Minutes of the Houston Planning Commission

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

March 18, 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 2:34 p.m. with a quorum present.

Carol Abel Lewis, Chair  Absent
Mark A. Kilkenny, Vice Chair
John W. H. Chiang
David Collins  Absent
Kay Crooker
Sonny Garza  Absent
Jim Jard
D. Fred Martinez  Arrived at 2:58 p.m. during item agenda item III
Robin Reed  Left at 4:16 p.m. during item 55
Richard A. Rice
David Robinson
Jeff Ross
Lee Schlanger
Algenita Segars  Arrived at 2:55 p.m. during agenda item III
Talmadge Sharp, Sr.
Jon N. Strange
Beth Wolff
Shaukat Zakaria  Absent
The Honorable Ed Emmett  Absent
The Honorable Ed Chance  Absent
The Honorable Grady Prestage

EXOFFICIO MEMBERS

M. Marvin Katz  Absent
Mike Marcotte  Absent
Dawn Ullrich  Absent
Frank Wilson  Absent
I. DIRECTOR'S REPORT
The Director's Report was given by Michael Schaffer, Deputy Director, Planning and Development Department.

II. APPROVAL OF THE MARCH 4, 2010 PLANNING COMMISSION MEETING MINUTES
  Motion: Wolff          Second: Garza        Vote: Unanimous Abstaining: None

III. PRESENTATION ON PROPOSED AMENDMENTS TO CHAPTER 42 REGARDING PUBLIC HEARING AND VARIANCE NOTIFICATION
The presentation on Proposed Amendments to Chapter 42 regarding Public Hearing and Variance Notification was presented by Michael Schaffer, Deputy Director, Planning and Development Department.

IV. PRESENTATION ON PROPOSED AMENDMENTS TO CHAPTER 42 REGARDING ADDRESSING AND STREET NAMING
The presentation on Proposed Amendments to Chapter 42 regarding Addressing and Street Naming was presented by Michael Kramer, Assistant Director, Planning and Development Department.

V. PLATTING ACTIVITY    (Consent items A and B, 1-42)
Items removed for separate consideration: 29, 30, 39, and 40. Agenda item 12 was taken separately to allow for a speaker.

Staff recommendation: Approve staff's recommendation for items 1 - 42 subject to the CPC 101 form conditions.
Commission action: Approved staff's recommendation for items 1 - 42 subject to the CPC 101 form conditions.
  Motion: Reed          Second: Sharp       Vote: Unanimous Abstaining: None

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

Staff recommendation: Approve staff's recommendation for items 29, 30, 39, and 40 subject to the CPC 101 form conditions.
Commission action: Approved staff's recommendation for items 29, 30, 39, and 40 subject to the CPC 101 form conditions.
  Motion: Reed          Second: Chiang      Vote: Unanimous Abstaining: None

Commissioners Rice, Ross, and Schlanger returned.

Item 12 is taken at this time.

12  HCMUD No. 406 Detention Pond
    No. 2 Subdivision
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: Approved the preliminary plat subject to the CPC 101 form conditions.
  Motion: Ross          Second: Reed        Vote: Unanimous Abstaining: None
Speaker for item 12: Tracey Youngblood – applicant.
C  PUBLIC HEARINGS

43  HISD LEWIS ELEMENTARY SCHOOL SUBDIVISION
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
Speaker for item 43: Mark Loethen, Public Works and Engineering Department

44  HUTCHINS GARDENS PARTIAL REPLAT NO. 1
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: Robinson    Second: Segars    Vote: Unanimous    Abstaining: None
Commissioner Rice abstained and left the room.

45  TOWNE LAKE SEC. 9 PARTIAL REPLAT NO. 1
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: Garza    Vote: Unanimous    Abstaining: None
Commissioner Rice returned.

46  Western Academy Subdivision
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: Chiang    Second: Sharp    Vote: Unanimous    Abstaining: None
Speaker for item 46: Joyce Owens on behalf of Council Member Brenda Starks.
Commissioner Ross abstained and left the room.

47  WOODLANDS VILLAGE OF CREEKSIDE PARK SEC. 10 PARTIAL REPLAT NO. 1
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: Reed    Vote: Unanimous    Abstaining: None

48  WOODLANDS VILLAGE OF CREEKSIDE PARK SEC. 11 PARTIAL REPLAT NO. 1
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: Segars    Vote: Unanimous    Abstaining: None
Commissioner Ross returned.
49  ATASCOCITA LANDFILL GP
GP       Approve
Staff recommendation: Grant the requested variance subject to the north-south street and approve the general plan subject to the CPC 101 form conditions.
Commission action: Granted the requested variance subject to the north-south street and approved the general plan subject to the CPC 101 form conditions.
Motion: Chiang    Second: Sharp    Vote: Unanimous    Abstaining: None

50  CINCO REGIONAL WASTEWATER TREATMENT PLANT SUBDIVISION
C2       Approve
Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested and approved the plat subject to the CPC 101 form conditions.
Motion: Chiang    Second: Garza    Vote: Unanimous    Abstaining: None

51  CORNER STORE NO. 2591 ON SHEPHERD AT WEST 16TH STREET 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: Segars    Vote: Unanimous    Abstaining: None

52  HCMUD NO. 406 LIFT STATION NO. 2
C2       Defer
Staff recommendation: Defer the plat for two weeks at the applicant’s request to allow the applicant time to submit a revised plan and for Chapter 42 planning standards.
Commission action: Deferred the plat for two weeks at the applicant’s request to allow the applicant time to submit a revised plan and for Chapter 42 planning standards.
Motion: Ross    Second: Sharp    Vote: Unanimous    Abstaining: None

53  HCMUD No. 406 Water Plant Subdivision
C2R      Defer
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: Jard    Second: Sharp    Vote: Unanimous    Abstaining: None

Commissioner Rice abstained and left the room.

