

Minutes of the Houston Planning Commission

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

April 16, 2009
Meeting to be held in
Council Chambers, Public Level, City Hall Annex
2:30 p.m.

Call to order:

Vice Chair, Mark Kilkenny, called the meeting to order at 2:33 p.m. with a quorum present.

Carol Abel Lewis, Chair	Absent
Mark A. Kilkenny, Vice Chair	
John W. H. Chiang	
David Collins	Arrived at 2:47 p.m. during Item 48/Left at 3:50 p.m. during Item 71
Kay Crooker	
Sonny Garza	
Jim Jard	Absent
D. Fred Martinez	Left at 3:50 p.m. during Item 71
Robin Reed	Absent
Richard A. Rice	
David Robinson	
Jeff Ross	
Lee Schlanger	
Algenita Segars	Arrived at 2:34 during the Director's Report
Talmadge Sharp, Sr.	
Jon N. Strange	Absent
Beth Wolff	Absent
Shaukat Zakaria	
The Honorable Ed Emmett	Absent
D. Jesse Hegemier for	Left at 3:25 p.m. during Item 55
The Honorable Grady Prestage	Absent
Mark J. Mooney for	Left at 3:25 p.m. during Item 55
The Honorable Ed Chance	Absent

EXOFFICIO MEMBERS

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

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 APRIL 2, 2009 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the April 2, 2009 Planning Commission Meeting Minutes.

Motion: **Rice** Second: **Sharp** Vote: **Unanimous** Abstaining: **Ross**

I. PLATTING ACTIVITY (Consent items A and B, 1- 47)

Items removed for separate consideration: **20 and 28**. Item **43** was taken out of order.

Staff's recommendation: Approve staff's recommendations for items 1 - 47 subject to the 101 form conditions.

Commission action: Approved staff's recommendations for items 1 - 47 subject to the 101 form conditions.

Motion: **Sharp** Second: **Zakaria** Vote: **Unanimous** Abstaining: **None**

Item 43 is taken at this time.

43 Park Villas Sec. 2

C2R

Defer

Staff recommendation: Defer the plat for two weeks to allow the applicant time to provide revised information and for Chapter 42 planning standards.

Commission action: Deferred the plat for two weeks to allow the applicant time to provide revised information and Chapter 42 planning standards.

Motion: **Sharp** Second: **Zakaria** Vote: **Unanimous** Abstaining: **None**

Commissioners Rice and Ross abstained and left the room.

Staff's recommendation: Approve staff's recommendation for item **20 and 28** subject to the 101 form conditions.

Commission action: Approved staff's recommendation for item **20 and 28** subject to the 101 form conditions.

Motion: **Crooker** Second: **Schlanger** Vote: **Unanimous** Abstaining: **None**

Commissioners Rice and Ross returned.

C PUBLIC HEARINGS

- 48 Auburn Lakes Estates Sec. 1 Replat No. 1 C3N Defer**
Staff recommendation: Defer the plat for two weeks to allow the applicant time to provide additional information and a revised general plan.
Commission action: Deferred the plat for two weeks to allow the applicant time to provide additional information and a revised general plan.
Motion: **Zakaria** Second: **Rice** Vote: **Unanimous** Abstaining: **None**
- 49 Contemporary Main Plaza Sec. 2 C3N Approve**
Staff recommendation: Approve the plat subject to the 101 form conditions.
Commission action: Approved the plat subject to the 101 form conditions.
Motion: **Sharp** Second: **Garza** Vote: **Unanimous** Abstaining: **None**
- 50 Faith Addition Subdivision C3N Approve**
Staff recommendation: Approve the plat subject to the 101 form conditions.
Commission action: Approved the plat subject to the 101 form conditions.
Motion: **Segars** Second: **Zakaria** Vote: **Unanimous** Abstaining: **None**
- 51 Khalil on Woodhaven Subdivision C3N Approve**
Staff recommendation: Approve the plat subject to the 101 form conditions.
Commission action: Approved the plat subject to the 101 form conditions.
Motion: **Garza** Second: **Rice** Vote: **Carries** Opposed:
- Crooker, Robinson and Ross.**
Speakers for Item 51: Bob Mathis and Alice Kuchera – opposed; Matthew Sigman – supportive and Rudy Velasquez, Legal Department.
- 52 Magde Addition Subdivision C3N Defer**
Staff recommendation: Defer the plat for two weeks for further study and review.
Commission action: Deferred the plat for two weeks for further study and review.
Motion: **Collins** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**
- 53 Sunflower Cullen Subdivision C3N Approve**
Staff recommendation: Approve the plat subject to the 101 form conditions.
Commission action: Approved the plat subject to the 101 form conditions.
Motion: **Crooker** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

Commissioner Kilkenny abstained and left the room. Commissioner Chiang chaired the meeting.

