Minutes of the Houston Planning Commission

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

August 20, 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 2:34 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
Absent

Arrived at 2:49 p.m. during item 38
Arrived at 2:58 p. m. during item 39

Absence

Arrived at 2:50 p.m. during item 38; left at 3:38 p.m.
during item II

EXOFFICIO MEMBERS

J. 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 AUGUST 6, 2009 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the August 6, 2009 Planning Commission Meeting Minutes.
   Motion: Garza    Second: Chiang    Vote: Unanimous    Opposed: None

APPROVAL OF THE JULY 30, 2009 PLANNING COMMISSION’S MAJOR THOROUGHFARE AND FREEWAY PLAN PUBLIC HEARING MEETING MINUTES
Commission action: Approved the July 30, 2009 Planning Commission Meeting Minutes.
   Motion: Rice    Second: Ross    Vote: Unanimous    Opposed: None

I. PLATING ACTIVITY (Consent items A and B, 1-37)
Items removed for separate consideration: 2 and 33. Item 35 was changed from disapprove to approve.
Staff recommendation: Approve staff’s recommendation for items 1 - 37 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendation for items 1 - 37 subject to the CPC 101 form conditions.
   Motion: Ross    Second: Reed    Vote: Unanimous    Abstaining: None

Commissioners Chiang and Ross abstained and left the room.

Staff recommendation: Approve staff’s recommendation for items 2 and 33 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendation for items 2 and 33 subject to the CPC 101 form conditions.
   Motion: Reed    Second: Rice    Vote: Unanimous    Abstaining: None

Commissioners Chiang and Ross returned.

3  PUBLIC HEARINGS

38  Windsor Park Estates Sec. 2 Partial Replat No. 1  C3N  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: Reed    Second: Freeman    Vote: Carries    Opposed: Jard, Robinson, Ross and Zakaria

Speakers for item 38: Jim Andrew, Roy Dotson, Mary Beth Frazee, Laura Hughes and Mary McKenzie – supportive.

I. VARIANCES

9  Graebel Houston Facility Subdivision  C2  Withdrawn
40. Gügu Plaza Subdivision  C2R  Approve
Staff recommendation: Grant the requested variances for the existing building, but deny the requested variances for the newly constructed building and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variances for the existing building, granted the requested variances for the newly constructed building, and approved the plat subject to the CPC 101 form conditions.
Motion: Segars  Second: Martinez  Vote: Carries  Opposed: Garza, Reed, Robinson, Ross, and Zakaria  Abstaining: Schlanger
*Please note that the motion was amended by Commissioner Ross to include that the future 10' building line would be in addition to 2.5' of right-of-way dedication along avenue L, should the structures ever be demolished and rebuilt.
Speaker for item 40: Olga Valenzuela – applicant.

41. Iglesia De Fe Y Poder Subdivision  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: Rice  Second: Jard  Vote: Unanimous  Abstaining: None

42. Pecan Estates  C3P  Approve
Staff recommendation: Grant the requested variances 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: Reed  Vote: Unanimous  Abstaining: None

43. South Park Addition Sec. 2 Partial Replat No. 1  C2R  Approve
Staff recommendation: Grant the requested variance and approved 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: Garza  Second: Strange  Vote: Unanimous  Abstaining: None

44. Waste Corp of Texas Tuffli Company Inc. GP  GP  Approve
45. T S Upset and Thread Subdivision  C2  Approve
Staff recommendation: Grant the requested variance and approve the general plan and the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance and approve the general plan and the plat subject to the CPC 101 form conditions.
Motion: Sharp  Second: Jard  Vote: Unanimous  Abstaining: None

SPECIAL EXCEPTIONS
NONE

RECONSIDERATION OF REQUIREMENTS
NONE

ADMINISTRATIVE
NONE
DEVELOPMENT PLAT VARIANCES

46  2004 Kane Street     DPV     Omit
47  3460 Meadow Lake Lane DVP     Withdrawn

