

## Minutes of the Houston Planning Commission

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

August 20, 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 2:34 p.m. with a quorum present.**

Carol Abel Lewis, Chair	Absent
Mark A. Kilkenny, Vice Chair	
John W. H. Chiang	
David Collins	Absent
Kay Crooker	Absent
Sonny Garza	
Jim Jard	
D. Fred Martinez	Left at 3:38 p.m. during item II
Robin Reed	
Richard A. Rice	
David Robinson	
Jeff Ross	
Lee Schlanger	
Algenita Segars	Arrived at 2:49 p.m. during item 38
Talmadge Sharp, Sr.	Arrived at 2:58 p. m. during item 39
Jon N. Strange	
Beth Wolff	Absent
Shaukat Zakaria	
Mark J. Mooney for The Honorable Ed Chance	Arrived at 2:50 p.m. during item 38; left at 3:38 p.m. during item II
Jackie L. Freeman for The Honorable Ed Emmett	
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 AUGUST 6, 2009 PLANNING COMMISSION MEETING MINUTES**

Commission action: Approved the August 6, 2009 Planning Commission Meeting Minutes.

Motion: **Garza**      Second: **Chiang**      Vote: **Unanimous**      Opposed: **None**

**APPROVAL OF THE JULY 30, 2009 PLANNING COMMISSION'S MAJOR THOROUGHFARE AND FREEWAY PLAN PUBLIC HEARING MEETING MINUTES**

Commission action: Approved the July 30, 2009 Planning Commission Meeting Minutes.

Motion: **Rice**      Second: **Ross**      Vote: **Unanimous**      Opposed: **None**

**I. PLATTING ACTIVITY (Consent items A and B, 1- 37)**

Items removed for separate consideration: **2** and **33**. Item **35** was changed from disapprove to approve.  
Staff recommendation: Approve staff's recommendation for items **1 - 37** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for items **1 - 37** subject to the CPC 101 form conditions.

Motion: **Ross**      Second: **Reed**      Vote: **Unanimous**      Abstaining: **None**

**Commissioners Chiang and Ross abstained and left the room.**

Staff recommendation: Approve staff's recommendation for items **2** and **33** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for items **2** and **33** subject to the CPC 101 form conditions.

Motion: **Reed**      Second: **Rice**      Vote: **Unanimous**      Abstaining: **None**

**Commissioners Chiang and Ross returned.**

**3 PUBLIC HEARINGS**

**38 Windsor Park Estates Sec. 2 Partial C3N Approve**  
**Replat No. 1**

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: **Reed**      Second: **Freeman**      Vote: **Carries**      Opposed: **Jard, Robinson, Ross and Zakaria**

Speakers for item 38: Jim Andrew, Roy Dotson, Mary Beth Frazee, Laura Hughes and Mary McKenzie – supportive.

**4 VARIANCES**

**9 Graebel Houston Facility Subdivision C2 Withdrawn**

**40. Gugu Plaza Subdivision**

**C2R**

**Approve**

Staff recommendation: Grant the requested variances for the existing building, but deny the requested variances for the newly constructed building and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the requested variances for the existing building, granted the requested variances for the newly constructed building, and approved the plat subject to the CPC 101 form conditions.

Motion: **Segars** Second: **Martinez Reed, Robinson, Ross, and Zakaria**

Vote: **Carries** Opposed: **Garza,**  
Abstaining: **Schlanger**

**\*Please note that the motion was amended by Commissioner Ross to include that the future 10' building line would be in addition to 2.5' of right-of-way dedication along avenue L, should the structures ever be demolished and rebuilt.**

Speaker for item 40: Olga Valenzuela – applicant.

**41 Iglesia De Fe Y Poder Subdivision**

**C2R**

**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: **Rice** Second: **Jard**

Vote: **Unanimous** Abstaining: **None**

**42 Pecan Estates**

**C3P**

**Approve**

Staff recommendation: Grant the requested variances 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: **Strange** Second: **Reed**

Vote: **Unanimous** Abstaining: **None**

**43 South Park Addition Sec. 2 Partial Replat No. 1**

**C2R**

**Approve**

Staff recommendation: Grant the requested variance and approved 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: **Strange**

Vote: **Unanimous** Abstaining: **None**

**14 Waste Corp of Texas Tuffli Company Inc. GP**

**GP**

**Approve**

**15 T S Upset and Thread Subdivision**

**C2**

**Approve**

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

Commission action: Granted the requested variance and approve the general plan and the plat subject to the CPC 101 form conditions.

