Minutes of the Houston Planning Commission

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

October 15, 2009
Meeting to be held in
Council Chambers, Public Level, City Hall Annex
2:30 p.m.

Call to order:

Chair, Carol Lewis, called the meeting to order at 2:35 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

Absent
Absent
Arrived at 3:10 p.m. during item 64

Arrived 2:48 p.m. during item 64; left at 4:06 p.m. during item 69

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 Emmett
Mark Mooney for
The Honorable Ed Chance
D. Jesse Hegemier for
The Honorable Grady Prestage

EXOFFICIO MEMBERS

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

Absent
Absent
Absent
CHAIRMAN’S REPORT
NONE

DIRECTOR’S REPORT
The Director’s Report was given by Marlene Gafrick, Director, Planning and Development Department.

APPROVAL OF THE OCTOBER 1, 2009 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the October 1, 2009 Planning Commission Meeting Minutes.
   Motion: Sharp     Second: Chiang     Vote: Unanimous     Abstaining: None

I. PLATTING ACTIVITY (Consent items A and B, 1-60)
   Items removed for separate consideration: 28, 35, 38, 39, 41, and 50.
   Staff recommendation: Approve staff’s recommendation for items 1-60 subject to the CPC 101 form conditions.
   Commission action: Approved staff’s recommendation for items 1-60 subject to the CPC 101 form conditions.
      Motion: Kilkenny     Second: Rice     Vote: Unanimous     Abstaining: None

Commissioners Jard, Rice, Ross, and Schlanger abstained and left the room.
   Staff recommendation: Approve staff’s recommendation for items 28, 35, 38, 39, 41, and 50 subject to the CPC 101 form conditions.
   Commission action: Approved staff’s recommendation for items 28, 35, 38, 39, 41, and 50 subject to the CPC 101 form conditions.
      Motion: Zakaria     Second: Reed     Vote: Unanimous     Abstaining: None

Commissioners Jard, Rice, Ross, and Schlanger returned.

C. PUBLIC HEARINGS

61 Eagle Springs Sec. 41 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: Sharp     Second: Chiang     Vote: Unanimous     Abstaining: None

62 Long Point Acres 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: Zakaria     Vote: Unanimous     Abstaining: None

Commissioner Schlanger abstained and left the room.

63 St. Charles Court Sec. 2 Replat No. 1   C3N     Defer
   Staff recommendation: Defer the plat for two weeks to allow time for applicant to provide revised information and chapter 42 planning standards and continue the public hearing at that time.
   Commission action: Deferred the plat for two weeks to allow time for applicant to provide revised information and chapter 42 planning standards and continue the public hearing at that time.
      Motion: Robinson     Second: Segars     Vote: Unanimous     Abstaining: None
Items 64, 65, and 66 were taken together but action was taken separately for each item by the Commission.

64 Upland Park 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: Rice Second: Kilkenny Vote: Unanimous Abstaining: None
Speakers for item 64: Mary Lou Henry – supportive; Will Dabney, of Council Member Toni Lawrence’s office, Linn Boyd, Granger Durdin, Ann Givens, John Little, W.C. Dub Wright – opposed; Larry Bundren – undecided and Mark Lothen, Public Works and Engineering Department.

Council Member Pam Holm was asked to speak on item 75 at this time; however, this item was not taken out of order and addressed at this time.

65 Upland Park Partial Replat No. 2 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: Kilkenny Vote: Unanimous Abstaining: None

66 Upland Park Partial Replat No. 3 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: Garza Second: Chiang Vote: Unanimous Abstaining: None

Commissioner Schlanger returned.

Commissioner Reed abstained and left the room.

67 Villas at Brentwood 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: Segars Second: Sharp Vote: Carries Opposed: Ross
Speaker for item 67: Tracey Youngblood – supportive.

D VARIANCES

68 AME Business Park Subdivision C2 Deny
Staff recommendation: Deny the requested variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Denied the requested variance and approved the plat subject to the CPC 101 form conditions.
Motion: Sharp Second: Chiang Vote: Unanimous Abstaining: None
69 Carrabas Reserve Subdivision C2R Defer
Staff recommendation: Defer the plat for two weeks to allow time for the applicant to provide revised information and for chapter 42 planning standards.
Commission action: Deferred the plat for two weeks to allow time for the applicant to provide revised information and for chapter 42 planning standards.
Motion: Reed Second: Robinson Vote: Unanimous Abstaining: None

70 Hobby Business Center Industrial Park Sec. 4 C2 Approve
Staff recommendation: Grant the requested variances and approve the subdivision 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: Ross Second: Sharp Vote: Unanimous Abstaining: None

71 Ninfa on Navigation Subdivision 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: Jard Second: Segars Vote: Unanimous Abstaining: None
Speakers for item 71: Susie Alvarado – undecided; Mark Loethen, Public Works and Engineering Department.

