Minutes of the Houston Planning Commission

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

April 29, 2010
Meeting to be held in
Council Chambers, Public Level, City Hall Annex
2:30 p.m.

Call to order:

Vice-Chair, Mark A. Kilkenny, called the meeting to order at 2:32 p.m. with a quorum present.

Mark A. Kilkenny, Vice-Chair
Susan Alleman
J.D. Bartell
John W. H. Chiang
David Collins
Sonny Garza
Jim Jard

Paul R. Nelson
Linda Porras-Pirtle
Robin Reed
Richard A. Rice
David Robinson
Jeff Ross
Algenita Segars
Talmadge Sharp, Sr.
Beth Wolff
Shaukat Zakaria
The Honorable Ed Chance
Jackie Freeman for
The Honorable Ed Emmett
Jesse Hegemier for
The Honorable Grady Prestage

Left at 4:31 p.m. during item III c
Arrived at 2:37 p.m. during Consent items
left at 4:12 p.m. during item 79

Arrived at 2:42 p.m. during item 60

Absent

Absent

Left at 4:40 p.m. during item III e
Left at 3:25 p.m. during item 71

EXOFFICIO MEMBERS

Carol A. Lewis
Mike Marcotte
Dawn Ullrich
Frank Wilson

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

APPROVAL OF THE APRIL 15, 2010 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the April 15, 2010 Planning Commission Meeting Minutes with the
requested correction that Commissioner Alleman abstained on item 54.
   Motion: Segars    Second: Wolff    Vote: Unanimous    Abstaining: None

I. PLAGATING ACTIVITY    (Consent items A and B, 1-57)
   Items removed for separate consideration: 12 and 41.

Staff recommendation: Approve staff’s recommendation for items 1-57 subject to the CPC 101
form conditions.
Commission action: Approved staff’s recommendation for items 1-57 subject to the CPC 101 form
conditions.
   Motion: Sharp    Second: Collins    Vote: Unanimous    Abstaining: None

Commissioners Alleman and Rice abstained and left the room.

Staff recommendation: Approve staff’s recommendation for items 12 and 41 subject to the CPC
101 form conditions.
Commission action: Approved staff’s recommendation for items 12 and 41 subject to the CPC 101
form conditions.
   Motion: Sharp    Second: Robinson    Vote: Unanimous    Abstaining: None

Commissioners Alleman and Rice returned.

C    PUBLIC HEARINGS

58  CLARA VISTA PARTIAL REPLAT NO. 1 C3N Disapprove
   Staff recommendation: Disapprove the plat due to requested information not provided to staff for
   review in a timely manner.
   Commission action: Disapproved the plat due to requested information not provided to staff for
   review in a timely manner.
   Motions: Collins    Second: Chiang    Vote: Unanimous    Abstaining: None

59  DEERBROOK ESTATES SEC. 1 PARTIAL REPLAT NO. 1 AND EXTENSION 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: Sharp    Vote: Unanimous    Abstaining: None

60  FALL CREEK SEC. 11 PARTIAL REPLAT NO. 2 C3N Defer
   Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
   Commission action: Deferred the plat for two weeks to allow time for additional information.
   Motion: Wolff    Second: Segars    Vote: Unanimous    Abstaining: None
   Speakers for item 60: Louis A. Barron Jr., Eric Gustanhafer, Sarah Kozul, Randy Owens, and
   Shannon Rhone – opposed; Tracey Youngblood – applicant.

61  FALL CREEK SEC. 11 PARTIAL REPLAT NO. 3 C3N Defer
   Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
   Commission action: Deferred the plat for two weeks to allow time for additional information.
   Motion: Zakaria    Second: Rice    Vote: Unanimous    Abstaining: None
62  LANGWOOD SEC. 3 PARTIAL REPLAT NO. 1  C3N  Defer
Staff recommendation: Defer the plat for two weeks at the applicant’s request to allow time for the applicant’s legal counsel to meet with the City of Houston’s legal department to further discuss the amendment of the separately filed deed restrictions.
Commission action: Deferred the plat for two weeks at the applicant’s request to allow time for the applicant’s legal counsel to meet with the City of Houston’s legal department to further discuss the amendment of the separately filed deed restrictions.
Motion: Robinson  Second: Sharp  Vote: Unanimous  Abstaining: None

