

Minutes of the Houston Planning Commission

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

May 14, 2009
Meeting to be held in
Council Chambers, Public Level, City Hall Annex
2:30 p.m.

Call to order:

Carol Abel Lewis, Chair, called the meeting to order at 2:34 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

Arrived at 2:43 p.m. during Item I

Jim Jard

D. Fred Martinez

Absent

Robin Reed

Arrived at 2:36 p.m. during Item I/Left at 5:35 p.m.
during Item 72

Richard A. Rice

David Robinson

Left at 5:45 p.m. during Item 73

Jeff Ross

Lee Schlanger

Left at 5:15 p.m. during Item 67

Algenita Segars

Arrived at 2:53 p.m. during Item I

Talmadge Sharp, Sr.

Jon N. Strange

Absent

Beth Wolff

Absent

Shaukat Zakaria

Jackie L. Freeman for

Left at 4:42 p.m. during Item 66

The Honorable Ed Emmett

Mark J. Mooney for

Left at 4:27 p.m. during Items 56 and 57

The Honorable Ed Chance

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
NONE

APPROVAL OF THE APRIL 30, 2009 PLANNING COMMISSION MEETING MINUTES

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

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

I. PRESENTATION OF PROPOSED TRANSIT CORRIDOR ORDINANCE

The presentation was given by Michael Kramer, Assistant Director and Michael Schaffer, Deputy Director, Planning and Development Department.

Agenda Item IV is taken at this time.

IV. ESTABLISH A PUBLIC HEARING DATE OF JUNE 11, 2009 FOR:

- a. Proposed Transit Corridor Ordinance**
- b. Proposed Chapter 42 amendments**

Staff recommendation: Establish a public hearing date of June 11, 2009 for items **IV a - b**.

Commission action: Established a public hearing date of June 11, 2009 for items **IV a - b**.

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

II. PLATTING ACTIVITY (Consent items A and B, 1 - 51)

Items removed for separate consideration: **21, 32, 34 and 47**. Items **5, 7 and 8** were changed from defer to approve. Items **1, 46 and 49** were taken separately to allow for speakers.

Staff's recommendation: Approve staff's recommendations for items 1 - 51 subject to the 101 form conditions.

Commission action: Approved staff's recommendations for items 1 - 51 subject to the 101 form conditions.

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

Commissioners Jard, Rice and Ross abstained and left the room.

Staff's recommendation: Approve staff's recommendation for item **21, 32, 34 and 47** subject to the 101 form conditions.

Commission action: Approved staff's recommendation for item **21, 32, 34 and 47** subject to the 101 form conditions.

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

Commissioners Jard, Rice and Ross returned.

Item 46 is taken at this time.

46 Pecore Gardens Subdivision C2R Defer
Staff recommendation: Defer the plat for two weeks to allow the applicant time to provide a revised drawing to meet Chapter 42 planning standards.
Commission action: Deferred the plat for two weeks to allow the applicant time to provide a revised drawing to meet Chapter 42 planning standards.
Motion: **Robinson** Second: **Reed** Vote: **Unanimous** Abstaining: **None**

Items 1 and 49 are taken at this time.

1 Almeda Genoa Plaza Subdivision C3P Defer
Staff recommendation: Approve the plat subject to the 101 form conditions..
Commission action: Deferred the plat for two weeks for further study and review by the Planning Department staff and so the applicant and community could meet.
Motion: **Segars** Second: **Collins** Vote: **Carries** Opposed: **Garza, Jard, Kilkenny, Mooney and Rice.**
Speakers for Item 1: Arthur LeBlance – opposed; and Monica Fontenot-Poindexter - supportive.

49 Texans Estate Subdivision C2R Defer
Staff recommendation: Defer the plat for two weeks to allow time for further study and review.
Commission action: Deferred the plat for two weeks to allow time for further study and review.
Motion: **Robinson** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**
Speakers for Item 49: Monica Fontenot-Poindexter and Louis Fontenot – supportive.

