Minutes of the Houston Planning Commission

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

March 4, 2010
Meeting to be held in
Council Chambers, Public Level, City Hall Annex
2:30 p.m.

Call to order:

Chair, Carol A. 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
Jackie Freeman for
The Honorable Ed Emmett
Mark J. Mooney for
The Honorable Ed Chance
Jesse Hegemier for
The Honorable Grady Prestage

EXOFFICIO MEMBERS

M. Marvin Katz
Mike Marcotte
Dawn Ullrich
Frank Wilson

Absent
Absent
Absent
Absent
Arrived at 2:46 p.m. during item 63
Arrived at 2:52 p.m. during item 63
Arrived at 2:35 p.m. during Director’s Report
Arrived at 2:46 p.m. during item 65
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 FEBRUARY 18, 2010 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the February 18, 2010 Planning Commission Meeting Minutes.
Motion: Rice Second: Wolff Vote: Carries
Abstaining: Schlanger

I. PLATTING ACTIVITY (Consent items A and B, 1-59)

Items removed for separate consideration: 4, 21, 32, 36, and 42. Item 18 was changed from approve to defer and item 40 was changed from defer to approve.

Staff recommendation: Approve staff's recommendation for items 1-59 subject to the CPC 101 form conditions.
Commission action: Approved staff's recommendation for items 1-59 subject to the CPC 101 form conditions.
Motion: Collins Second: Sharp Vote: Unanimous Abstaining: None

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

Staff recommendation: Approve staff's recommendation for items 4, 21, 32, 36, and 42 subject to the CPC 101 form conditions.
Commission action: Approved staff's recommendation for items 4, 21, 32, 36, and 42 subject to the CPC 101 form conditions.
Motion: Wolff Second: Chiang Vote: Unanimous Abstaining: None

Commissioners Rice, Ross, and Schlanger returned.

C PUBLIC HEARINGS

60 Meadow Vista 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: Ross Second: Segars Vote: Unanimous Abstaining: None

61 Western Academy Subdivision
C3N 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: Sharp Second: Chiang Vote: Unanimous Abstaining: None
D  VARIANCES

62  HCMUD No. 406 Water Plant Subdivision  C2  Defer
Staff recommendation: Defer the plat for two weeks to allow the applicant time to submit revised information and for Chapter 42 planning standards.
Commission action: Deferred the plat for two weeks to allow the applicant time to submit revised information and for Chapter 42 planning standards.
   Motion: Collins  Second: Schlanger  Vote: Unanimous  Abstaining: None

Commissioner Rice abstained and left the room.

63  HISD Roosevelt and Allen Elementary Schools  C2  Approve
Off Site Mitigation Subdivision
Staff recommendation: Defer the plat for two weeks to allow the applicant time to provide a revised variance request addressing the access to the subject site via Feamster Drive and providing the notification package for the revised variance request and for Chapter 42 planning standards.
Commission action: Deferred the plat for two weeks to allow the applicant time to provide a revised variance request addressing the access to the subject site via Feamster Drive and providing the notification package for the revised variance request and for Chapter 42 planning standards.
   Motion: Robinson  Second: Segars  Vote: Unanimous  Abstaining: None

Speaker for item 63: Mary Jane Offield – undecided.

Commissioner Rice returned.

64  Speedee Mart on Ella Subdivision  C2R  Withdrawn

65  Woodlands Lake Woodlands East Shore Sec. 2 Replat No. 1 Partial Replat  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: Mooney  Second: Sharp  Vote: Unanimous  Abstaining: None

E  SPECIAL EXCEPTIONS

Items 66 and 67 are taken together.

66  Water Haven at Bridgeland Sec. 7  C3P  Approve
67  Water Haven at Bridgeland Sec. 8  C3P  Approve
Staff recommendation: Grant the requested special exception and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested special exception and approved the plat subject to the CPC 101 form conditions.
   Motion: Segars  Second: Freeman  Vote: Unanimous  Abstaining: None

F  RECONSIDERATION OF REQUIREMENTS
NONE

G  ADMINISTRATIVE
NONE
H DEVELOPMENT PLAT VARIANCES

68 4102 Sun Meadow Drive
Staff recommendation: Defer the plat for two weeks to allow time for legal review of separately filed deed restrictions, review of permit history, and for the applicant to provide revised information.
Commission action: Deferred the plat for two weeks to allow time for legal review of separately filed deed restrictions, review of permit history, and for the applicant to provide revised information.
Motion: Collins Second: Sharp Vote: Unanimous Abstaining: None

I CERTIFICATES OF COMPLIANCE

69 Jose Alberto Nunez COC Approve
70 Neil Leuck COC Approve
71 Jose G. Leon COC Approve
72 The Interfield Group COC Approve
Staff recommendation: Issue the Certificates of Compliance for items 69-72.
Commission action: Issued the Certificates of Compliance for items 69-72.
Motion: Wolff Second: Rice Vote: Unanimous Abstaining: None

J EXTENSIONS OF APPROVAL AND NAME CHANGES

Commissioner Rice abstained (on item 76) and left the room.

73 Beechnut Boulevard and Canal Road East EOA Approve
Of Skinner Road STD
74 Klein ISD Klein High School Complex Subdivision EOA Approve
75 Peek Road South of Canal Road to SH 99 STD EOA Approve
76 Warehouse Center Drive East of HCFC EOA Approve
P1301100 STD
Staff recommendation: Approve staff's recommendations for items 73-76.
Commission action: Approved staff's recommendations for items 73-76.
Motion: Sharp Second: Martinez Vote: Unanimous Abstaining: None

Commissioner Rice returned.

II. ESTABLISH A PUBLIC HEARING DATE OF APRIL 1, 2010 FOR:
   a. Fayette Street Townhomes Subdivision
   b. HISD Sharpstown Middle School Subdivision
   c. Southgate Addition Partial Replat No. 1
   d. Sunny Terrace Partial Replat No. 1
Staff recommendation: Establish a public hearing date of April 1, 2010 for items II a-d.
Commission action: Established a public hearing date of April 1, 2010 for items II a-d.
Motion: Ross Second: Sharp Vote: Unanimous Abstaining: None

III. PUBLIC COMMENT
NONE
IV. ADJOURNMENT
There being no further business brought before the Commission, Chair, Carol A. Lewis, adjourned the meeting at 3:06 p.m.
Motion: Sharp       Second: Reed       Vote: Unanimous       Abstaining: None

Carol A. Lewis, Chair

Marlene L. Gafrick, Secretary