Minutes of the Houston Planning Commission

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

April 1, 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
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 Mooney for
The Honorable Ed Chance
The Honorable Grady Prestage

EXOFFICIO MEMBERS

M. Marvin Katz
Mike Marcotte
Dawn Ullrich
Frank Wilson

Arrived at 2:42 p.m. during Chairman's Report
Absent
Arrived at 2:40 p.m. during Chairman’s Report
Absent
Arrived at 2:38 p.m. during Director's Report

Arrived at 2:52 p.m. during item 19
Absent
Arrived at 2:47 p.m. during Consent items
Arrived at 2:34 p.m. during Director’s Report
Absent

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

CHAIRMAN’S REPORT (not on agenda)
The Chairman’s Report was given by Carol A. Lewis, Chair, Houston Planning Commission.

II. APPROVAL OF THE MARCH 18, 2010 PLANNING COMMISSION MEETING MINUTES
  Motion: Sharp  Second: Reed  Vote: Carries Abstaining: Collins and Kilkenny

III. PLATTING ACTIVITY  (Consent items A and B, 1-54)
Items removed for separate consideration: 1, 6, 7, 11, 12, 19, 33, 37, 38, 39, and 53. Item 54 was changed from defer to approve. Item 12 has been moved to the Variance section and will be discussed later in the meeting.

Staff recommendation: Approve staff’s recommendation for items 1 - 54 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendation for items 1 - 54 subject to the CPC 101 form conditions.
  Motion: Sharp  Second: Crooker  Vote: Unanimous  Abstaining: None
Commissioners Jard, Kilkenny, and Ross abstained and left the room.

Staff recommendation: Approve staff’s recommendation for items 1, 6, 7, 11, 33, 37, 38, 39, and 53 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendation for items 1, 6, 7, 11, 33, 37, 38, 39, and 53 subject to the CPC 101 form conditions.
  Motion: Zakaria  Second: Rice  Vote: Unanimous  Abstaining: None
Commissioners Jard, Kilkenny, and Ross returned.

Commissioner Robinson abstained and left the room.

Item 19 is taken at this time.

19 Lancaster Center Subdivision  C3P  Defer
Staff recommendation: Defer the plat for two weeks at the applicant’s request to allow time for the applicant to provide revised information and for Chapter 42 planning standards.
Commission action: Deferred the plat for two weeks at the applicant’s request to allow time for the applicant to provide revised information and for Chapter 42 planning standards.
  Motion: Kilkenny  Second: Chiang  Vote: Unanimous  Abstaining: None
Speakers for item 19: Greg LeGrande – undecided; R. Kipp Miller – support deferral.

Commissioner Robinson returned.
PUBLIC HEARINGS

55  FAYETTE STREET TOWNHOMES SUBDIVISION  C3R  Withdraw

56  HISD SHARPSTOWN MIDDLE SCHOOL SUBDIVISION  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: Kilkenny   Second: Sharp   Vote: Unanimous   Abstaining: None

57  SOUTHGATE ADDITION 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: Reed   Vote: Unanimous   Abstaining: None
Speaker for item 57: Bill Burge – opposed.

58  SUNNY TERRACE PARTIAL REPLAT NO. 1  C3N  Withdraw
Staff recommendation: Withdraw at the applicant's request and establish a public hearing date for April 29, 2010.
Commission action: Withdrawn at the applicant's request and established a public hearing date for April 29, 2010.
   Motion: Collins   Second: Kilkenny   Vote: Unanimous   Abstaining: None

VARIANCES

Item 12 is taken at this time.

