Minutes of the Houston Planning Commission

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

December 3, 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 2:33 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
The Honorable Ed Emmett
Mark J. Mooney for
The Honorable Ed Chance
The Honorable Grady Prestage

EXOFFICIO MEMBERS

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

Absent
Absent
Absent
Left at 3:47 p.m. during item III
Left at 3:46 p.m. during item III
Absent
Absent
Absent
Absent

Arrived at 2:43 p.m. during item 52
Arrived at 3:19 p.m. during item 60
CHAIRMAN'S REPORT

DIRECTOR'S REPORT
The Director’s Report was given by Michael Schaffer, Deputy Director, Planning and Development Department.

APPROVAL OF THE NOVEMBER 12, 2009 PLANNING COMMISSION MEETING MINUTES
Commission action: Deferred the November 12, 2009 Planning Commission Meeting Minutes until later in the meeting as there was not a quorum at this time.

I. PLATTING ACTIVITY (Consent items A and B, 1-49)
Items removed for separate consideration: 20, 21, 24, 25, 27, 38, 49, and 54. Items 28 and 35 were taken out of order and removed from the Consent items and will be presented later in the meeting.

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: Reed       Second: Rice       Vote: Unanimous Abstaining: None

Commissioners Rice, Ross, and Schlanger abstained and left the room.

Staff recommendation: Approve staff’s recommendation for items 20, 21, 24, 25, 27, 38, 49, and 54 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendation for items 20, 21, 24, 25, 27, 38, 49, and 54 subject to the CPC 101 form conditions.
   Motion: Wolff       Second: Reed       Vote: Unanimous Abstaining: None

Commissioners Rice, Ross, and Schlanger returned.

C PUBLIC HEARINGS

50 Cypress Bend Sec. 2 Partial Replat No. 1       C3N       Disapprove
Staff recommendation: Disapprove the plat.
Commission action: Disapproved the plat.
   Motion: Reed       Second: Crooker       Vote: Unanimous Abstaining: None

51 High Meadows Sec. 8 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: Rice       Second: Wolff       Vote: Unanimous Abstaining: None

52 Mac Gregor Place Sec. 1 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: Wolff       Second: Chiang       Vote: Unanimous Abstaining: None
53  Spring Branch Valley Partial Replat No. 4  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: Crooker  Second: Chiang  Vote: Unanimous  Abstaining: None
Speaker for item 53: Joan Hayley – opposed.

Commissioner Schlanger abstained and left the room.

54  West Lane Place Partial Replat No. 1  C3N  Defer
Staff recommendation: Defer the plat for two weeks at the applicant’s request so that applicant can meet with the homeowner’s association and continue the public hearing at that time.
Commission action: Deferred the plat for two weeks at the applicant’s request so that the applicant can meet with the homeowner’s association and continue the public hearing at that time.
Motion: Robinson  Second: Wolff  Vote: Unanimous  Abstaining: None

Commissioner Schlanger returned.

D  VARIANCES

55  Harris County MUD No. 82 Wastewater Treatment Plant  C3P  Defer
Staff recommendation: Defer the plat for two weeks to allow the applicant time to submit a revised general plan and for chapter 42 planning standards.
Commission action: Deferred the plat for two weeks to allow the applicant time to submit a revised general plan and for chapter 42 planning standards.
Motion: Collins  Second: Reed  Vote: Unanimous  Abstaining: None

56  Queen of Peace Subdivision  C3P  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: Collins  Second: Robinson  Vote: Unanimous  Abstaining: None

57  Roesner Lake Estates Subdivision  C3P  Approve
Staff recommendation: Grant the requested variances to not extend or terminate Saddle spur lane with a cul-de-sac and to not provide any public streets through the proposed subdivision and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variances to not extend or terminate Saddle spur lane with a cul-de-sac and to not provide any public streets through the proposed subdivision and approve the plat subject to the CPC 101 form conditions.
Motion: Strange  Second: Crooker  Vote: Unanimous  Abstaining: None
Item's 28, 35, and 58 were taken together.

Commissioner Rice abstained and left the room.

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<tr>
<th>Item</th>
<th>Description</th>
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<th>Action</th>
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<tbody>
<tr>
<td>28</td>
<td>Village of Creekside Park Sec. 23</td>
<td>C3P</td>
<td>Approve</td>
</tr>
<tr>
<td>35</td>
<td>Woodlands Village of Creekside Park Sec. 24</td>
<td>C3P</td>
<td>Approve</td>
</tr>
<tr>
<td>58</td>
<td>Woodlands Village of Creekside Park Zones 2, 3, and 4 GP</td>
<td>GP</td>
<td>Approve</td>
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Staff recommendation: Approve the plats and the general plan subject to the CPC 101 form conditions. Commission action: Approved the plats and the general plan subject to the CPC 101 form conditions. Motion: Wolff Second: Rice Vote: Unanimous Abstaining: None

Commissioner Ross returned.

