

Minutes of the Houston Planning Commission

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

July 9, 2009
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 2:36 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	Absent
D. Fred Martinez	
Robin Reed	
Richard A. Rice	Absent
David Robinson	
Jeff Ross	Arrived at 3:10 p.m. during item 51
Lee Schlanger	
Algenita Segars	
Talmadge Sharp, Sr.	
Jon N. Strange	
Beth Wolff	
Shaukat Zakaria	
The Honorable Ed Chance	Absent
Jackie Freeman for The Honorable Ed Emmett	
The Honorable Grady Prestage	

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 JUNE 25, 2009 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the June 25, 2009 Planning Commission Meeting Minutes.

Motion: **Crooker** Second: **Sharp** Vote: **Unanimous** Opposed: **None**

I. PLATTING ACTIVITY (Consent items A and B, 1- 44)

Items removed for separate consideration: **24** and **25**.

Staff recommendation: Approve staff's recommendation for items **1 - 44** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for items **1 - 44** subject to the CPC 101 form conditions.

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

Commissioner Reed abstained and left the room.

Staff recommendation: Approve staff's recommendation for items **24** and **25** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for items **24** and **25** subject to the CPC 101 form conditions.

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

Commissioner Reed returned.

C PUBLIC HEARINGS

45 Cedar Creek Ranch Partial Replat No. 1 C3N Defer

Staff recommendation: Defer the plat for two weeks to allow time for legal review and response from Waller County Engineers office concerning the abandonment of public streets and traffic issues.

Commission action: Deferred the plat for two weeks to allow time for legal review and response from Waller County Engineers office concerning the abandonment of public streets and traffic issues.

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

Speakers: Lon Hinton, Pat Hoffman, and Mary Ferguson – opposed.

46 Morton Creek Ranch Sec. 2 Partial Replat 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: **Reed** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**

47 Morton Creek Ranch Sec. 2 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: **Kilkenny** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

48 Sul Ross Gardens 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: **Robinson** Second: **Wolff** Vote: **Unanimous** Abstaining: **None**

49 Westside Performance 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: **Sharp** Second: **Chiang** Vote: **Unanimous** Abstaining: **None**

50 Woodlands Village of Grogans Mill Lake C3N Approve
Woodlands East Shore Sec. 1
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approve the plat subject to the CPC 101 form conditions.
Motion: **Sharp** Second: **Chiang** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

51 Aldine ISD Goodnight Trail GP GP Approve
Staff recommendation: Grant the requested variance and approve the general plan subject to the CPC 101 form conditions with condition that the variance would only be valid for the future development of a school site as indicated in the variance application.
Commission action: Granted the requested variance and approved the general plan subject to the CPC 101 form conditions with the condition that the variance would only be valid for the future development of a site as indicated in the variance application.
Motion: **Garza** Second: **Zakaria** Vote: **Unanimous** Abstaining: **None**
Speaker of item 51: Mary Lou Henry – supportive.

52 Fairdale Place Reserve Townhomes C2R Defer
Replat No. 2
Staff recommendation: Defer the requested variance for two weeks to allow time for the applicant to provide revised information and chapter 42 planning standards.
Commission action: Deferred the requested variance for two weeks to allow time for the applicant to provide revised information and chapter 42 planning standards.
Motion: **Kilkenny** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

53 Hamilton Court Subdivision C3R Defer
Staff recommendation: Defer the requested the variance for two weeks to allow time for the applicant to provide revised information and chapter 42 planning standards.
Commission action: Deferred the requested variance for two weeks to allow time for the applicant to provide revised information and chapter 42 planning standards.
Motion: **Collins** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

54 Lockhart Addition Partial Replat No. 1 C2R Approve
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: **Segars** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**

E SPECIAL EXCEPTIONS
NONE

**F RECONSIDERATION OF REQUIREMENTS
NONE**

**G ADMINISTRATIVE
NONE**

H DEVELOPMENT PLAT VARIANCES

55 2127 Milford Street DPV Approve
Staff recommendation: Grant the requested variance.
Commission action: Granted the requested variance.
Motion: **Wolff** Second: **Martinez** Vote: **Unanimous** Abstaining: **None**
Speaker for item 55: Mary Lou Henry – supportive.

56 7407 Scott Street DPV Withdrawn

I CERTIFICATES OF COMPLIANCE

57 Tracy Tuttle COC Approve
58 Arya Samaj of Greater Houston, Inc. COC Approve
Staff recommendation: Issue the Certificates of Compliance for items 57-58.
Commission action: Issued the Certificates of Compliance for items 57-58.
Motion: **Kilkenny** Second: **Zakaria** Vote: **Unanimous** Abstaining: **None**

J EXTENSIONS OF APPROVAL AND NAME CHANGES

59 Fall Creek View Drive Extension STD EOA Approve
60 SEC Industrial Park Subdivision EOA Approve
61 Woodlake Pointe Subdivision NC Approve
Staff recommendation: Approve staff's recommendation for items 59-61.
Commission action: Approved staff's recommendation for items 59-61.
Motion: **Reed** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

II. ESTABLISH A PUBLIC HEARING DATE OF AUGUST 6, 2009 FOR:

- a. Candlelight Place Sec. 3 Partial Replat No. 1**
- b. Richmond Road Estates Partial Replat No. 2**

Staff recommendation: Establish a public hearing date of August 6, 2009 for items **II a-b.**
Commission action: Established a public hearing date of August 6, 2009 for items **II a-b.**
Motion: **Sharp** Second: **Crooker** Vote: **Unanimous** Abstaining: **None**

III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR THE COUGAR DEN CENTER LOCATED AT 4701 CALHOUN ROAD:

Staff recommendation: Defer the consideration of an off-street parking variance for the Cougar Den Center for two weeks to allow time for the applicant to provide additional information by noon next Wednesday and for further study and review.
Commission action: Deferred the consideration of an off-street parking variance for the Cougar Den Center for two weeks to allow time for the applicant to provide additional information by noon next Wednesday and for further study and review.
Motion: **Kilkenny** Second: **Wolff** Vote: **Unanimous** Abstaining: **None**
Speakers for item III: Mary Lou Henry – supportive.

IV. EXCUSE THE ABSENCES OF COMMISSIONER SCHLANGER

Commissioner Schlanger's absences are excused.

V. PUBLIC COMMENT

NONE

VI. ADJOURNMENT

There being no further business brought before the Commission, Chair, Carol Lewis, adjourned the meeting at 3:36 p.m.

Motion: **Sharp**

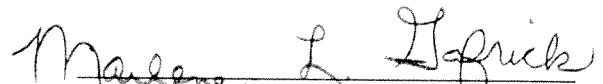
Second: **Reed**

Vote: **Unanimous**

Abstaining: **None**



Carol Abel. Lewis, Chair



Marlene L. Gafrick, Secretary