Minutes of the Houston Planning Commission

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

July 23, 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 Absent
Mark A. Kilkenny, Vice Chair Left at 4:08 p.m. during item 56
John W. H. Chiang Arrived at 2:41 p.m. during item III; left at 4:23 p.m. during item 56
David Collins

Kay Crooker Left at 4:08 p.m. during item 56
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
Mark J. Mooney for
The Honorable Ed Chance
The Honorable Ed Emmett
D. Jesse Hegemier for
The Honorable Grady Prestage

EXOFFICIO MEMBERS

M. Marvin Katz Absent
Mark Loethen Absent
Mike Marcotte Absent
Dawn Ulrich Absent
Frank Wilson Absent
CHAIRMAN'S REPORT
NONE

DIRECTOR'S REPORT
The Director's report was given by Michael Kramer, Assistant Director, Planning and Development Department.

APPROVAL OF THE JULY 9, 2009 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the July 9, 2009 Planning Commission Meeting Minutes.
   Motion: Sharp  Second: Crooker  Vote: Unanimous  Opposed: None

Vice Chair, Kilkenny requested that items VI and III be taken out of order and addressed at this time.

VI. CONSIDERATION OF THE JULY 2009 SEMI-ANNUAL REPORT OF THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE ON IMPACT FEES
The report was presented by Fabian Heaney, Public Works and Engineering Department.
   Motion: Zakaria  Second: Rice  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 variance for two weeks to allow applicant time to provide additional information and for further study and review.
Commission action: Deferred the variance for two weeks to allow the applicant time to provide additional information and for further study and review.
   Motion: Crooker  Second: Reed  Vote: Unanimous  Abstaining: None
Speakers for item III: Robert Browand and Alexander Obregon – opposed.

I. PLATTING ACTIVITY (Consent items A and B, 1-42)
Items removed for separate consideration: 12, 15 and 31.
Staff recommendation: Approve staff’s recommendation for items 1-42 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendation for items 1-42 subject to the CPC 101 form conditions.
   Motion: Jard  Second: Crooker  Vote: Unanimous  Abstaining: None
Commissioners Rice and Ross abstained and left the room.

Staff recommendation: Approve staff’s recommendation for items 12, 15, and 31 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendation for items 12, 15, and 31 subject to the CPC 101 form conditions.
   Motion: Chiang  Second: Reed  Vote: Unanimous  Abstaining: None
Commissioners Rice and Ross returned.
C. PUBLIC HEARINGS

43 Cedar Creek Ranch Partial Replat No. 1  C3N  Approve
Staff recommendation: Deny the requested variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the requested variance and the plat subject to the CPC 101 form conditions.

Motion: Rice  Second: Reed  Vote: Carries  Opposed: Ross and Sharp
Abstaining: Collins
Speakers: Catherine Hinton, Shane Killingsworth, Brad Rauch, and John Thomas – opposed; Rudy Velasquez- Legal Department.

44 Long Meadow Farms Sec. 12 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: Jard  Second: Wolff  Vote: Unanimous  Abstaining: None

45 Stuart Estates Sec. 2 Amending Plat No. 1  C3N  Withdrawn
Partial Replat No. 1

46 Windsor Park Estates Sec. 2 Partial Replat  C3N  Defer
No. 1
Staff recommendation: Defer the requested variance for two weeks to allow applicant time to meet with staff and provide additional information.
Commission action: Deferred the requested variance for two weeks to allow applicant time to meet with staff and provide additional information.

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

D. VARIANCES

47 Bajio Industrial Subdivision  C2R  Approve
Staff recommendation: Grant the requested variance and approve the plat subject to denying access to Glen Tarbet Drive and a 10' building line along the stub portion of Glen Tarbet Drive and subject to the CPC 101 form conditions.
Commission action: Granted the requested variance and approved the plat subject to denying access to Glen Tarbet Drive and a 10' building line along the stub portion of Glen Tarbet Drive and subject to the CPC 101 form conditions.

Motion: Chiang  Second: Sharp  Vote: Unanimous  Abstaining: None
Speaker of item 51: Mary Lou Henry – supportive.

48 Carbide Grinding Subdivision  C2  Approve
Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance and approved the plat subject to the CPC 101 form conditions.

Motion: Ross  Second: Sharp  Vote: Unanimous  Abstaining: None
49  Fairdale Place Reserve Townhomes Replat No. 2  C2R  Approve
Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance and approved the plat subject to the CPC 101 form conditions.
   Motion: Robinson   Second: Sharp   Vote: Carries   Opposed: Crooker
Speaker for item 49: Mary Lou Henry – supportive.