CERTIFICATES OF COMPLIANCE
NONE

EXTENSIONS OF APPROVAL AND NAME CHANGES

48  Beamer Villas Subdivision     EOA     Approve
49  Brooke Smith Second Addition Partial Replat NC     Approve No. 1(previously Brooke Smith Partial Replat No 1)
50  Cabot Subdivision     EOA     Approve
51  Cinco Ranch Southwest Sec. 35     EOA     Approve
52  Cypress Creek Lakes Sec. 11     EOA     Approve
53  Cypress Creek Lakes Sec. 12     EOA     Approve
54  Fountains at New Forest Apartments     EOA     Approve
55  Merchants Park Shopping Center     EOA     Approve
56  Sheldon Ridge Sec. 3     EOA     Approve
57  Tielin Sun Reserve (previously Taelin Sun Reserve)     NC     Approve
58  Valley Ranch Sec. 7     EOA     Approve
59  Water Haven Bridgeland Sec. 2     EOA     Approve

Staff recommendation: Approve staff’s recommendation for items 48-59.
Commission action: Approved staff’s recommendation for items 48-59.

Motion: Martinez         Second: Sharp      Vote: Unanimous      Abstaining: Kilkenny
on items 52 and 53 and Ross on item 56.

II. CONSIDERATION OF STAFF’S RECOMMENDATION FOR 2009 MAJOR THOROUGHFARE
    AND FREEWAY PLAN REQUEST AMENDMENT FOR HOLLISTER DRIVE:
Staff recommendation: Withdraw the application at the applicant’s request.
Commission action: Denied the requested application.

Motion: Ross          Second: Strange      Vote: Carries      Abstaining: Jard

II. CONTINUATION AND CONSIDERATION OF STAFF’S RECOMMENDATION FOR 2009 MAJOR
    THOROUGHFARE AND FREEWAY PLAN REQUEST AMENDMENT FOR EAST END
    CORRIDOR:
Staff recommendation: Consider staff’s recommendation to reclassify a portion of Harrisburg Boulevard
    between Dowling Street and 72nd Street as a Transit Corridor Street and forward to City Council for
    approval.
Commission action: Considered staff’s recommendation to reclassify a portion of Harrisburg Boulevard
    between Dowling Street and 72nd Street as a Transit Corridor Street and forwarded to City Council for
    approval.

Motion: Robinson       Second: Zakaria      Vote: Unanimous      Abstaining: None
IV.  CONTINUATION AND CONSIDERATION OF STAFF’S RECOMMENDATION FOR 2009 MAJOR THOROUGHFARE AND FREEWAY PLAN REQUEST AMENDMENT FOR SAN JACINTO/FULTON:
Staff recommendation: Consider staff’s recommendation to classify proposed San Jacinto extension between the Central Business District and Burnett Street as a major thoroughfare and to classify Fulton Street between Burnett Street and Hogan Street as a major thoroughfare and forward to City Council for approval.
Commission action: Considered staff’s recommendation to classify proposed San Jacinto extension between the Central Business District and Burnett Street as a major thoroughfare and to classify Fulton Street between Burnett Street and Hogan Street as a major thoroughfare and forwarded to City Council for approval.
Motion: Robinson  Second: Strange  Vote: Carries  Abstaining: Jard
Speaker for this item: Marlene Gafrick, Director, Planning and Development Department

V.  ESTABLISH A PUBLIC HEARING DATE OF SEPTEMBER 17, 2009 FOR:
a. Airport Gardens Partial Replat No. 1
b. Bobbitt Heights Replat No. 1
c. Fall Creek Sec. 11 Partial Replat No. 1
d. Morningside Place Sec. 1 Amending Plat of Partial Replat No. 2
Staff’s recommendation: Establish a public hearing date of September 17, 2009 for items V a-d.
Commission action: Established a public hearing date of September 17, 2009 for items V a-d.
Motion: Sharp  Second: Garza  Vote: Unanimous  Abstaining: None

VI.  EXCUSE THE ABSENCES OF COMMISSIONERS SEGARS AND PRESTAGE
Commissioners Segars and Prestage absences are excused.
Motion: Sharp  Second: Reed  Vote: Unanimous  Abstaining: None

VII.  PUBLIC COMMENT
Commissioner Ross commented on agenda item 38 Windsor Park Estates.

VIII.  ADJOURNMENT
There being no further business brought before the Commission, Vice Chair Mark Kilkenny, adjourned the meeting at 3:53 p.m.
Motion: Jard  Second: Strange  Vote: Unanimous  Abstaining: None

Mark A. Kilkenny, Vice Chair

Marlene L. Gafrick, Secretary