

## Minutes of the Houston Planning Commission

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

August 6, 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 2:34 p.m. with a quorum present.**

Carol Abel Lewis, Chair

Mark A. Kilkenny, Vice Chair

Absent

John W. H. Chiang

Arrived at 2:36 p. m. during item I

David Collins

Left at 4:36 p.m. during item III

Kay Crooker

Sonny Garza

Jim Jard

Absent

D. Fred Martinez

Robin Reed

Richard A. Rice

David Robinson

Jeff Ross

Lee Schlanger

Algenita Segars

Absent

Talmadge Sharp, Sr.

Jon N. Strange

Arrived at 2:53 p.m. during item 53

Beth Wolff

Left at 5:39 p. m. during item III

Shaukat Zakaria

Mark J. Mooney for

Left at 3:54 p. m. during item 61

The Honorable Ed Chance

Jackie L. Freeman for

Left at 5:15 p. m. during item III

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 JULY 23, 2009 PLANNING COMMISSION MEETING MINUTES**

Commission action: Approved the July 23, 2009 Planning Commission Meeting Minutes.

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

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

Items removed for separate consideration: **15** and **42**.

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

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

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

**Commissioners Rice and Schlanger abstained and left the room.**

Staff recommendation: Approve staff's recommendation for items **15** and **42** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for items **15** and **42** subject to the CPC 101 form conditions.

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

**Commissioners Rice and Schlanger returned.**

**C PUBLIC HEARINGS**

**50 Candlelight Place Sec. 3 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: **Garza** Second: **Wolff** Vote: **Unanimous** Abstaining: **None**

**51 Richmond Road Estates Partial Replat No. 2 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: **Rice** Second: **Crooker** Vote: **Unanimous** Abstaining: **None**

**52 Windsor Park Estates Sec. 2 Partial Replat No. 1 C3N Defer**

Staff recommendation: Defer the requested variance and the plat for two weeks on behalf of the applicant so that additional information can be provided as a result of an earlier meeting.

Commission action: Deferred the requested variance and the plat for two weeks on behalf of the applicant so that additional information can be provided as a result of an earlier meeting.

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

## D VARIANCES

### 53 Colonial Street Estates Subdivision

C2R

Approve

Staff recommendation: Grant the requested variance and approve the plat with the following conditions: coordinate an alley improvement with Public Works and Engineering Department, provide 2.5" caliper street trees along Colonial Street and Rosemont Street pursuant to Chapter 33 species and spacing requirements, provide 5' sidewalk along Colonial Street and Rosemont Street and subject to the CPC 101 form conditions.

Commission action: Granted the requested variance and approved the plat with verification of the survey and concurrence by the director regarding the following conditions: coordinate an alley improvement with Public Works and Engineering Department, provide 2.5" caliper streets along Colonial Street and Rosemont Street pursuant to Chapter 33 species and spacing requirements provide 5' sidewalk along Colonial Street and Rosemont Street and subject to the CPC 101 form conditions.

Motion: **Collins** Second: **Wolff**

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

Speakers of item 53: Charles Irick - supportive; Sammie Jackson – undecided; Mark Loethan, Public Works and Engineering

### 54 Graebel Houston Facility Subdivision

C2

Defer

Staff recommendation: Defer the requested variance for two weeks to allow the applicant time to provide additional information and for chapter 42 planning standards.

Commission action: Deferred the requested variance for two weeks to allow the applicant time to provide additional information and for chapter 42 planning standards.

Motion: **Reed** Second: **Crooker**

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

### 55 Gugu Plaza Subdivision

C2R

Defer

Staff recommendation: Defer the requested variance for two weeks to allow the applicant time to submit revised information and for chapter 42 planning standards.

Commission action: Deferred the requested variance for two weeks to allow the applicant time to submit revised information and for chapter 42 planning standards.

Motion: **Collins** Second: **Crooker**

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

### 56 Kennedy Place Apartments Replat No. 1

C2R

Approve

### 60 3100 Gillespie Street

DPV

Approve

Staff recommendation: Grant the requested variances and approve the plats subject to the following conditions: 2.5" caliper street trees along all public rights of way, 5' sidewalks along all public rights of way, the applicant must coordinate with Public Works and Engineering department for the relocation of any existing public utility lines that are not within recorded easements and subject to the CPC 101 form conditions.

Commission action: Granted the requested variance and approved the plats subject to the following conditions: 2.5" caliper street trees along all public rights of way, 5' sidewalks along all public rights of way, the applicant must coordinate with Public Works and Engineering department for the relocation of any existing public utility lines that are not within recorded easements and subject to the CPC 101 form conditions.

Motion: **Reed** Second: **Sharp**

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

### 57 Waste Corp of Texas Tuffli Company Inc GP

GP

Defer

Staff recommendation: Defer the requested variance and the general plan for further study and review and chapter 42 planning standards.

Commission action: Deferred the requested variance and the general plan for further study and review and chapter 42 planning standards.

Motion: **Wolff** Second: **Chiang**

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

**E SPECIAL EXCEPTIONS  
NONE**

**F RECONSIDERATION OF REQUIREMENTS**

**58 North Centre Subdivision**

**C2**

**Approve**

Staff recommendation: Grant the requested reconsideration of requirement and the variance and approved the plat to not dedicate a cul-de-sac termination for the stub street subject to; adding a deny access note to the face of the plat, a 10' building line along the stub street and the CPC 101 form conditions.

Commission action: Granted the requested reconsideration of requirement and the variance and approved the plat to not dedicate a cul-de-sac termination for the stub street subject to; adding a deny access note to the face of the plat, a 10' building line along the stub street and the CPC 101 form conditions.

