Call to order:

Chair, Carol Lewis, called the meeting to order at 2:32 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
Jackie Freeman for
    The Honorable Ed Emmett
Mark J. Mooney for
    The Honorable Ed Chance
←The Honorable Grady Prestage

Left at 3:47 p.m. during item 39
Left at 4:11 p.m. during item 47
Left at 3:57 p.m. during item 41
Left at 3:55 p.m. during item 41

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 Michael Schaffer, Deputy Director, Planning and Development Department.

APPROVAL OF THE OCTOBER 29, 2009 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the October 29, 2009 Planning Commission Meeting Minutes.
   Motion: Rice   Second: Sharp   Vote: Unanimous   Abstaining: None

I. PRESENTATION OF EXPANDING THE TRANSIT CORRIDOR RULES FEASIBILITY STUDY
The Expanding the Transit Corridor Rules Feasibility Study was presented by Michael Schaffer, Deputy Director, Planning and Development Department.

II. PRESENTATION OF REMNANT PARCELS REPORT
The Remnant Parcels Report was presented by Algenita Segars, Houston Planning Commission.

III. PLATTING ACTIVITY (Consent items A and B, 1-37)
Item removed for separate consideration: 16. Items 5 and 11 were changed from defer to approve. Item 8 was taken separately to allow for additional information to be presented to the Commission.

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: Kilkenny   Second: Zakaria   Vote: Unanimous   Abstaining: None

Commissioner Rice abstained and left the room.

Staff recommendation: Approve staff’s recommendation for item 16 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendation for item 16 subject to the CPC 101 form conditions.
   Motion: Zakaria   Second: Sharp   Vote: Unanimous   Abstaining: None

Commissioner Rice returned.

Item 8 is taken at this time.

8 Fulton Garden Subdivision C3F 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: Kilkenny   Second: Crooker   Vote: Unanimous   Abstaining: None
C  PUBLIC HEARINGS

38  St. Charles Court Sec. 2 Replat No. 1       C3N       Approve
Staff recommendation: Grant the requested variance for a reduced front building line of 15 feet along
Polk Avenue instead of 5 feet and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance to include a 5 feet building set back and a 2 ½ feet
fence set back and approved the plat subject to the CPC 101 form conditions.
Motion: Robinson  Second: Zakaria  Vote: Carries  Opposed: Collins
and Crooker
Speakers for item 38: Mary Lou Henry and Diane Schenke – supportive; Mark Loethen, Public Works
and Engineering Department

D  VARIANCES

39  Chelsea Market 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: Robinson  Second: Rice  Vote: Unanimous  Abstaining: None
Speaker for item 39: Mary Lou Henry – applicant.

40  Clay Estate Partial Replat No. 1       C3R       Approve
Staff recommendation: Deny the requested variance and disapprove the plat.
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
Speaker for item 40: Mary Lou Henry – applicant.

41  Mylan Subdivision       C2R       Disapprove
Staff recommendation: Deny the requested variance and disapprove the plat.
Commission action: Denied the requested variance and disapproved the plat.
Motion: Sharp  Second: Jard  Vote: Unanimous  Abstaining: None

42  Northline Apartment Homes       C3R       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: Rice  Second: Sharp  Vote: Unanimous  Abstaining: None

43  Queen of Peace Subdivision       C3P       Defer
Staff recommendation: Defer the plat for three weeks to allow time for the applicant to provide additional
information, as well as further study and review.
Commission action: Deferred the plat for three weeks to allow time for the applicant to provide additional
information and further study and review.
Motion: Jard  Second: Kilkenny  Vote: Unanimous  Abstaining: None
44 Roesner Lake Estates Subdivision
Staff recommendation: Defer the plat for three weeks to allow time for additional review of the ownership of adjoining parcels and Saddle Spur Lane.
Commission action: Deferred the plat for three weeks to allow time for additional review of the ownership of adjoining parcels and Saddle Spur Lane.
Motion: Jard Second: Rice Vote: Unanimous Abstaining: None

45 Woodlands Village of Creekside Park Zones
2, 3, and 4 GP
Staff recommendation: Defer the plat for three weeks to allow the applicant time to submit revised information and for chapter 42 planning standards.
Commission action: Deferred the plat for three weeks to allow the applicant time to submit revised information and for chapter 42 planning standards.
Motion: Jard Second: Sharp Vote: Unanimous Abstaining: None