50  Graebel Houston Facility Subdivision  C2  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: Chiang   Vote: Unanimous   Abstaining: None

51  Hamilton Court Subdivision  C3R  Approve
Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance and approved the plat subject to the CPC 101 form conditions.
   Motion: Jard   Second: Segars   Vote: Unanimous   Abstaining: None

52  Kennedy Place Apartments Replat No. 1  C2R  Defer
57  3100 Gillespie Street  DVP  Defer
Staff recommendation: Defer the requested variances and the plats for two weeks for legal review, to allow time for the applicant to provide revised information, and chapter 42 planning standards.
Commission action: Deferred the requested variances for two weeks for legal review, to allow time for the applicant to provide revised information, and chapter 42 planning standards.
   Motion: Collins   Second: Strange   Vote: Unanimous   Abstaining: None

53  Mitchell Carroll Properties Subdivision  C2  Approve
Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance and approved the plat subject to the CPC 101 form conditions.
   Motion: Rice   Second: Segars   Vote: Carries   Opposed: Crooker

54  Town and Country Sec. 1 Replat No. 1  C2R  Approve
Staff recommendation: Grant the requested dual line variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested dual line variance and approved the plat subject to the CPC 101 form conditions.
   Motion: Garza   Second: Strange   Vote: Carries   Opposed: Crooker
   Abstaining: Jard and Rice

55  Westwind Business Park Subdivision  C3R  Approve
Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance and approved the plat subject to the CPC 101 form conditions.
   Motion: Strange   Second: Ross   Vote: Unanimous   Opposed: None
E  SPECIAL EXCEPTIONS
NONE

F  RECONSIDERATION OF REQUIREMENTS
NONE

G  ADMINISTRATIVE
NONE

H  DEVELOPMENT PLAT VARIANCES

Vice Chair Mark Kilkenny left the meeting and Commissioner James Jard chaired the remainder of the meeting.

56  12 W. Rivercrest Drive
Staff recommendation: Defer the requested variance for two weeks to allow time for legal review of separately filed deed restrictions.
Commission action: Deferred the requested variance for two weeks to allow time for legal review of separately filed deed restrictions.
Motion: Wolff  Second: Crooker  Vote: Unanimous  Abstaining: None
Speaker for item 56: J. Edward Stachowiak – opposed.

58  3460 Meadow Lake Lane
Staff recommendation: Defer the requested variance for two weeks to allow time for the applicant to meet with adjacent land owners to address concerns.
Commission action: Deferred the requested variance for two weeks to allow time for the applicant to meet with adjacent land owners to address concerns.
Motion: Robinson  Second: Reed  Vote: Unanimous  Abstaining: None

59  8020 Irvington Boulevard
Staff recommendation: Disapprove the requested variance.
Commission action: Disapproved the requested variance.
Motion: Crooker  Second: Strange  Vote: Unanimous  Abstaining: None

I  CERTIFICATES OF COMPLIANCE

60  J. E. Funderburk
61  Lozano, Inc.
Staff recommendation: Issue the Certificates of Compliance for items 60-61.
Commission action: Issued the Certificates of Compliance for items 60-61.
Motion: Segars  Second: Chiang  Vote: Unanimous  Abstaining: None

J  EXTENSIONS OF APPROVAL AND NAME CHANGES

Commissioner Rice abstained and left the room.

62  Clearview Village Sec. 5  EOA  Approve
63  Clearview Village Sec. 7  EOA  Approve
64  Clearwood Crossing South Sec. 1  EOA  Approve
65  Cypress Landing East Sec. 3  EOA  Approve
66  Kings Lakes Sec. 4  EOA  Approve
67  Moonshadows Reserve  EOA  Approve
68  Northeast Shopping Center Sec. 2  EOA  Approve
69  Oakhurst Greens Sec. 5  EOA  Approve
<table>
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<td>70</td>
<td>Saddle Ridge Sec. 5</td>
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<td>71</td>
<td>Solitaire Partial Replat No. 1</td>
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<td>Approve</td>
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<td>72</td>
<td>Tuckerton Road and Towne Lake Parkway STD</td>
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<td>Wayside Village Sec. 3</td>
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<td>74</td>
<td>Woodlands Village of Sterling Ridge Sec. 99</td>
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Staff recommendation: Approve staff's recommendation for items 62-74.
Commission action: Approved staff's recommendation for items 62-74.

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

Commissioner Rice returned.

II. NO ITEMS READY TO ESTABLISH A PUBLIC HEARING DATE

IV. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR THE 3200-3300 BLOCK OF MORRISON AVENUE, EAST SIDE, BETWEEN BAYLAND AVENUE AND W. NORMA AVENUE

Staff recommendation: No recommendation given.
Commission action: Approved the Special Minimum Lot Size Area Application for the 3200-3300 block of Morrison Avenue, East Side, between Bayland Avenue and W. Norma Avenue and forwarded to City Council for approval.

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

Speakers for item IV: Alvin Iler and Jim Nichols – supportive.

V. PUBLIC HEARING AND CONSIDERATION OF ITEMS FOR THE 1900 - 2000 BLOCK OF LEXINGTON AVENUE, NORTH SIDE, BETWEEN S. SHEPHERD DRIVE AND HAZARD STREET
   a. Special Minimum Lot Size Area Application
   b. Special Building Line Requirement Area Application

Staff recommendation: No recommendation given.
Commission action: Deferred the application for two weeks to allow time for further study and review.

Motion: Zakaria  Second: Strange  Vote: Unanimous  Abstaining: None


VII. PUBLIC COMMENT
Commissioner James Jard, Youssef Nafaa, Rick Rogers, and Commissioner Lee Schlanger made comments regarding agenda item V.

VIII. ADJOURNMENT
There being no further business brought before the Commission, Commissioner James Jard, adjourned the meeting at 5:37 p.m.

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

James Jard, Acting Chair

Marlene L. Gafrick, Secretary