Motion: **Sharp** Second: **Chiang**

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

**G ADMINISTRATIVE  
NONE**

**H DEVELOPMENT PLAT VARIANCES**

**59 12 W. Rivercrest Drive**

**DPV**

**Disapprove**

Staff recommendation: Disapprove the requested variance.

Commission action: Disapprove the requested variance.

Motion: **Collins** Second: **Wolff**

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

Speakers for item 59: Ed Stachowiak – supportive; Ransom Daily, Council Member Pam Holm and Jay Paxton – opposed.

**61 3460 Meadow Lake Lane**

**DPV**

**Defer**

Staff recommendation: Defer the requested variance for two weeks to allow time for the applicant to meet with the neighborhood and to review deed restrictions.

Commission action: Deferred the requested variance for two weeks to allow time for the applicant to meet with the neighborhood and to review deed restrictions.

Motion: **Wolff** Second: **Rice**

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

Speakers for item 61: Jim Timmins – supportive; Philip Cannon, Susan Garwood, Thad Grundy, Charles Lusk, Judy Lyman and Gary Mangold – opposed.

**62 7407 Scott Street**

**DPV**

**Approve**

Staff recommendation: Approve the requested variance.

Commission action: Approved the requested variance.

Motion: **Collins** Second: **Strange**

Vote: **Unanimous**

Abstaining: **None**

Speakers for item 62: Sandi Constant and Charles Herbert – undecided.

**I CERTIFICATES OF COMPLIANCE**

**63 Mary De Lourdes Ortega**

**COC**

**Approve**

Staff recommendation: Issue the Certificate of Compliance for item **63**.

Commission action: Issued the Certificate of Compliance for items **63**.

Motion: **Sharp**

Second: **Wolff**

Vote: **Unanimous**

Abstaining: **None**

**J EXTENSIONS OF APPROVAL AND NAME CHANGES**

64	Canyon Lakes West Sec. 8	EOA	Approve
65	Canyon Lakes West Sec. 9	EOA	Approve
66	Cinco Ranch Southwest Sec. 37	EOA	Approve
67	Dairy Ashford Donuts (previously Shipleys Dairy Ashford)	NC	Approve
68	Gretna Courts Partial Replat No. 1	EOA	Approve
69	Harris County MUD #148 Wastewater Treatment Plant No. 2	EOA	Approve
70	Harris County MUD #153 Lift Station No. 4	EOA	Approve
71	Harris County MUD #153 Water Plant No. 2	EOA	Approve
72	Regent Square	EOA	Approve
73	Willow Falls Sec. 4	EOA	Approve
74	Willow Falls Sec. 5	EOA	Approve
75	Woodlands Village of Creekside Park Sec. 7	EOA	Approve

Staff recommendation: Approve staff's recommendation for items 64-75.

Commission action: Approved staff's recommendation for items 64-75.

Motion: **Collins** Second: **Martinez** Vote: **Unanimous** Abstaining: **Ross on items 73-75.**

**II. ESTABLISH A PUBLIC HEARING DATE OF SEPTEMBER 3, 2009 FOR:**

- a. Park at Meadowhill Run Sec. 2 Partial Replat No. 1
- b. Remington Ranch Sec. 12 Amending Plat No. 1 Partial Replat No. 1
- c. Remington Ranch Sec. 25 Partial Replat No. 1
- d. Rustic Oaks Sec. 1 Partial Replat No. 1

Staff recommendation: Establish a public hearing date of September 3, 2009 for items II a-d.

Commission action: Established a public hearing date of September 3, 2009 for items II a-d.

Motion: **Sharp** Second: **Crooker** Vote: **Unanimous** Abstaining: **Rice on items II b and c.**

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

Staff recommendation: Approve the requested off-street parking variance for the Cougar Den Center located at 4701 Calhoun Road.

Commission action: Approved the requested off-street parking variance for the Cougar Den Center located at 4701 Calhoun Road.

Motion: **Zakaria** Second: **Garza** Vote: **Carries** Opposed: **Rice and Sharp**

Speakers for item III: Mary Lou Henry, Kenny Meyer and Chris Schem – supportive; Laura Bobrick, Bob Bowden, Jonas Chin, Samuel Dike, Kenneth Fomunung, Geoff Herbert, Fidel Ramirez, Jose M. Rangel, Tracy Whiting and Brad Wigtic – opposed.

**IV. 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**

Staff recommendation: No recommendation given.

Commission action: Accepted the special minimum lot size area application for the 1900-2000 block of Lexington Avenue, north side, between S. Shepherd Drive and Hazzard Street and forwarded to City Council for approval.

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

Speakers for Item IV: Council Member Wanda Adams, Tim Brookover, Council Member Sue Lovell's office, Moustapha El-Hakam, Rebekah Maddux El-Hakam, Jeffrey Kolb, Laura Mullen and Andrew Stefaniak – supportive; Rick Rogers – opposed.

**b. Special Building Line Requirement Area Application**

Staff recommendation: No recommendation given.

Commission action: Accepted the special building line requirement area application for the 1900-2000 block of Lexington Avenue, north side, between S. Shepherd Drive and Hazzard Street and forwarded to City Council for approval.

Motion: **Ross**      Second: **Martinez**      Vote: **Carries**      Opposed: **Chiang, Reed, Rice, Schlanger and Zakaria**

**V. PUBLIC COMMENT**


Commissioner Ross commented on agenda item III.

**VI. ADJOURNMENT**

There being no further business brought before the Commission, Chair Carol A. Lewis, adjourned the meeting at 6:21 p.m.

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

  
Carol A. Lewis, Chair

  
Marlene L. Gafrick, Secretary