- 54 Vintage Lakes Sec. 2 Partial Replat No. 3 C3N Approve**
Staff recommendation: Approve the plat subject to the 101 form conditions.
Commission action: Approved the plat subject to the 101 form conditions.
Motion: **Rice** Second: **Zakaria** Vote: **Unanimous** Abstaining: **None**

Commissioner Kilkenny returned and resumed chairing the meeting.

There was a five minute break to allow time for a presentation from Marlene Gafrick, Director, Planning and Development Department and Vice Chair, Mark Kilkenny for a presentation to the family members of former Planning and Development Department Director, Marina Sucups.

D VARIANCES

55 Because Education Matters Subdivision C2 Approve
Staff recommendation: Grant the requested variance and approve the plat subject to the 101 form conditions.
Commission action: Granted the requested variance and approved the plat subject to the 101 form conditions.
Motion: **Collins** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**
Speaker for Item 55: Ruby Bennett - supportive.

56 Blalock Plaza Subdivision C3P Defer
Staff recommendation: Defer the requested variance for two weeks to allow time for the applicant to provide revised information and for Chapter 42 planning standards.
Commission action: Deferred the requested variance and for two weeks to allow time for the applicant to provide revised information and Chapter 42 planning standards.
Motion: **Crooker** Second: **Segars** Vote: **Unanimous** Abstaining: **None**

57 Cane Island Estates GP GP Withdrawn
58 Cane Island Estates Sec. 1 C3P Withdrawn

59 Corporate Centre Fannin GP GP Approve
60 Corporate Centre Fannin Sec. 3 C2R Approve
Staff recommendation: Grant the requested variance and approve the general plan and the plat subject to the 101 form conditions.
Commission action: Granted the requested variance and approved the general plan and the plat subject to the 101 form conditions.
Motion: **Chiang** Second: **Ross** Vote: **Unanimous** Abstaining: **None**

61 Fairhaven Estates Subdivision C3P Approve
Staff recommendation: Grant the requested variance and approve the plat subject to the 101 form conditions.
Commission action: Granted the requested variance and approved the plat subject to the 101 form conditions.
Motion: **Segars** Second: **Garza** Vote: **Unanimous** Abstaining: **None**
Speaker for Item 61: Jorge Cedillo, Harris County Engineer's Office.

Commissioner Schlanger abstained and left the room.

62 Fannin Station Sec. 1 C3P Defer
63 Fannin Station Sec. 2 C3P Defer

Staff recommendation: Defer the requested variances and the plats for two weeks to allow time for the applicant to provide additional information and for Chapter 42 planning standards.

Commission action: Deferred the requested variances and the plats for two weeks to allow time for the applicant to provide additional information and for Chapter 42 planning standards.

Motion: **Collins** Second: **Robinson** Vote: **Unanimous** Abstaining: **None**

Commissioner Schlanger returned.

E SPECIAL EXCEPTIONS

64 Klein ISD Klein Oak High School Complex GP **Approve**
65 Klein ISD Klein Oak High School Complex C2 **Approve**
Subdivision

Staff recommendation: Grant the requested special exception and approve the general plan and the plat subject to the 101 form conditions.

Commission action: Granted the requested special exception and approved the general plan and the plat subject to the 101 form conditions.

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

66 St. Martha Catholic Church Site Subdivision C3P **Approve**

Staff recommendation: Grant the requested special exception and approve the plat subject to the 101 form conditions.

Commission action: Granted the requested special exception and approved the plat subject to the 101 form conditions.

Motion: **Mooney** Second: **Martinez** Vote: **Unanimous** Abstaining: **None**

F RECONSIDERATION OF REQUIREMENTS

67 Al Madina Inc. No. 1 Subdivision C2 **Defer**

Staff recommendation: Defer the requested variance and reconsideration of requirement and the plat for two weeks to allow time for the applicant to coordinate the alignment of a stub street to the neighboring property owner.

Commission action: Deferred the requested variance and reconsideration of requirement and the plat for two weeks to allow time for the applicant to coordinate the alignment of a stub street to the neighboring property owner.