C PUBLIC HEARINGS

52 Balconies of Bomar Partial Replat No. 1 C3N Defer
Staff recommendation: Defer the plat for two weeks to allow time for the public to receive proper notification and to coordinate with Parks and Recreation Department staff.
Commission action: Deferred the plat for two weeks to allow time for the public to receive proper notification and to coordinate with Parks and Recreation Department staff.
Motion: **Kilkenny** Second: **Robinson** Vote: **Unanimous** Abstaining: **None**
Speakers for Item 52: Jerry Scott – supportive; and Julie Young - opposed.

53 Northwood Manor 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: **Collins** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

54 Northwood Manor Sec. 6 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: **Sharp** Second: **Collins** Vote: **Unanimous** Abstaining: **None**

55 Stablewood Farms North Sec. 4 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: **Crooker** Second: **Rice** Vote: **Carries** Abstaining:

Collins, Jard and Robinson. Opposed: **Sharp and Zakaria.**

Speakers for Item 55: Scott Henry, Harold Roy, Laura Marable, Ashley Wagner, Liberty Vargas, Cindy Wilkerson and David Kirkwood – opposed; Jennifer Keller – supportive; and Rudy Velasquez, Legal Department.

D VARIANCES

56 Aldine ISD Spears Gears Road GP GP Approve

57 Aldine ISD Spears Gears Road Sec. 1 C2 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 to allow an intersection spacing of 2550' along Spears Gears Road, instead of the 3800' intersection spacing variance requested by the applicant and approved the general plan and the plat subject to the 101 form conditions.

Motion: **Freeman** Second: **Chiang** Vote: **Unanimous** Abstaining: **None**

58 Patriots by the Lake GP GP Approve

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

Commission action: Denied the requested variance and approved the general plan and the plat subject to the 101 form conditions.

Motion: **Sharp** Second: **Garza** Vote: **Unanimous** Abstaining:

Freeman

Speakers for Item 58: Jim Moehlman and Warren Escovy – supportive; and Mike Carlson – undecided.

59 Patriots by the Lake Sec. 1 C3P Defer

60 Patriots by the Lake Sec. 2 C3P Defer

61 Patriots by the Lake Sec. 3 C3P Defer

62 Patriots by the Lake Sec. 4 C3P Defer

63 Patriots by the Lake Sec. 5 C3P Defer

64 Patriots by the Lake Sec. 6 C2 Defer

65 Patriots by the Lake Sec. 7 C3P Defer

Staff recommendation: Defer the plats for two weeks to allow time for the applicant to provide revised information and for Chapter 42 Planning Standards.

Commission action: Deferred the plats for two weeks to allow time for the applicant to provide revised information and for Chapter 42 Planning Standards.

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

66 Riverway Reserve on the Bayou 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: **Rice** Second: **Ross** Vote: **Unanimous** Abstaining:

Crooker and Schlanger

Speaker for Item 66: Yolanda Norman – supportive.

67 West Main Townhomes Subdivision C3P Approve
Staff recommendation: Grant the requested variance and approve the plat subject to the following conditions: coordinate with Fire Department to designate a fire lane on the 20' public alley; the shared driveway paving section shall be extended to connect with Roseland once the two large oak trees along the eastern property boundary die; coordinate with Public Works and Engineering Department to pave the 5' alley dedication and the 101 form conditions.

Commission action: Granted the requested variance and approved the plat subject to the following conditions: coordinate with Fire Department to designate a fire lane on the 20' public alley; the shared driveway paving section shall be extended to connect with Roseland once the two large oak trees along the eastern property boundary die; coordinate with Public Works and Engineering Department to pave the 5' alley dedication and the 101 form conditions.

Motion: **Zakaria** Second: **Robinson** Vote: **Carries** Opposed: **Crooker**

Speakers for Item 67: Mary Lou Henry and Steve Longmire – supportive; Andy Payne and Dinah Reddick – opposed.

68 Woodstream Acres GP GP Approve
Staff recommendation: Grant the requested variance and approve the general plan subject to the 101 form conditions.
Commission action: Granted the requested variance and approved the general plan subject to the 101 form conditions.

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

Speakers for Item 68: Council Member Mike Sullivan, Catherine Griffin and Scott Dennis – supportive; and Julie Stifflemire – opposed.