54  HISD Roosevelt and Allen Elementary Schools
C2       Approve
Off Site Mitigation Subdivision
Staff recommendation: Grant the requested variances to exceed the block length along Victoria Drive and allow access for maintenance vehicles from the dead end portion of Feamster Drive and approve the plat.
Commission action: Granted the requested variances to exceed the block length along Victoria Drive and allow access for maintenance vehicles from the dead end portion of Feamster Drive and approved the plat subject to the CPC 101 form conditions.
Motion: Jard    Second: Segars    Vote: Unanimous    Abstaining: None
SPECIAL EXCEPTIONS

55 Water Haven at Bridgeland Sec. 2 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: Jard Second: Sharp Vote: Unanimous Abstaining: None

F RECONSIDERATION OF REQUIREMENTS

56 BEAR CREEK COMMUNITY CHURCH SUBDIVISION C2 Approve
Staff recommendation: Grant the requested reconsideration of requirements and the variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Grant the requested reconsideration of requirements and the variance and approved the plat subject to the CPC 101 form conditions.
Motion: Segars Second: Sharp Vote: Unanimous Abstaining: None
Commissioner Rice returned.

57 LONE STAR COLLEGE SYSTEM ATACOCITA CENTER SUBDIVISION C2 Approve
Staff recommendation: Grant the requested reconsideration of requirements and the variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Grant the requested reconsideration of requirements and the variance and approved the plat subject to the CPC 101 form conditions.
Motion: Segars Second: Wolff Vote: Unanimous Abstaining: None

58 RECAL SERVICES SUBDIVISION C2 Approve
Staff recommendation: Grant the requested reconsideration of requirement and the variance to exceed the block lengths along Crosby Dayton and Ramsey Road and approve the plat subject to the CPC 101 form conditions.
Commission action: Grant the requested reconsideration of requirement and the variance to exceed the block lengths along Crosby Dayton and Ramsey Road and approved the plat subject to the CPC 101 form conditions.
Motion: Chiang Second: Sharp Vote: Unanimous Abstaining: None

G ADMINISTRATIVE NONE

H DEVELOPMENT PLAT VARIANCES

59 904 E. 23rd STREET DPV Defer
Staff recommendation: Defer the plat for two weeks to allow time for legal review of separately filed deed restrictions, review of permit history for adjacent sites, 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 for adjacent sites, and for the applicant to provide revised information.
Motion: Wolff Second: Rice Vote: Unanimous Abstaining: None
4102 SUN MEADOW DRIVE

Staff recommendation: Defer the plat for two weeks to allow time for the applicant to provide revised information and to meet with staff 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 to meet with staff and for Chapter 42 Planning Standards.
Motion: Segars Second: Sharp Vote: Unanimous Abstaining: None

I CERTIFICATES OF COMPLIANCE

61 James R. Juarez
62 Barbara Davis
Staff recommendation: Issue the Certificates of Compliance for items 61-62.
Commission action: Issued the Certificates of Compliance for items 61-62.
Motion: Sharp Second: Chiang Vote: Unanimous Abstaining: None

J EXTENSIONS OF APPROVAL AND NAME CHANGES

63 Benders Landing Estates Sec. 7
64 Pearland Parkway Village Subdivision
Staff recommendation: Approve staff’s recommendations for items 63 - 64.
Commission action: Approved staff’s recommendations for items 63-64.
Motion: Segars Second: Garza Vote: Unanimous Abstaining: None
Commissioner Ross on item 63.

VI. ESTABLISH A PUBLIC HEARING DATE OF APRIL 15, 2010 FOR:
a. Bercons Belgravia Residences Subdivision
b. Braeswood Addition Partial Replat No. 1
c. Clara Vista Partial Replat No. 1
d. Deerbrook Estates Sec. 1 Partial Replat No. 1 and Extension
e. Hyde Park Main Replat Partial Replat No. 1
f. Lake Pointe Estates Sec. 1 Partial Replat No. 1
g. Oakcrest North Sec. 5 Partial Replat No. 1
Staff recommendation: Establish a public hearing date of April 15, 2010 for items VI a-g.
Commission action: Established a public hearing date of April 15, 2010 for items VI a-g.
Motion: Sharp Second: Robinson Vote: Unanimous Abstaining: None

VII. PUBLIC COMMENT
The Commission would like reconsideration of item 12 which was discussed and voted on to approve the preliminary plat earlier in the meeting.
Motion: Ross Second: Robinson Vote: Unanimous Abstaining: None

Item 12 is reconsidered at this time.

12 HCMUD No. 406 Detention Pond
No. 2 Subdivision
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: Jard Second: Segars Vote: Unanimous Abstaining: None
VIII. ADJOURNMENT
There being no further business brought before the Commission, Chair, Carol A. Lewis, adjourned
the meeting at 4:45 p.m.
Motion: Sharp      Second: Reed     Vote: Unanimous  Abstaining: None

Carol A. Lewis, Chair

Michael Schaffer, Secretary