72 Villagio Subdivision C2R Defer
Staff recommendation: Defer the plat for two weeks to allow time for further study and legal review of the separately filed deed restrictions and chapter 42 planning standards.
Commission action: Deferred the plat for two weeks to allow time for further study and legal review of the separately filed deed restrictions and chapter 42 planning standards.
Motion: Kilkenny Second: Garza Vote: Unanimous Abstaining: None

E SPECIAL EXCEPTIONS

73 Willowbrook Church Subdivision C2 Approve
Staff recommendation: Grant the requested special exception to have an intersection spacing of approximately 2800' on Tomball Parkway and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested special exception to have an intersection spacing of approximately 2800' on Tomball Parkway and approve the plat subject to the CPC 101 form conditions.
Motion: Reed Second: Sharp Vote: Unanimous Abstaining: None

F RECONSIDERATION OF REQUIREMENTS

74 Christian Tabernacle Subdivision C3R Approve
Staff recommendation: Grant the requested reconsideration of requirements with special exceptions and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested reconsideration of requirements with special exceptions and approved the plat subject to the CPC 101 form conditions.
Motion: Kilkenny Second: Reed Vote: Unanimous Abstaining: None

G ADMINISTRATIVE
NONE
DEVELOPMENT PLAT VARIANCES

75  3460 Meadow Lake Lane  DPV  Defer
Staff recommendations: Deny the requested variance.
Commission action: Defer the plat for two weeks to allow time for the applicant to meet with the neighborhood and River Oaks Property Owners association.
   Motion: Reed  Second: Garza  Vote: Carries  Opposed: Kilkenny and Zakaria.
Speakers for item: Lynn Edmundson, Rona Milbauer, and Reid Wilson – supportive; Council Member Pam Holm – undecided; Leslie Duncan, Thad Grundy, John Hankey, Ann Lents, Jeff Lyman, Irv Terrell – opposed.

Note: This item was tabled for a few minutes to allow representatives from both parties to meet with staff to discuss this matter. The Commission proceeded with the agenda.
   Motion: Segars  Second: Zakaria  Vote: Unanimous  Abstaining: None

II. CERTIFICATES OF COMPLIANCE

76  Linda Bourland Ross  COC  Approve
Staff recommendation: Issue the Certificate of Compliance for item 76.
Commission action: Issue the Certificate of Compliance for item 76.
   Motion: Kilkenny  Second: Reed  Vote: Unanimous  Opposed: None

J  EXTENSIONS OF APPROVAL AND NAME CHANGES

77  Aldine ISD Cypresswood Point Subdivision  EOA  Approve
78  Cy-Fair ISD Westgreen Boulevard Multi School Site  EOA  Approve
79  Cypress Creek Lakes Sec. 13  EOA  Approve
80  Oakcrest North Sec. 9  EOA  Approve
Staff recommendation: Approve staff’s recommendation for items 77-80.
Commission action: Approved staff’s recommendation for items 77-80.
   Motion: Sharp  Second: Ross  Vote: Carries  Abstaining: Kilkenny
on item 79

II. ESTABLISH A PUBLIC HEARING DATE OF NOVEMBER 12, 2009.

   Applicant withdrew request to establish a public hearing for S Perry Estates Replat No. 1.

III. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR THE 800 BLOCK OF LE GREEN STREET, NORTH AND SOUTH SIDES, BETWEEN BEVERLY STREET AND STUDEWOOD STREET.
Staff recommendation: No recommendation given.
Commission action: Approved the Special Minimum Lot Size Area Application for the 800 block of Le Green Street, North and South sides, between Beverly Street and Studewood Street and forwarded to City Council for approval.
   Motion: Robinson  Second: Rice  Vote: Unanimous  Abstaining: None
Speakers for item III: Frank Baumgartner - supportive.
IV. PUBLIC COMMENT
Marlene Gafrick, Director, Planning and Development Department commented about The American Planning Association recognizing the Montrose area as being one of the top 10 great places in America to live in. Ms. Gafrick also commended Commissioner Robinson on his involvement with the community.

The Planning Commission recessed at 5:20 p.m. to hold the Airport Commission meeting at this time.
  Motion: Sharp  Second: Garza  Vote: Unanimous  Abstaining: None

The Planning Commission reconvened at 5:31 p.m. and continued the discussion of Planning Commission agenda item 75.
  Motion: Sharp  Second: Robinson  Vote: Unanimous  Abstaining: None

V. ADJOURNMENT
There being no further business brought before the Commission, Chair Carol A. Lewis, adjourned the meeting at 6:02 p.m.
  Motion: Sharp  Second: Kilkenny  Vote: Unanimous  Abstaining: None

Carol A. Lewis, Chair

Marlene L. Gafrick, Secretary