

## Minutes of the Houston Planning Commission

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

April 30, 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 2:35 p.m. with a quorum present.**

Carol Abel Lewis, Chair	Arrived at 2:37 p.m. during approval of minutes
Mark A. Kilkenny, Vice Chair	
John W. H. Chiang	
David Collins	✓
Kay Crooker	
Sonny Garza	Arrived at 2:38 p.m. during Item 50
Jim Jard	Absent
D. Fred Martinez	
Robin Reed	Arrived at 2:46 p.m. during Item 50
Richard A. Rice	
David Robinson	
Jeff Ross	
Lee Schlanger	
Algenita Segars	
Talmadge Sharp, Sr.	Arrived at 2:38 p.m. during Item 50
Jon N. Strange	
Beth Wolff	
Shaukat Zakaria	
The Honorable Ed Chance	Absent
The Honorable Ed Emmett	Absent
The Honorable Grady Prestage	Absent

### EXOFFICIO MEMBERS

M. Marvin Katz	Absent
Mark Loethen	
Mike Marcotte	Absent
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 16, 2009 PLANNING COMMISSION MEETING MINUTES**

Commission action: Approved the April 16, 2009 Planning Commission Meeting Minutes.

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

**Commissioner Carol Lewis chairs the meeting.**

**I. PLATTING ACTIVITY (Consent items A and B, 1- 49)**

Items removed for separate consideration: **26, 28 and 36**. Item **22** was changed from defer to approve.

Staff's recommendation: Approve staff's recommendations for items **1 - 49** subject to the 101 form conditions.

Commission action: Approved staff's recommendations for items **1 - 49** subject to the 101 form conditions.

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

**Commissioners Kilkenny, Rice and Ross abstained and left the room.**

Staff's recommendation: Approve staff's recommendation for items **26, 28 and 36** subject to the 101 form conditions.

Commission action: Approved staff's recommendation for items **26, 28 and 36** subject to the 101 form conditions.

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

**Commissioners Kilkenny, Rice and Ross returned.**

**C PUBLIC HEARINGS**

**50 Alameda Plaza Sec. 3 Partial Replat No. 1      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: **Kilkenny**      Second: **Chiang**      Vote: **Unanimous**      Abstaining: **None**

**51 Auburn Lakes Estates Sec. 1 Replat No. 1      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: **Wolff**      Second: **Garza**      Vote: **Carries**      Opposed: **Crooker**

Speaker for Item 51: Mary Lou Henry – supportive.

**52 Cloverland Sec. 2 Partial Replat No. 1 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: **Kilkenny** Second: **Robinson** Vote: **Unanimous** Abstaining: **None**  
Speakers for Item 52: Dr. Charles Edwards – supportive and Rudy Valasquez, Legal Department.

**53 Magde 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: **Rice** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

**54 Sanchez Doors Subdivision C3N Disapprove**  
Staff recommendation: Disapprove the plat.  
Commission action: Disapproved the plat.  
Motion: **Sharp** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**

#### **D VARIANCES**

**55 Blalock Plaza 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: **Zakaria** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

**Commissioner Schlanger abstained and left the room.**

**56 Fannin Station Sec. 1 C3P Approve**  
**57 Fannin Station Sec. 2 C3P Approve**  
Staff recommendation: Grant the requested variances and approve the plats subject to the 101 form conditions.  
Commission action: Granted the requested variances and approved the plats subject to the 101 form conditions.  
Motion: **Ross** Second: **Zakaria** Vote: **Carries** Opposed: **Crooker**  
Speakers for Items 56 and 57: Mary Lou Henry – supportive and .J. Robert Brown - opposed.

**Commissioner Schlanger returned.**

**58 Riverway Reserve on the Bayou Subdivision C3P Defer**  
Staff recommendation: Defer the requested variance and 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 requested variance and the plat for two weeks to allow time for the applicant to provide revised information and for Chapter 42 planning standards.  
Motion: **Kilkenny** Second: **Wolff** Vote: **Unanimous** Abstaining: **None**

**59 West Main Townhomes Subdivision**

**C3P**

**Defer**

Staff recommendation: Defer the requested variance and the plat for two weeks to allow time for the applicant to provide revised information.

Commission action: Deferred the requested variance and the plat for two weeks to allow time for the applicant to provide revised information.

Motion: **Robinson** Second: **Sharp**

Vote: **Unanimous**

Abstaining: **None**

**E SPECIAL EXCEPTIONS  
NONE**

**F RECONSIDERATION OF REQUIREMENTS**

**60 Al Madina Inc. No. 1 Subdivision**

**C2**

**Approve**

Staff recommendation: Grant the requested variance and the reconsideration of requirements and approve the plat subject to the 101 form conditions.

Commission action: Granted the variance and the reconsideration of requirements and approved the plat subject to the 101 form conditions.