Motion: **Sharp** Second: **Jard**

Vote: **Unanimous** Abstaining: **None**

**SPECIAL EXCEPTIONS**

**NONE**

**RECONSIDERATION OF REQUIREMENTS**

**NONE**

**ADMINISTRATIVE**

**NONE**

**H DEVELOPMENT PLAT VARIANCES**

<b>46</b>	<b>2004 Kane Street</b>	<b>DPV</b>	<b>Omit</b>
<b>47</b>	<b>3460 Meadow Lake Lane</b>	<b>DVP</b>	<b>Withdrawn</b>

**I CERTIFICATES OF COMPLIANCE  
NONE**

**J EXTENSIONS OF APPROVAL AND NAME CHANGES**

<b>48</b>	<b>Beamer Villas Subdivision</b>	<b>EOA</b>	<b>Approve</b>
<b>49</b>	<b>Brooke Smith Second Addition Partial Replat No. 1 (previously Brooke Smith Partial Replat No 1)</b>	<b>NC</b>	<b>Approve</b>
<b>50</b>	<b>Cabot Subdivision</b>	<b>EOA</b>	<b>Approve</b>
<b>51</b>	<b>Cinco Ranch Southwest Sec. 35</b>	<b>EOA</b>	<b>Approve</b>
<b>52</b>	<b>Cypress Creek Lakes Sec. 11</b>	<b>EOA</b>	<b>Approve</b>
<b>53</b>	<b>Cypress Creek Lakes Sec. 12</b>	<b>EOA</b>	<b>Approve</b>
<b>54</b>	<b>Fountains at New Forest Apartments</b>	<b>EOA</b>	<b>Approve</b>
<b>55</b>	<b>Merchants Park Shopping Center</b>	<b>EOA</b>	<b>Approve</b>
<b>56</b>	<b>Sheldon Ridge Sec. 3</b>	<b>EOA</b>	<b>Approve</b>
<b>57</b>	<b>Tielin Sun Reserve (previously Taelin Sun Reserve)</b>	<b>NC</b>	<b>Approve</b>
<b>58</b>	<b>Valley Ranch Sec. 7</b>	<b>EOA</b>	<b>Approve</b>
<b>59</b>	<b>Water Haven Bridgeland Sec. 2</b>	<b>EOA</b>	<b>Approve</b>

Staff recommendation: Approve staff's recommendation for items 48-59.

Commission action: Approved staff's recommendation for items 48-59.

Motion: **Martinez** Second: **Sharp** Vote: **Unanimous** Abstaining: **Kilkenny**  
on items 52 and 53 and Ross on item 56.

**II. CONSIDERATION OF STAFF'S RECOMMENDATION FOR 2009 MAJOR THOROUGHFARE AND FREEWAY PLAN REQUEST AMENDMENT FOR HOLLISTER DRIVE:**

Staff recommendation: Withdraw the application at the applicant's request.

Commission action: Denied the requested application.

Motion: **Ross** Second: **Strange** Vote: **Carries** Abstaining: **Jard**

**II. CONTINUATION AND CONSIDERATION OF STAFF'S RECOMMENDATION FOR 2009 MAJOR THOROUGHFARE AND FREEWAY PLAN REQUEST AMENDMENT FOR EAST END CORRIDOR:**

Staff recommendation: Consider staff's recommendation to reclassify a portion of Harrisburg Boulevard between Dowling Street and 72<sup>nd</sup> Street as a Transit Corridor Street and forward to City Council for approval.

Commission action: Considered staff's recommendation to reclassify a portion of Harrisburg Boulevard between Dowling Street and 72<sup>nd</sup> Street as a Transit Corridor Street and forwarded to City Council for approval.

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

**IV. CONTINUATION AND CONSIDERATION OF STAFF'S RECOMMENDATION FOR 2009 MAJOR THOROUGHFARE AND FREEWAY PLAN REQUEST AMENDMENT FOR SAN JACINTO/FULTON:**

Staff recommendation: Consider staff's recommendation to classify proposed San Jacinto extension between the Central Business District and Burnett Street as a major thoroughfare and to classify Fulton Street between Burnett Street and Hogan Street as a major thoroughfare and forward to City Council for approval.

Commission action: Considered staff's recommendation to classify proposed San Jacinto extension between the Central Business District and Burnett Street as a major thoroughfare and to classify Fulton Street between Burnett Street and Hogan Street as a major thoroughfare and forwarded to City Council for approval.

Motion: **Robinson** Second: **Strange** Vote: **Carries** Abstaining: **Jard**  
Speaker for this item: Marlene Gafrick, Director, Planning and Development Department

**V. ESTABLISH A PUBLIC HEARING DATE OF SEPTEMBER 17, 2009 FOR:**

a. **Airport Gardens Partial Replat No. 1**

b. **Bobbitt Heights Replat No. 1**

c. **Fall Creek Sec. 11 Partial Replat No. 1**

d. **Morningside Place Sec. 1 Amending Plat of Partial Replat No. 2**

Staff's recommendation: Establish a public hearing date of September 17, 2009 for items **V a-d**.

Commission action: Established a public hearing date of September 17, 2009 for items **V a-d**.

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

**VI. EXCUSE THE ABSENCES OF COMMISSIONERS SEGARS AND PRESTAGE**

Commissioners Segars and Prestage absences are excused.

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

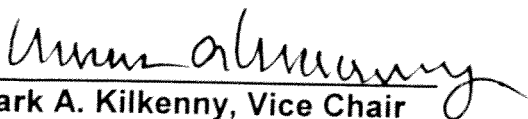
**VII. PUBLIC COMMENT**


Commissioner Ross commented on agenda item 38 Windsor Park Estates.

**VIII. ADJOURNMENT**

There being no further business brought before the Commission, Vice Chair Mark Kilkenny, adjourned the meeting at 3:53 p.m.

Motion: **Jard** Second: **Strange** Vote: **Unanimous** Abstaining: **None**

  
Mark A. Kilkenny, Vice Chair

  
Marlene L. Gafrick, Secretary