63  LANGWOOD SEC. 3 PARTIAL REPLAT NO. 2  C3N  Defer
Staff recommendation: Defer the plat for two weeks at the applicant’s request to allow time for the applicant’s legal counsel to meet with the City of Houston’s legal department to further discuss the amendment of the separately filed deed restrictions.
Commission action: Deferred the plat for two weeks at the applicant’s request to allow time for the applicant’s legal counsel to meet with the City of Houston’s legal department to further discuss the amendment of the separately filed deed restrictions.
Motion: Reed  Second: Garza  Vote: Unanimous  Abstaining: None

64  NORTHCREST VILLAGE SEC. 7 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: Jard  Second: Garza  Vote: Unanimous  Abstaining: None
Speaker for item 64: Perry Senn – Developer (supportive)

D  VARIANCES

65  AMENDED PLAT OF ALMEADA PLACE REPLAT NO. 1  C2R  Approve
Staff recommendation: Grant the requested variance 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: Jard  Second: Segars  Vote: Unanimous  Abstaining: None
Speakers for item 65: Tonya Merritt, Theola Petteway, and Henry Santos – supportive; Billy “B.J.” Kramer (position not stated).

66  JRK ESTATES 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 variance and approved the plat subject to the CPC 101 form conditions.
Motion: Sharp  Second: Reed  Vote: Unanimous  Abstaining: None
Items 67, 68, 69, and 70 are taken together.

67 LAKES OF BELLA TERRA GP GP Approve
68 BELLAGIO DRIVE FROM KATY GASTON SP Approve
ROAD TO WEST TORINO REAL E STATE
69 KATY GASTON ROAD FROM BELLAGIO DRIVE C3P Approve
TO H L AND P FEE STRIP
70 KATY GASTON ROAD FROM FM 1093 TO SP Approve
BELLAGIO DRIVE STD

Staff recommendation: Grant the requested variances and approve the general plan and the plats subject to the CPC 101 form conditions.
Commission action: Granted the requested variances and approved the general plan and the plat subject to the CPC 101 form conditions.

Motion: Hegemier Second: Nelson Vote: Unanimous Abstaining: None

Commissioner Robinson abstained and left the room.

71 LANCASTER CENTER 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 variance and approved the plat subject to the CPC 101 form conditions.

Motion: Sharp Second: Segars Vote: Unanimous Abstaining: None

Speakers for item 71: Council Member Wanda Adams, Sandeep Bhakhri, Sylvia Bryant, Patti Creede, Richard Golden, Lisa Hunt, and Fred Sedgwick – supportive.

Commissioner Robinson returned.

72 NATIONAL SPORT ZONE SUBDIVISION C2 Defer

Staff recommendation: Defer the plat for two weeks to allow the applicant time to submit a general plan and additional information.
Commission action: Deferred the plat for two weeks to allow the applicant time to submit a general plan and additional information by noon next Wednesday.

Motion: Rice Second: Wolff Vote: Unanimous Abstaining: None

73 SPEEDEE MART ON ELLA SUBDIVISION C2R Defer

Staff recommendation: Defer the application for two weeks to allow the applicant time to provide revised information.
Commission action: Deferred the application for two weeks to allow the applicant time to provide revised information by next Monday.

Motions: Collins Second: Robinson Vote: Unanimous Abstaining: None

74 TEXAS STEEL CONVERSION HOLMES C2R Defer
ROAD SUBDIVISION

Staff recommendation: Defer the plat for two weeks to allow time for the applicant to provide additional and revised information.
Commission action: Deferred the plat for two weeks to allow time for the applicant to provide additional and revised information by noon next Wednesday.