Motion: **Chiang**

Second: **Ross**

Vote: **Unanimous**

Abstaining: **None**

**61 Woodstream Acres GP**

**GP**

**Defer**

Staff recommendation: Grant the requested variance and the reconsideration of requirements and approve the general plan subject to the 101 form conditions.

Commission action: Deferred the requested variance, reconsideration of requirements and the general plan for two weeks at the request of Council Member Mike Sullivan to allow time for the developer and the citizens to meet.

Motion: **Collins**

Second: **Kilkenny**

Vote: **Unanimous**

Abstaining: **None**

Speakers for Item 61: Council Member Mike Sullivan and Sakura Mizuno – opposed and Tracy Youngblood – supportive.

**G ADMINISTRATIVE  
NONE**

**H DEVELOPMENT PLAT VARIANCES**

**62 2247 Barlett Street**

**DVP**

**Defer**

Staff recommendation: Grant the requested variance.

Commission action: Deferred the requested variance for two weeks to allow time for the applicant to provide additional information.

Motion: **Ross**

Second: **Zakaria**

Vote: **Unanimous**

Abstaining: **None**

Speakers for Item 62: Steve Grossman and Mary Villareal – supportive.

**I CERTIFICATES OF COMPLIANCE**

**63 Eduardo Trejo Garcia** **COC** **Approve**  
Staff recommendation: Issue the Certificate of Compliance for item **63**.  
Commission action: Issued the Certificate of Compliance for item **63**.  
Motion: **Sharp** Second: **Reed** Vote: **Unanimous** Abstaining: **None**

**J EXTENSIONS OF APPROVAL AND NAME CHANGES**

<b>64</b>	<b>Auburn Trails at Oakhurst Sec. 1</b>	<b>EOA</b>	<b>Approve</b>
<b>65</b>	<b>Claytons Park Sec. 4</b>	<b>EOA</b>	<b>Approve</b>
<b>66</b>	<b>Crosstimbers at Fulton Commerce Center</b>	<b>EOA</b>	<b>Approve</b>
<b>67</b>	<b>Cypresswood Point Sec. 4</b>	<b>EOA</b>	<b>Approve</b>
<b>68</b>	<b>Cypresswood Point Sec. 5</b>	<b>EOA</b>	<b>Approve</b>
<b>69</b>	<b>Ellington Trade Center</b>	<b>EOA</b>	<b>Approve</b>
<b>70</b>	<b>High Ridge Industrial Park Partial Replat No. 1</b>	<b>EOA</b>	<b>Approve</b>
<b>71</b>	<b>Treeline Sec. 2</b>	<b>EOA</b>	<b>Approve</b>
<b>72</b>	<b>Water Haven at Bridgeland Sec. 3</b>	<b>EOA</b>	<b>Approve</b>
<b>73</b>	<b>Water Haven at Bridgeland Sec. 5</b>	<b>EOA</b>	<b>Approve</b>
<b>74</b>	<b>The Woodlands Village of Creekside Park Sec. 17</b>	<b>EOA</b>	<b>Approve</b>

Staff recommendation: Approve staff's recommendations for items **64 – 74**.  
Commission action: Approved staff's recommendations for items **64 – 74**.  
Motion: **Collins** Second: **Martinez** Vote: **Unanimous** Abstaining: **Ross**  
on items **67, 68 and 75**.

**II. ESTABLISH A PUBLIC HEARING DATE OF MAY 28, 2009 FOR:**

**a. Highland Village Partial Replat No. 1**

**b. Rock Creek Sec. 5 Amending Plat No. 1 Partial Replat No. 1 and Extension**

Staff recommendation: Establish a public hearing date of May 28, 2009 for items **II a - b**.  
Commission action: Established a public hearing date of May 28, 2009 for items **II a - b**.  
Motion: **Sharp** Second: **Segars** 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: Approve the hotel/motel variance for four hotels along IH-10 East, East of Mercury.

Commission action: Approved the hotel/motel variance for four hotels along IH-10 East, East of Mercury.

Motion: **Segars** Second: **Strange** Vote: **Carries** Opposed: **Crooker**  
Speakers for Item III: Hitesh Patel, Rahul Gandhi – opposed; Carolyn Ordener and James Guillory – supportive and Rudy Valasquez, Legal Department.

IV. **EXCUSE THE ABSENCES OF CHAIRWOMEN DR. LEWIS**  
Commissioner Lewis' absences are excused.

V. **PUBLIC COMMENT**  
**NONE**

VI. **ADJOURNMENT**

There being no further business brought before the Commission, Chair, Carol Abel Lewis, adjourned the meeting at 4:30 p.m.


Motion: **Reed**

Second: **Crooker**

Vote: **Unanimous**

Abstaining: **None**

  
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Carol Abel Lewis, Chair

  
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Marlene L. Gafrick, Secretary