Motion: **Collins** Second: **Crooker** Vote: **Unanimous** Abstaining: **None**

68 Lucile Gregg Elementary School Subdivision C2 **Withdrawn**

69 Steven Chau Jr. Subdivision C2R Approve
 Staff recommendation: Grant the requested variance, reconsideration of requirement and special exception and approve the plat subject to the 101 form conditions.
 Commission action: Granted the requested variance, reconsideration of requirement and special exception and approved the plat subject to the 101 form conditions.
 Motion: **Chiang** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

70 Stoneleigh Ella Crossing Apartments Subdivision C3F Approve
 Staff recommendation: Grant the requested reconsideration of requirement and approve the plat subject to the 101 form conditions.
 Commission action: Granted the requested reconsideration of requirement and approved the plat subject to the 101 form conditions.
 Motion: **Sharp** Second: **Segars** Vote: **Unanimous** Abstaining: **None**

G

**ADMINISTRATIVE
NONE**

H DEVELOPMENT PLAT VARIANCES

71 1314 South Boulevard DVP Approve
 Staff recommendation: Grant the requested development plat variance.
 Commission action: Granted the requested development plat variance.
 Motion: **Robinson** Second: **Garza** Vote: **Carries** Opposed: **Crooker**
 Speakers for Item 71: Malcolm Cogan and Jean Cogan – opposed; Jay Baker and Mary Lou Henry – supportive.

72 2247 Bartlett Street DVP Defer
 Staff recommendation: Grant the requested development plat variance.
 Commission action: Deferred the requested development plat variance for two weeks to allow the applicant time to provide additional and revised information.
 Motion: **Garza** Second: **Crooker** Vote: **Unanimous** Abstaining: **None**
 Speakers for Item 72: Mary Villareal and Mary Lou Henry – supportive.

I CERTIFICATES OF COMPLIANCE

73 Randy Barone COC Approve
 Staff recommendation: Issue the Certificate of Compliance for item **73**.
 Commission action: Issued the Certificate of Compliance for item **73**.
 Motion: **Sharp** Second: **Segars** Vote: **Unanimous** Abstaining: **None**

J EXTENSIONS OF APPROVAL AND NAME CHANGES

74 Greens Crossing Office Park EOA Approve
75 North Spring Sec. 15 EOA Approve

Staff recommendation: Approve staff's recommendations for items **74 – 75**.

Commission action: Approved staff's recommendations for items **74 – 75**.

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

II. ESTABLISH A PUBLIC HEARING DATE OF MAY 14, 2009 FOR:

- a. Balconies of Bomar Partial Replat No. 1**
- b. Northwood Manor Sec. 2 Partial Replat No. 1**
- c. Northwood Manor Sec. 6 Partial Replat No. 1**
- d. Stablewood Farms North Sec. 4 Replat No. 1**

Staff recommendation: Establish a public hearing date of May 14, 2009 for items **II a - d**.

Commission action: Established a public hearing date of May 14, 2009 for items **II a - d**.

Motion: **Robinson** Second: **Crooker** Vote: **Unanimous** Abstaining: **None**

III. CONSIDERATION OF A HOTEL/MOTEL PUBLIC HEARING WITH VARIANCE FOR FOUR HOTELS ALONG IH 10 EAST, EAST OF MERCURY

Staff recommendation: Defer the hotel/motel variance for two weeks for further study and legal review.

Commission action: Deferred the hotel/motel variance for two weeks for further study and legal review.

Motion: **Robinson** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

IV. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR THE 1600 BLOCK OF BONNIE BRAE, SOUTH SIDE, BETWEEN DUNLAVY STREET AND MANDELL STREET

Staff recommendation: Approve the special minimum lot size area application for the 1600 block of Bonner Brae, south side, between Dunlavy Street and Madell Street and forward to City Council for approval.

Commission action: Approved the special minimum lot size area application for the 1600 block of Bonner Brae, south side, between Dunlavy Street and Madell Street and forwarded to City Council for approval.

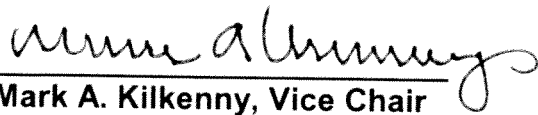
Motion: **Robinson** Second: **Crooker** Vote: **Unanimous** Abstaining: **None**

**V. PUBLIC COMMENT
NONE**

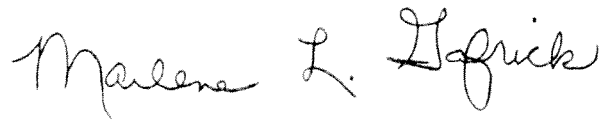
VI. ADJOURNMENT

There being no further business brought before the Commission, Vice Chair, Mark A. Kilkenny, adjourned the meeting at 4:26 p.m.

Motion: **Crooker** Second: **Schlanger** Vote: **Unanimous** Abstaining: **None**



Mark A. Kilkenny, Vice Chair



Marlene L. Gafrick, Secretary