Motion: Reed Second: Garza Vote: Unanimous Abstaining: None
75 WOODLANDS LAKE WOODLANDS EAST C3R Approve
SHORE SEC. 2 REPLAT NO. 1 PARTIAL REPLAT

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: Garza Second: Chiang Vote: Unanimous Abstaining: None

E SPECIAL EXCEPTIONS

76 WATER HAVEN AT BRIDGELAND SEC. 4 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: Sharp Second: Chiang Vote: Unanimous Abstaining: None

77 WATER HAVEN AT BRIDGELAND SEC. 5 C3P Defer

Staff recommendation: Defer the plat for two weeks at the applicant’s request to allow the applicant time to submit revised information.
Commission action: Deferred the plat for two weeks at the applicant’s request to allow the applicant time to submit revised information by noon next Wednesday.
Motion: Collins Second: Pirtle Vote: Unanimous Abstaining: None

F RECONSIDERATION OF REQUIREMENTS

78 CONNEXTION CHURCH OF NORTHWEST HOUSTON SUBDIVISION C2 Approve

Staff recommendation: Grant the requested reconsideration of requirement with the variance request and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested reconsideration of requirement with the variance request and approved the plat subject to the CPC 101 form conditions.
Motion: Jard Second: Reed Vote: Unanimous Abstaining: None

79 ODUTAYOU ESTATES SUBDIVISION C2 Defer

Staff recommendation: Grant the requested reconsideration of requirement with the variance request and approve the plat subject to the CPC 101 form conditions.
Commission action: Deferred the plat for two weeks to allow time for additional information and for questions to be answered pertaining to drainage issues.
Motion: Jard Second: Collins Vote: Unanimous Abstaining: None

Speakers for item 79: Council Member Wanda Adams – supportive of granting the variance once all concerns are successfully addressed; Beulah Maxie (position not stated); Jerry Bean - opposed; Debbie Bates – applicant.

G ADMINISTRATIVE
NONE

H DEVELOPMENT PLAT VARIANCES
NONE
I. CERTIFICATES OF COMPLIANCE

80  Ali Qattom    COC  Approve
81  Patricia Hill  COC  Approve

Staff recommendation: Issue the Certificates of Compliance for items 80-81.
Commission action: Issued the Certificates of Compliance for items 80-81.
Motion: Sharp  Second: Reed  Vote: Unanimous  Abstaining: None

J. EXTENSIONS OF APPROVAL AND NAME CHANGES

82  Charis Subdivision  EOA  Approve
83  Cinco Ranch Southwest Sec. 39  EOA  Approve
84  Contemporary Main Plaza Partial Replat No. 1  EOA  Approve

Staff recommendation: Approve staff’s recommendations for items 82 - 84.
Commission action: Approved staff’s recommendations for items 82-84.
Motion: Sharp  Second: Chiang  Vote: Unanimous  Abstaining: None

II. ESTABLISH A PUBLIC HEARING DATE OF MAY 27, 2010 FOR:
   a. Rodrigo Duplex Replat No. 1
   b. Villages of Cypress Lakes Sec. 17 Partial Replat No. 1

Staff recommendation: Establish a public hearing date of May 27, 2010 for items II a-b.
Commission action: Established a public hearing date of May 27, 2010 for items II a-b.
Motion: Sharp  Second: Robinson  Vote: Unanimous  Abstaining: None

III. PRESENTATION AND DISCUSSION OF 2010 MAJOR THOROUGHFARE AND FREEWAY PLAN AMENDMENT REQUESTS

The Presentation and Discussion of 2010 Major Thoroughfare and Freeway Plan Amendment Requests was given by Michael Kramer, Assistant Director, Planning and Development Department.

Commissioner Rice abstained on items c and d and left the room.

Speakers for item III:
   a. Blodgett Street - Randy Schultz
   b. Peek Road - Margaret Robinson
   c. Will Clayton Parkway - Sam Yager
   d. West Greens Road – Jorge Sedillo on behalf of Harris County
   e. FM 1464 – Amar Mohite

IV. PUBLIC COMMENT

V. ADJOURNMENT

There being no further business brought before the Commission, Vice-Chair, Mark A. Kilkenny, adjourned the meeting at 4:44 p.m.
Motion: Reed  Second: Sharp  Vote: Unanimous  Abstaining: None

Mark A. Kilkenny, Vice-Chair

Marlene L. Gafrick, Secretary