12  HCMUD NO. 406 DETENTION POND NO. 2 SUBDIVISION  C2  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: Jard   Second: Sharp   Vote: Unanimous   Abstaining: None
Speaker for item 12: Jorge Sedillo – Program Manager, Harris County Public Infrastructure Department

59  HCMUD NO. 406 LIFT STATION NO. 2 SUBDIVISION  C2  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: Chiang   Vote: Unanimous   Abstaining: None

60  HOUSTON ISD BILLY REAGAN SCHOOL AT WEST 16TH STREET SUBDIVISION  C2  Approve
Staff recommendation: Grant the requested variance and approve the plat subject tot the CPC 101 form conditions.
Commission action: Granted the requested variance and approved the plat subject tot the CPC 101 form conditions.
   Motion: Freeman   Second: Rice   Vote: Unanimous   Abstaining: None
61  KLEIN ISD HIGH SCHOOL NO. 6 COMPLEX  GP  Defer
Staff recommendation:  Defer the plat for two weeks to allow time to coordinate with City of Tomball and to allow the applicant time to submit additional information and for Chapter 42 planning standards.
Commission action:  Deferred the plat for two weeks to allow time to coordinate with City of Tomball and to allow the applicant time to submit additional information and for Chapter 42 planning standards.
Motion:  Reed  Second:  Kilkenny  Vote:  Unanimous  Abstaining:  None

E  SPECIAL EXCEPTIONS
NONE

F  RECONSIDERATION OF REQUIREMENTS
NONE

G  ADMINISTRATIVE
NONE

H  DEVELOPMENT PLAT VARIANCES

62  904 E. 23rd STREE  DPV  Defer
Staff recommendation:  Defer the plat for two weeks to allow time for applicant to provide revised information.
Commission action:  Deferred the plat for two weeks to allow time for the applicant to provide revised information.
Motion:  Collins  Second:  Segars  Vote:  Unanimous  Abstaining:  None

63  24 COURTLANDT PLACE  DPV  Defer
Staff recommendation:  Defer the plat for two weeks to allow time for applicant to provide revised information.
Commission action:  Deferred the plat for two weeks to allow time for the applicant to provide revised information.
Motion:  Robinson  Second:  Sharp  Vote:  Unanimous  Abstaining:  None

64  4102 SUN MEADOW DRIVE  DPV  Withdraw

I  CERTIFICATES OF COMPLIANCE

65  Christopher D. Graham  COC  Approve
Staff recommendation:  Issue the Certificate of Compliance for item 65.
Commission action:  Issued the Certificate of Compliance for item 65.
Motion:  Kilkenny  Second:  Sharp  Vote:  Unanimous  Abstaining:  None

J  EXTENSIONS OF APPROVAL AND NAME CHANGES

66  Grandeur Park Sec. 1  EOA  Approve
67  KIPP McGallion Subdivision  EOA  Approve
Staff recommendation:  Approve staff’s recommendations for items 66 - 67.
Commission action:  Approved staff’s recommendations for items 66-67.
Motion:  Ross  Second:  Schlanger  Vote:  Unanimous  Abstaining:  None
IV. ESTABLISH A PUBLIC HEARING DATE OF APRIL 29, 2010 FOR:
   a. Fall Creek Sec. 11 Partial Replat No. 2
   b. Fall Creek Sec. 11 Partial Replat No. 3
   c. Northcrest Village Sec. 7 Partial Replat No. 1
   d. Langwood Sec. 3 Partial Replat No. 1
   e. Langwood Sec. 3 Partial Replat No. 2

Staff recommendation: Establish a public hearing date of April 29, 2010 for items IV a-e.
Commission action: Established a public hearing date of April 29, 2010 for items IV a-e.
Motion: Sharp Second: Kilkenny Vote: Unanimous Abstaining: None

V. EXCUSE THE ABSENCES OF COMMISSIONER CROOKER AND COMMISSIONER KILKENNY

Commissioners Crooker and Kilkenny's absences are excused.

VI. PUBLIC COMMENT
   NONE

VII. ADJOURNMENT

There being no further business brought before the Commission, Chair, Carol A. Lewis, adjourned the meeting at 3:24 p.m.

Motion: Kilkenny Second: Schlanger Vote: Unanimous Abstaining: None

Carol A. Lewis, Chair

Marlene L. Gafrick, Secretary