Call to order:

Chair, Carol A. Lewis, 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  
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  
Jackie L. Freeman for  
The Honorable Ed Emmett  
The Honorable Grady Prestage

Absent
Arrived at 2:36 p.m. during item I  
Left at 4:36 p.m. during item III

Absent

Absent
Arrived at 2:53 p.m. during item 53  
Left at 5:39 p.m. during item III
Left at 3:54 p.m. during item 61
Left at 5:15 p.m. during item III

EXOFFICIO MEMBERS

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

Absent
Absent
Absent
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 JULY 23, 2009 PLANNING COMMISSION MEETING MINUTES
Motion: Crooker Second: Reed Vote: Unanimous Opposed: None

1. PLATTING ACTIVITY (Consent items A and B, 1-49)
Items removed for separate consideration: 15 and 42.
Staff recommendation: Approve staff’s recommendation for items 1-49 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendation for items 1-49 subject to the CPC 101 form conditions.
Motion: Sharp Second: Reed Vote: Unanimous Abstaining: None

Commissioners Rice and Schlanger abstained and left the room.

Staff recommendation: Approve staff’s recommendation for items 15 and 42 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendation for items 15 and 42 subject to the CPC 101 form conditions.
Motion: Collins Second: Crooker Vote: Unanimous Abstaining: None

Commissioners Rice and Schlanger returned.

C PUBLIC HEARINGS

50 Candlelight Place Sec. 3 Partial Replat No. 1 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: Garza Second: Wolff Vote: Unanimous Abstaining: None

51 Richmond Road Estates Partial Replat No. 2 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: Rice Second: Crooker Vote: Unanimous Abstaining: None

52 Windsor Park Estates Sec. 2 Partial Replat No. 1 C3N Defer
Staff recommendation: Defer the requested variance and the plat for two weeks on behalf of the applicant so that additional information can be provided as a result of an earlier meeting.
Commission action: Deferred the requested variance and the plat for two weeks on behalf of the applicant so that additional information can be provided as a result of an earlier meeting.
Motion: Sharp Second: Wolff Vote: Unanimous Abstaining: None
53. Colonial Street Estates Subdivision  C2R  Approve
Staff recommendation: Grant the requested variance and approve the plat with the following conditions: coordinate an alley improvement with Public Works and Engineering Department, provide 2.5" caliper street trees along Colonial Street and Rosemont Street pursuant to Chapter 33 species and spacing requirements, provide 5' sidewalk along Colonial Street and Rosemont Street and subject to the CPC 101 form conditions.
Commission action: Granted the requested variance and approved the plat with verification of the survey and concurrence by the director regarding the following conditions: coordinate an alley improvement with Public Works and Engineering Department, provide 2.5" caliper streets along Colonial Street and Rosemont Street pursuant to Chapter 33 species and spacing requirements provide 5’ sidewalk along Colonial Street and Rosemont Street and subject to the CPC 101 form conditions.
Motion: Collins  Second: Wolff  Vote: Unanimous  Abstaining: None
Speakers of item 53: Charles Irick - supportive; Sammie Jackson – undecided; Mark Loethan, Public Works and Engineering

54. Graebel Houston Facility Subdivision  C2  Defer
Staff recommendation: Defer the requested variance for two weeks to allow the applicant time to provide additional information and for chapter 42 planning standards.
Commission action: Deferred the requested variance for two weeks to allow the applicant time to provide additional information and for chapter 42 planning standards.
Motion: Reed  Second: Crooker  Vote: Unanimous  Abstaining: None

55. Gugu Plaza Subdivision  C2R  Defer
Staff recommendation: Defer the requested variance for two weeks to allow the applicant time to submit revised information and for chapter 42 planning standards.
Commission action: Deferred the requested variance for two weeks to allow the applicant time to submit revised information and for chapter 42 planning standards.
Motion: Collins  Second: Crooker  Vote: Unanimous  Abstaining: None

