

Minutes of the Houston Planning Commission

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

July 23, 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 2:31 p.m. with a quorum present.

Carol Abel Lewis, Chair	Absent
Mark A. Kilkenny, Vice Chair	Left at 4:08 p.m. during item 56
John W. H. Chiang	
David Collins	Arrived at 2:41 p.m. during item III; left at 4:23 p.m. during item 56
Kay Crooker	
Sonny Garza	
Jim Jard	
D. Fred Martinez	Left at 4:08 p.m. during item 56
Robin Reed	
Richard A. Rice	
David Robinson	
Jeff Ross	Left at 4:20 p.m. during item 56
Lee Schlanger	
Algenita Segars	Arrived at 2:50 p.m. during item III
Talmadge Sharp, Sr.	
Jon N. Strange	Arrived at 2:42 p.m. during item III
Beth Wolff	
Shaukat Zakaria	
Mark J. Mooney for The Honorable Ed Chance	Left at 4:03 p.m. during item 53
The Honorable Ed Emmett	Absent
D. Jesse Hegemier for The Honorable Grady Prestage	Left at 3:20 p.m. during item 42

EXOFFICIO MEMBERS

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

CHAIRMAN'S REPORT

NONE

DIRECTOR'S REPORT

The Director's report was given by Michael Kramer, Assistant Director, Planning and Development Department.

APPROVAL OF THE JULY 9, 2009 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the July 9, 2009 Planning Commission Meeting Minutes.

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

Vice Chair, Kilkenny requested that items VI and III be taken out of order and addressed at this time.

VI. CONSIDERATION OF THE JULY 2009 SEMI-ANNUAL REPORT OF THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE ON IMPACT FEES

The report was presented by Fabian Heaney, Public Works and Engineering Department.

Commission action: Approved the July 2009 Semi-Annual Report of the Capital Improvements Advisory Committee on Impact Fees and forwarded the report to Houston City Council for approval.

Motion: **Zakaria** Second: **Rice** 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 variance for two weeks to allow applicant time to provide additional information and for further study and review.

Commission action: Deferred the variance for two weeks to allow the applicant time to provide additional information and for further study and review.

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

Speakers for item III: Robert Browand and Alexander Obregon – opposed.

I. PLATTING ACTIVITY (Consent items A and B, 1- 42)

Items removed for separate consideration: **12, 15** and **31**.

Staff recommendation: Approve staff's recommendation for items **1 - 42** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for items **1 - 42** subject to the CPC 101 form conditions.

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

Commissioners Rice and Ross abstained and left the room.

Staff recommendation: Approve staff's recommendation for items **12, 15,** and **31** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for items **12, 15,** and **31** subject to the CPC 101 form conditions

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

Commissioners Rice and Ross returned.

C PUBLIC HEARINGS

43 Cedar Creek Ranch Partial Replat No. 1

C3N

Approve

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

Commission action: Approved the requested variance and the plat subject to the CPC 101 form conditions.

Motion: **Rice**

Second: **Reed**

Vote: **Carries**

Opposed: **Ross and Sharp**

Abstaining: **Collins**

Speakers: Catherine Hinton, Shane Killingsworth, Brad Rauch, and John Thomas – opposed; Rudy Velasquez- Legal Department.

44 Long Meadow Farms Sec. 12 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: **Jard**

Second: **Wolff**

Vote: **Unanimous**

Abstaining: **None**

45 Stuart Estates Sec. 2 Amending Plat No. 1 Partial Replat No. 1

C3N

Withdrawn

46 Windsor Park Estates Sec. 2 Partial Replat No. 1

C3N

Defer

Staff recommendation: Defer the requested variance for two weeks to allow applicant time to meet with staff and provide additional information.

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

Motion: **Reed**

Second: **Jard**

Vote: **Unanimous**

Abstaining: **None**

D VARIANCES

47 Bajio Industrial Subdivision

C2R

Approve

Staff recommendation: Grant the requested variance and approve the plat subject to denying access to Glen Tarbet Drive and a 10' building line along the stub portion of Glen Tarbet Drive and subject to the CPC 101 form conditions.

Commission action: Granted the requested variance and approved the plat subject to denying access to Glen Tarbet Drive and a 10' building line along the stub portion of Glen Tarbet Drive and subject to the CPC 101 form conditions.

Motion: **Chiang**

Second: **Sharp**

Vote: **Unanimous**

Abstaining: **None**

Speaker of item 51: Mary Lou Henry – supportive.

48 Carbide Grinding Subdivision

C2

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: **Ross**

Second: **Sharp**

Vote: **Unanimous**

Abstaining: **None**

49 Fairdale Place Reserve Townhomes Replat C2R Approve
No. 2

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: **Robinson** Second: **Sharp** Vote: **Carries** Opposed: **Crooker**

Speaker for item 49: Mary Lou Henry – supportive.

50 Graebel Houston Facility Subdivision C2 Defer

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: **Collins** Second: **Chiang** Vote: **Unanimous** Abstaining: **None**

51 Hamilton Court Subdivision C3R 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: **Jard** Second: **Segars** Vote: **Unanimous** Abstaining: **None**

52 Kennedy Place Apartments Replat No. 1 C2R Defer

57 3100 Gillespie Street DVP Defer

Staff recommendation: Defer the requested variances and the plats for two weeks for legal review, to allow time for the applicant to provide revised information, and chapter 42 planning standards.

Commission action: Deferred the requested variances for two weeks for legal review, to allow time for the applicant to provide revised information, and chapter 42 planning standards.

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

53 Mitchell Carroll Properties Subdivision C2 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: **Segars** Vote: **Carries** Opposed: **Crooker**

54 Town and Country Sec. 1 Replat No. 1 C2R Approve

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

Commission action: Granted the requested dual line variance and approved the plat subject to the CPC 101 form conditions.