E SPECIAL EXCEPTIONS
NONE

F RECONSIDERATION OF REQUIREMENTS

46 Shops at Bella Terra Sec. 8
Staff recommendation: Defer the plat for three weeks to allow the applicant time to submit revised information and for chapter 42 planning standards.
Commission action: Deferred the plat for three weeks to allow the applicant time to submit revised information and for chapter 42 planning standards.
Motion: Prestage Second: Kilkenny Vote: Unanimous Abstaining: None

G ADMINISTRATIVE
NONE

H DEVELOPMENT PLAT VARIANCES

47 4102 Caplin Street
Staff recommendation: Defer the plat for three weeks to allow time for legal review of separately filed deed restrictions.
Commission action: Deferred the plat for three weeks to allow time for legal review of separately filed deed restrictions.
Motion: Jard Second: Sharp Vote: Unanimous Abstaining: None

48 731 Key Street
Staff recommendation: Grant the requested variance.
Commission action: Granted the requested variance.
Motion: Kilkenny Second: Sharp Vote: Unanimous Opposed: None
CERTIFICATES OF COMPLIANCE

49  Alan Arnold            COC  Approve
50  Secretary of Veteran’s Affair  COC  Approve
51  Armando Castilla         COC  Approve

Staff recommendation: Issue the Certificates of Compliance for items 49-51.
Commission action: Issued the Certificates of Compliance for items 49-51.
Motion: Kilkenny  Second: Crooker  Vote: Unanimous  Opposed: None

EXTENSIONS OF APPROVAL AND NAME CHANGES

52  CCI B Rosslyn Commercial Reserve Subdivision  EOA  Approve
53  Rung Tran                     EOA  Approve
54  Willowick Place at River Oaks  EOA  Approve
55  The Woodlands Village of Creekside Park Lake  EOA  Approve
      Paloma Trail BTW New Harmony Trail and Kuykendahl Road STD

Staff recommendation: Approve staff’s recommendations for items 52-55.
Commission action: Approved staff’s recommendations for items 52-55.
Motion: Crooker  Second: Garza  Vote: Unanimous  Abstaining: None

IV. ESTABLISH A PUBLIC HEARING DATE OF DECEMBER 17, 2009.
   a. Golfcrest Partial Replat No. 1
   b. Mission Glen East Sec. 1 Partial Replat No. 1
   c. Nanaksar Colony Subdivision
   d. Smiley Place Partial Replat No. 1
   e. Vintage Townhomes Partial Replat No. 1

Staff recommendation: Establish a public hearing date of December 17, 2009 for items IV a-e.
Commission action: Established a public hearing date of December 17, 2009 for items IV a-e.
Motion: Sharp  Second: Chiang  Vote: Unanimous  Abstaining: Kilkenny on item e.

V. CONSIDERATION OF AN OFF- STREET PARKING VARIANCE FOR SOLUTIONS FOR HAIR, LOCATED AT 1800 WESTHEIMER ROAD

Withdrawn by the applicant.

VI. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR THE 1600 BLOCK OF NORFOLK STREET, NORTH AND SOUTH SIDES, BETWEEN MANDELL STREET AND DUNLAVY STREET

Staff recommendation: Approve the Special Minimum Lot Size Area Application for the 1600 block of Norfolk Street, north and south sides, between Mandell Street and Dunlavy Street and forward to City Council for approval.
Commission action: Approved the Special Minimum Lot Size Area Application for the 1600 block of Norfolk Street, north and south sides, between Mandell Street and Dunlavy Street and forwarded to City Council for approval.
Motion: Crooker  Second: Garza  Vote: Unanimous  Abstaining: None

Speakers for item VI: Steven Moore, Jimmy Newman, Emilee Peters, Christian Pendly, and Geren Raven with Council Member Wanda Adams’ office – supportive; Matthias Heinleuschlgis, Jim Henley, and Ronald Jenson – opposed.
VII. CONSIDERATION OF A HOTEL VARIANCE FOR A COMFORT SUITES AT 7700 WEST SAM HOUSTON PARKWAY SOUTH
Staff recommendation: Approve the requested variance.
Commission action: Approved the requested variance.
Motion: Kilkenny  Second: Rice  Vote: Carries  Opposed: Jard

VIII. PUBLIC COMMENT
NONE

IX. ADJOURNMENT
There being no further business brought before the Commission, Chair Carol A. Lewis, adjourned the meeting at 4:50 p.m.
Motion: Garza  Second: Crooker  Vote: Unanimous  Abstaining: None

Carol A. Lewis, Chair

Marlene L. Gafrick, Secretary