56. Kennedy Place Apartments Replat No. 1  C2R  Approve
60. 3100 Gillespie Street  DPV  Approve
Staff recommendation: Grant the requested variances and approve the plats subject to the following conditions: 2.5" caliper street trees along all public rights of way, 5' sidewalks along all public rights of way, the applicant must coordinate with Public Works and Engineering department for the relocation of any existing public utility lines that are not within recorded easements and subject to the CPC 101 form conditions.
Commission action: Granted the requested variance and approved the plats subject to the following conditions: 2.5" caliper street trees along all public rights of way, 5' sidewalks along all public rights of way, the applicant must coordinate with Public Works and Engineering department for the relocation of any existing public utility lines that are not within recorded easements and subject to the CPC 101 form conditions.
Motion: Reed  Second: Sharp  Vote: Unanimous  Abstaining: None

57. Waste Corp of Texas Tuffli Company Inc GP  GP  Defer
Staff recommendation: Defer the requested variance and the general plan for further study and review and chapter 42 planning standards.
Commission action: Deferred the requested variance and the general plan for further study and review and chapter 42 planning standards.
Motion: Wolff  Second: Chiang  Vote: Unanimous  Abstaining: None
E  SPECIAL EXCEPTIONS
NONE

F  RECONSIDERATION OF REQUIREMENTS

58  North Centre Subdivision  C2  Approve
Staff recommendation: Grant the requested reconsideration of requirement and the variance and approved the plat to not dedicate a cul-de-sac termination for the stub street subject to; adding a deny access note to the face of the plat, a 10’ building line along the stub street and the CPC 101 form conditions.
Commission action: Granted the requested reconsideration of requirement and the variance and approved the plat to not dedicate a cul-de-sac termination for the stub street subject to; adding a deny access note to the face of the plat, a 10’ building line along the stub street and the CPC 101 form conditions.
   Motion: Sharp  Second: Chiang  Vote: Unanimous  Abstaining: None

G  ADMINISTRATIVE
NONE

H  DEVELOPMENT PLAT VARIANCES

59  12 W. Rivercrest Drive  DPV  Disapprove
Staff recommendation: Disapprove the requested variance.
Commission action: Disapprove the requested variance.
   Motion: Collins  Second: Wolff  Vote: Unanimous  Abstaining: None
Speakers for item 59: Ed Stachowiak – supportive; Ransom Daily, Council Member Pam Holm and Jay Paxton – opposed.

61  3460 Meadow Lake Lane  DPV  Defer
Staff recommendation: Defer the requested variance for two weeks to allow time for the applicant to meet with the neighborhood and to review deed restrictions.
Commission action: Deferred the requested variance for two weeks to allow time for the applicant to meet with the neighborhood and to review deed restrictions.
   Motion: Wolff  Second: Rice  Vote: Unanimous  Abstaining: None
Speakers for item 61: Jim Timmins – supportive; Philip Cannon, Susan Garwood, Thad Grundy, Charles Lusk, Judy Lyman and Gary Mangold – opposed.

62  7407 Scott Street  DPV  Approve
Staff recommendation: Approve the requested variance.
Commission action: Approved the requested variance.
   Motion: Collins  Second: Strange  Vote: Unanimous  Abstaining: None
Speakers for item 62: Sandi Constant and Charles Herbert – undecided.