Motion: **Garza** Second: **Strange** Vote: **Carries** Opposed: **Crooker**

Abstaining: **Jard and Rice**

55 Westwind Business Park Subdivision C3R 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: **Strange** Second: **Ross** Vote: **Unanimous** Opposed: **None**

**E SPECIAL EXCEPTIONS
NONE**

**F RECONSIDERATION OF REQUIREMENTS
NONE**

**G ADMINISTRATIVE
NONE**

H DEVELOPMENT PLAT VARIANCES

Vice Chair Mark Kilkenny left the meeting and Commissioner James Jard chaired the remainder of the meeting.

56 12 W. Rivercrest Drive DPV Defer
Staff recommendation: Defer the requested variance for two weeks to allow time for legal review of separately filed deed restrictions.
Commission action: Deferred the requested variance for two weeks to allow time for legal review of separately filed deed restrictions.
Motion: **Wolff** Second: **Crooker** Vote: **Unanimous** Abstaining: **None**
Speaker for item 56: J. Edward Stachowiak – opposed.

58 3460 Meadow Lake Lane DPV Defer
Staff recommendation: Defer the requested variance for two weeks to allow time for the applicant to meet with adjacent land owners to address concerns.
Commission action: Deferred the requested variance for two weeks to allow time for the applicant to meet with adjacent land owners to address concerns.
Motion: **Robinson** Second: **Reed** Vote: **Unanimous** Abstaining: **None**

59 8020 Irvington Boulevard DPV Disapprove
Staff recommendation: Disapprove the requested variance.
Commission action: Disapproved the requested variance.
Motion: **Crooker** Second: **Strange** Vote: **Unanimous** Abstaining: **None**

I CERTIFICATES OF COMPLIANCE

60 J. E. Funderburk COC Approve
61 Lozano, Inc. COC Approve
Staff recommendation: Issue the Certificates of Compliance for items 60-61.
Commission action: Issued the Certificates of Compliance for items 60-61.
Motion: **Segars** Second: **Chiang** Vote: **Unanimous** Abstaining: **None**

J EXTENSIONS OF APPROVAL AND NAME CHANGES

Commissioner Rice abstained and left the room.

62	Clearview Village Sec. 5	EOA	Approve
63	Clearview Village Sec. 7	EOA	Approve
64	Clearwood Crossing South Sec. 1	EOA	Approve
65	Cypress Landing East Sec. 3	EOA	Approve
66	Kings Lakes Sec. 4	EOA	Approve
67	Moonshadows Reserve	EOA	Approve
68	Northeast Shopping Center Sec. 2	EOA	Approve
69	Oakhurst Greens Sec. 5	EOA	Approve

70	Saddle Ridge Sec. 5	EOA	Approve
71	Solitaire Partial Replat No. 1	EOA	Approve
72	Tuckerton Road and Towne Lake Parkway STD	EOA	Approve
73	Wayside Village Sec. 3	EOA	Approve
74	Woodlands Village of Sterling Ridge Sec. 99	EOA	Approve

Staff recommendation: Approve staff's recommendation for items 62-74.

Commission action: Approved staff's recommendation for items 62-74.

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

Commissioner Rice returned.

II. NO ITEMS READY TO ESTABLISH A PUBLIC HEARING DATE

IV. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR THE 3200-3300 BLOCK OF MORRISON AVENUE, EAST SIDE, BETWEEN BAYLAND AVENUE AND W. NORMA AVENUE

Staff recommendation: No recommendation given.

Commission action: Approved the Special Minimum Lot Size Area Application for the 3200-3300 block of Morrison Avenue, East Side, between Bayland Avenue and W. Norma Avenue and forwarded to City Council for approval.

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

Speakers for item IV: Alvin Iler and Jim Nichols – supportive.

V. PUBLIC HEARING AND CONSIDERATION OF ITEMS FOR THE 1900 - 2000 BLOCK OF LEXINGTON AVENUE, NORTH SIDE, BETWEEN S. SHEPHERD DRIVE AND HAZARD STREET

- a. Special Minimum Lot Size Area Application
- b. Special Building Line Requirement Area Application

Staff recommendation: No recommendation given.

Commission action: Deferred the application for two weeks to allow time for further study and review.

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

Speakers for Item V: Youssef Nafaa and Rick Rogers – opposed; E. L. (Liuda) Flores, Moustapha El-Hakam, and Rebekah Maddux El-Hakam – supportive; Jaren Raven, Council Member Wanda Adam's office – undecided.

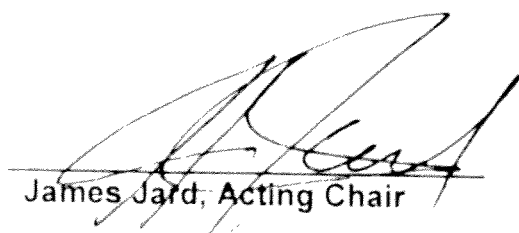
VII. PUBLIC COMMENT

Commissioner James Jard, Youssef Nafaa, Rick Rogers, and Commissioner Lee Schlanger made comments regarding agenda item V.

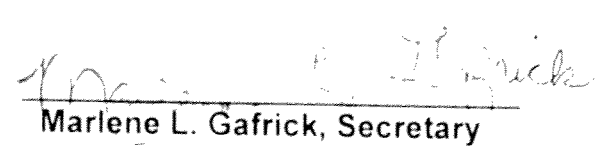
VIII. ADJOURNMENT

There being no further business brought before the Commission, Commissioner James Jard, adjourned the meeting at 5:37p.m.

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



James Jard, Acting Chair



Marlene L. Gafrick, Secretary