E   SPECIAL EXCEPTIONS
NONE

F   RECONSIDERATION OF REQUIREMENTS

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<th>Item</th>
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<tr>
<td>59</td>
<td>Shops at Bella Terra Sec. 8</td>
<td>C3P</td>
<td>Approve</td>
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Staff recommendation: Grant the requested variance and reconsideration of requirements and approve the plat subject to the CPC 101 form conditions. Commission action: Granted the requested variance and reconsideration of requirements and approved the plat subject to the CPC 101 form conditions. Motion: Stranger Second: Crooker Vote: Unanimous Abstaining: None

G   ADMINISTRATIVE
NONE

H   DEVELOPMENT PLAT VARIANCES

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<tr>
<td>60</td>
<td>4102 Caplin Street</td>
<td>DPV</td>
<td>Approve</td>
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Staff recommendation: Deny the requested variance. Commission action: Approved the requested variance. Motion: Collins Second: Martinez Vote: Carries Opposed: Crooker Abstaining: Garza

Speakers for item 60: Enrique Garza – supportive, and Mark Loethen, Public Works and Engineering Department.

| Item | Description          | Type   | Action ||
|------|----------------------|--------|--------|
| 61   | 1701 Post Oak Boulevard | DVP  | Defer  |

Staff recommendation: Defer the requested variance to allow time for further study and review, as well as time to coordinate with METRO regarding the proposed Uptown Alignment. Commission action: Deferred the requested variance to allow time for further study and review, as well as time to coordinate with METRO regarding the proposed Uptown Alignment. Motion: Robinson Second: Wolff Vote: Unanimous Abstaining: None

The Planning Commission reconsidered approval of the November 12, 2009 Planning Commission meeting minutes at this time. Minutes approved. Motion: Crocker Second: Robinson Vote: Carries Abstaining Martinez, Reed, Ross, Schlanger, and Wolff
CERTIFICATES OF COMPLIANCE

62  Bret Casambros  COC  Approve
Staff recommendation: Issue the Certificate of Compliance for item 62.
Commission action: Issued the Certificate of Compliance for item 62.
Motion: Ross  Second: Garza  Vote: Unanimous  Abstaining: None

EXTENSIONS OF APPROVAL AND NAME CHANGES

63  Atascocita Trace Sec. 2  EOA  Approve
64  Auburn Trails at Oakhurst Sec. 5  EOA  Approve
65  Auburn Trails at Oakhurst Sec. 7  EOA  Approve
66  Koehler Partners Subdivision  EOA  Approve
67  Pilot Gully Stormwater Detention Facility  NC  Approve
Subdivision (previously Spring Cypress Regional Drainage Detention Basin Subdivision)
68  Tomball ISD High School No. 2 Sec. 1  EOA  Approve
Staff recommendation: Approve staff’s recommendations for items 63-68.
Commission action: Approved staff’s recommendations for items 63-68.
Motion: Chiang  Second: Collins  Vote: Carries  Abstaining: Rice on 63

II. ESTABLISH A PUBLIC HEARING DATE OF JANUARY 7, 2010.
   a. Broadhurst Estates Partial Replat No. 1
   b. Hutchins Fourteen A Replat No. 1
   c. Jandor Court Replat No. 1 and Extension
Staff recommendation: Establish a public hearing date of January 7, 2010 for items II a-c.
Commission action: Established a public hearing date of January 7, 2010 for items II a-c.
Motion: Wolff  Second: Garza  Vote: Unanimous  Abstaining: None

III. CONSIDERATION OF THE PLANNING COMMISSION COMMITTEE’S RECOMMENDATIONS
     ON SPECIAL BUILDING LINE AND SPECIAL MINIMUM LOT SIZE AREAS AMENDMENTS TO
     CHAPTER 42
Staff recommendation: Accept staff’s recommendations on Special Building Line and Special Minimum
Lot Size Areas amendments to Chapter 42 and forward to City Council for approval.
Commission action: Accepted staff’s recommendations on Special Building Line and Special Minimum
Lot Size Areas amendments to Chapter 42 and forwarded to City Council for approval.
Motion: Collins  Second: Garza  Vote: Unanimous  Abstaining: None

IV. PUBLIC COMMENT
NONE

V. ADJOURNMENT
There being no further business brought before the Commission, Chair, Carol A. Lewis, adjourned the
meeting at 4:04 p.m.
Motion: Schlanger  Second: Collins  Vote: Unanimous  Abstaining: None

Carol A. Lewis, Chair
Marlene L. Gafrick, Secretary