**E SPECIAL EXCEPTIONS
NONE**

F RECONSIDERATION OF REQUIREMENTS

69 Westfield Properties 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 meet with the adjoining 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 meet with the adjoining property owner.

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

**G ADMINISTRATIVE
NONE**

H DEVELOPMENT PLAT VARIANCES

70 2247 Barlett Street DVP Approve
Staff recommendation: Grant the requested development plat variance and approve the plat.
Commission action: Granted the requested development plat variance and approved the plat.
Motion: **Segars** Second: **Collins** Vote: **Carries** Opposed: **Crooker**

71 315 Woolworth Street DVP Defer
Staff recommendation: Defer the requested development plat variance for two weeks to allow time for the Legal Department to review the separately filed deed restrictions.
Commission action: Deferred the requested development plat variance for two weeks to allow time for the Legal Department to review the separately filed deed restrictions.
Motion: **Sharp** Second: **Reed** Vote: **Unanimous** Abstaining: **None**

72 1346 Harvard Street DVP Disapprove
Staff recommendation: Disapprove the requested development plat variance.
Commission action: Disapproved the requested development plat variance.
Motion: **Crooker** Second: **Garza** Vote: **Carries** Opposed: **Collins, Segars and Sharp.** Abstaining: **Chiang**
Speakers for Item 72: William and Kelly Ramey – supportive; and Rick Nordquist – opposed.

I CERTIFICATES OF COMPLIANCE

73 Gustavo Acosta and Carmen Acosta COC Approve
Staff recommendation: Issue the Certificate of Compliance for item **73**.
Commission action: Issued the Certificate of Compliance for item **73**.
Motion: **Kilkenny** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

J EXTENSIONS OF APPROVAL AND NAME CHANGES

74	Alameda Central Subdivision (Previously Alameda Center Subdivision)	NC	Approve
75	Auburn Lakes Estates Sec. 2	EOA	Approve
76	Bradbury Forest Sec. 6	EOA	Approve
77	Bradbury Forest Sec. 7	EOA	Approve
78	Cinco Ranch Southwest Commercial Reserves Sec. 2	EOA	Approve
79	Cinco Ranch Southwest Commercial Reserves Sec. 3	EOA	Approve
80	De Anda Elementary School Subdivision (Previously James Mitchell Elementary School Subdivision)	NC	Approve
81	North Long Meadow Farms Parkway	EOA	Approve
82	Riverwood Village Sec. 1	EOA	Approve
83	Water Haven at Bridgeland Sec. 7	EOA	Approve

Staff recommendation: Approve staff's recommendations for items 74 – 83.

Commission action: Approved staff's recommendations for items 74 – 83.

Motion: **Collins** Second: **Sharp** Vote: **Unanimous** Abstaining: **Ross**
abstained on Item 82

K EXTENSIONS OF APPROVAL SPECIAL CONDITION

84	Royal Shores Sec. 5 Replat No. 1	EOA	Approve
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Staff recommendation: Approve staff's recommendation for item 84.

Commission action: Approved staff's recommendation for item 84.

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

III. ESTABLISH A PUBLIC HEARING DATE OF JUNE 11, 2009 FOR:

c. Hidden Reserve of Shady Acres Replat No. 1

d. Legacy Community Health Endowment

Staff recommendation: Establish a public hearing date of June 11, 2009 for items III a - b.

Commission action: Established a public hearing date of June 11, 2009 for items III a - b.

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

V. EXCUSE THE ABSENCES OF COMMISSIONERS EMMETT AND JARD

The Honorable Ed Emmett and Commissioner James Jard absences are excused.

VI. PUBLIC COMMENT
NONE

VII. ADJOURNMENT

There being no further business brought before the Commission, Chair, Carol Abel Lewis, adjourned the meeting at 6:03 p.m.

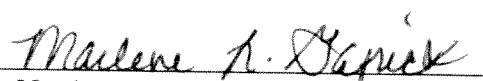
Motion: **Kilkenny**

Second: **Sharp**

Vote: **Unanimous**

Abstaining: **None**


Carol Abel Lewis, Chair


Marlene L. Gafrick, Secretary