Creek Ranch Sec. 2 Partial Replat C3N Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: Reed Second: Kilkenny Vote: Unanimous Abstaining: None

47 Morton Creek Ranch Sec. 2 Partial Replat C3N Approve
No. 1
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: Kilkenny Second: Sharp Vote: Unanimous Abstaining: None
48  Sul Ross Gardens Replat No. 1 C3N Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approve the plat subject to the CPC 101 form conditions.
   Motion: Robinson Second: Wolff Vote: Unanimous Abstaining: None

49  Westside Performance Subdivision C3N Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approve the plat subject to the CPC 101 form conditions.
   Motion: Sharp Second: Chiang Vote: Unanimous Abstaining: None

50  Woodlands Village of Grogans Mill Lake C3N Approve
Woodlands East Shore Sec. 1
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approve the plat subject to the CPC 101 form conditions.
   Motion: Sharp Second: Chiang Vote: Unanimous Abstaining: None

D  VARIANCES

51  Aldine ISD Goodnight Trail GP GP Approve
Staff recommendation: Grant the requested variance and approve the general plan subject to the CPC 101 form conditions with condition that the variance would only be valid for the future development of a school site as indicated in the variance application.
Commission action: Granted the requested variance and approved the general plan subject to the CPC 101 form conditions with the condition that the variance would only be valid for the future development of a site as indicated in the variance application.
   Motion: Garza Second: Zakaria Vote: Unanimous Abstaining: None
Speaker of item 51: Mary Lou Henry – supportive.

52  Fairdale Place Reserve Townhomes C2R Defer
Replat No. 2
Staff recommendation: Defer the requested variance for two weeks to allow time for the applicant to provide revised information and chapter 42 planning standards.
Commission action: Deferred the requested variance for two weeks to allow time for the applicant to provide revised information and chapter 42 planning standards.
   Motion: Kilkenny Second: Sharp Vote: Unanimous Abstaining: None

53  Hamilton Court Subdivision C3R Defer
Staff recommendation: Defer the requested variance for two weeks to allow time for the applicant to provide revised information and chapter 42 planning standards.
Commission action: Deferred the requested variance for two weeks to allow time for the applicant to provide revised information and chapter 42 planning standards.
   Motion: Collins Second: Sharp Vote: Unanimous Abstaining: None

54  Lockhart Addition Partial Replat No. 1 C2R Approve
Staff recommendation: Grant the requested variances and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variances and approved the plat subject to the CPC 101 form conditions.
   Motion: Segars Second: Kilkenny Vote: Unanimous Abstaining: None

E  SPECIAL EXCEPTIONS
NONE
F  RECONSIDERATION OF REQUIREMENTS
NONE

G  ADMINISTRATIVE
NONE

H  DEVELOPMENT PLAT VARIANCES

55  2127 Milford Street  DPV  Approve
Staff recommendation: Grant the requested variance.
Commission action: Granted the requested variance.
Motion: Wolff  Second: Martinez  Vote: Unanimous  Abstaining: None
Speaker for item 55: Mary Lou Henry – supportive.

56  7407 Scott Street  DPV  Withdrawn

I  CERTIFICATES OF COMPLIANCE

57  Tracy Tuttle  COC  Approve
58  Arya Samaj of Greater Houston, Inc.  COC  Approve
Staff recommendation: Issue the Certificates of Compliance for items 57-58.
Commission action: Issued the Certificates of Compliance for items 57-58.
Motion: Kilkenney  Second: Zakaria  Vote: Unanimous  Abstaining: None

J  EXTENSIONS OF APPROVAL AND NAME CHANGES

59  Fall Creek View Drive Extension STD  EOA  Approve
60  SEC Industrial Park Subdivision  EOA  Approve
61 Woodlake Pointe Subdivision  NC  Approve
Staff recommendation: Approve staff’s recommendation for items 59-61.
Commission action: Approved staff’s recommendation for items 59-61.
Motion: Reed  Second: Sharp  Vote: Unanimous  Abstaining: None

II. ESTABLISH A PUBLIC HEARING DATE OF AUGUST 6, 2009 FOR:
   a. Candlelight Place Sec. 3 Partial Replat No. 1
   b. Richmond Road Estates Partial Replat No. 2
Staff recommendation: Establish a public hearing date of August 6, 2009 for items II a-b.
Commission action: Established a public hearing date of August 6, 2009 for items II a-b.
Motion: Sharp  Second: Crooker  Vote: Unanimous  Abstaining: None

III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR THE COUGAR DEN CENTER LOCATED AT 4701 CALHOUN ROAD:
Staff recommendation: Defer the consideration of an off-street parking variance for the Cougar Den Center for two weeks to allow time for the applicant to provide additional information by noon next Wednesday and for further study and review.
Commission action: Deferred the consideration of an off-street parking variance for the Cougar Den Center for two weeks to allow time for the applicant to provide additional information by noon next Wednesday and for further study and review.
Motion: Kilkenney  Second: Wolff  Vote: Unanimous  Abstaining: None
Speakers for item III: Mary Lou Henry – supportive.
IV. EXCUSE THE ABSENCES OF COMMISSIONER SCHLANGER
Commissioner Schlanger’s absences are excused.

V. PUBLIC COMMENT
NONE

VI. ADJOURNMENT
There being no further business brought before the Commission, Chair, Carol Lewis, adjourned the meeting at 3:36 p.m.
Motion: Sharp Second: Reed Vote: Unanimous Abstaining: None

Carol Abel Lewis, Chair

Marlene L. Gafrick, Secretary