I  CERTIFICATES OF COMPLIANCE

63  Mary De Lourdes Ortega  COC  Approve
Staff recommendation: Issue the Certificate of Compliance for item 63.
Commission action: Issued the Certificate of Compliance for items 63.
   Motion: Sharp  Second: Wolff  Vote: Unanimous  Abstaining: None
EXTENSIONS OF APPROVAL AND NAME CHANGES

64. Canyon Lakes West Sec. 8  EOA  Approve
65. Canyon Lakes West Sec. 9  EOA  Approve
66. Cinco Ranch Southwest Sec. 37  EOA  Approve
67. Dairy Ashford Donuts  NC  Approve
(Previously Shipleys Dairy Ashford)
68. Gretna Courts Partial Replat No. 1  EOA  Approve
69. Harris County MUD #148 Wastewater Treatment Plant No. 2  EOA  Approve
70. Harris County MUD #153 Lift Station No. 4  EOA  Approve
71. Harris County MUD #153 Water Plant No. 2  EOA  Approve
72. Regent Square  EOA  Approve
73. Willow Falls Sec. 4  EOA  Approve
74. Willow Falls Sec. 5  EOA  Approve
75. Woodlands Village of Creekside Park Sec. 7  EOA  Approve

Staff recommendation: Approve staff’s recommendation for items 64-75.
Commission action: Approved staff’s recommendation for items 64-75.
Motion: Collins  Second: Martinez  Vote: Unanimous  Abstaining: Ross on items 73-75.

II. ESTABLISH A PUBLIC HEARING DATE OF SEPTEMBER 3, 2009 FOR:
   a. Park at Meadowhill Run Sec. 2 Partial Replat No. 1
   b. Remington Ranch Sec. 12 Amending Plat No. 1 Partial Replat No. 1
   c. Remington Ranch Sec. 25 Partial Replat No. 1
   d. Rustic Oaks Sec. 1 Partial Replat No. 1

Staff recommendation: Establish a public hearing date of September 3, 2009 for items II a-d.
Commission action: Established a public hearing date of September 3, 2009 for items II a-d.
Motion: Sharp  Second: Crooker  Vote: Unanimous  Abstaining: Rice on items II b and c.

III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR THE COUGAR DEN CENTER LOCATED AT 4701 CALHOUN ROAD

Staff recommendation: Approve the requested off-street parking variance for the Cougar Den Center located at 4701 Calhoun Road.
Commission action: Approved the requested off-street parking variance for the Cougar Den Center located at 4701 Calhoun Road.
Motion: Zakaria  Second: Garza  Vote: Carries  Opposed: Rice and Sharp

Speakers for item III: Mary Lou Henry, Kenny Meyer and Chris Schem – supportive; Laura Bobrick, Bob Bowden, Jonas Chin, Samuel Dike, Kenneth Fomunung, Geoff Herbert, Fidel Ramirez, Jose M. Rangel, Tracy Whiting and Brad Wigeti – opposed.
IV. 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
Staff recommendation: No recommendation given.
Commission action: Accepted the special minimum lot size area application for the 1900-2000 block of Lexington Avenue, north side, between S. Shepherd Drive and Hazzard Street and forwarded to City Council for approval.
   Motion: Garza  Second: Martinez  Vote: Unanimous  Abstaining: None
Speakers for Item IV: Council Member Wanda Adams, Tim Brookover, Council Member Sue Lovell’s office, Moustapha El-Hakam, Rebekah Maddux El-Hakam, Jeffrey Kolb, Laura Mullen and Andrew Stefaniak – supportive; Rick Rogers – opposed.
   b. Special Building Line Requirement Area Application
Staff recommendation: No recommendation given.
Commission action: Accepted the special building line requirement area application for the 1900-2000 block of Lexington Avenue, north side, between S. Shepherd Drive and Hazzard Street and forwarded to City Council for approval.
   Motion: Ross  Second: Martinez  Vote: Carries  Opposed: Chiang, Reed, Rice, Schlanger and Zakaria

V. PUBLIC COMMENT
Commissioner Ross commented on agenda item III.

VI. ADJOURNMENT
There being no further business brought before the Commission, Chair Carol A. Lewis, adjourned the meeting at 6:21 p.m.
   Motion: Sharp  Second: Zakaria  Vote: Unanimous  Abstaining: None

Carol A. Lewis, Chair

Marlene L. Gafrick, Secretary