

Minutes of the Houston Planning Commission

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

December 3, 2009
Meeting to be held in
Council Chambers, Public Level, City Hall Annex
2:30 p.m.

Call to order:

Chair, Carol Lewis, called the meeting to order at 2:33 p.m. with a quorum present.

| | |
|------------------------------|-------------------------------------|
| Carol Abel Lewis, Chair | |
| Mark A. Kilkenny, Vice Chair | Absent |
| John W. H. Chiang | |
| David Collins | Arrived at 2:43 p.m. during item 52 |
| Kay Crooker | |
| Sonny Garza | Arrived at 3:19 p.m. during item 60 |
| Jim Jard | |
| D. Fred Martinez | Left at 3:47 p.m. during item III |
| Robin Reed | |
| Richard A. Rice | |
| David Robinson | |
| Jeff Ross | |
| Lee Schlanger | |
| Algenita Segars | Absent |
| Talmadge Sharp, Sr. | Absent |
| Jon N. Strange | |
| Beth Wolff | |
| Shaukat Zakaria | |
| The Honorable Ed Emmett | Absent |
| Mark J. Mooney for | |
| The Honorable Ed Chance | Left at 3:46 p.m. during item III |
| 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 Michael Schaffer, Deputy Director, Planning and Development Department.

APPROVAL OF THE NOVEMBER 12, 2009 PLANNING COMMISSION MEETING MINUTES

Commission action: Deferred the November 12, 2009 Planning Commission Meeting Minutes until later in the meeting as there was not a quorum at this time.

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

Items removed for separate consideration: **20, 21, 24, 25, 27, 38, 49, and 54**. Items **28 and 35** were taken out of order and removed from the Consent items and will be presented later in the meeting.

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: **Reed**

Second: **Rice**

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

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

Staff recommendation: Approve staff's recommendation for items **20, 21, 24, 25, 27, 38, 49, and 54** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for items **20, 21, 24, 25, 27, 38, 49, and 54** subject to the CPC 101 form conditions.

Motion: **Wolff**

Second: **Reed**

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

Commissioners Rice, Ross, and Schlanger returned.

C PUBLIC HEARINGS

50 Cypress Bend Sec. 2 Partial Replat No. 1

C3N

Disapprove

Staff recommendation: Disapprove the plat.

Commission action: Disapproved the plat.

Motion: **Reed**

Second: **Crooker**

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

51 High Meadows Sec. 8 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: **Rice**

Second: **Wolff**

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

52 Mac Gregor Place Sec. 1 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: **Wolff**

Second: **Chiang**

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

53 Spring Branch Valley Partial Replat No. 4 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: **Crooker** Second: **Chiang** Vote: **Unanimous** Abstaining: **None**
Speaker for item 53: Joan Hayley – opposed.

Commissioner Schlanger abstained and left the room.

54 West Lane Place Partial Replat No. 1 C3N Defer
Staff recommendation: Defer the plat for two weeks at the applicant's request so that applicant can meet with the homeowner's association and continue the public hearing at that time.
Commission action: Deferred the plat for two weeks at the applicant's request so that the applicant can meet with the homeowner's association and continue the public hearing at that time.
Motion: **Robinson** Second: **Wolff** Vote: **Unanimous** Abstaining: **None**

Commissioner Schlanger returned.

D VARIANCES

55 Harris County MUD No. 82 Wastewater Treatment Plant C3P Defer
Staff recommendation: Defer the plat for two weeks to allow the applicant time to submit a revised general plan and for chapter 42 planning standards.
Commission action: Deferred the plat for two weeks to allow the applicant time to submit a revised general plan and for chapter 42 planning standards.
Motion: **Collins** Second: **Reed** Vote: **Unanimous** Abstaining: **None**

56 Queen of Peace Subdivision C3P 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: **Collins** Second: **Robinson** Vote: **Unanimous** Abstaining: **None**

57 Roesner Lake Estates Subdivision C3P Approve
Staff recommendation: Grant the requested variances to not extend or terminate Saddle spur lane with a cul – de – sac and to not provide any public streets through the proposed subdivision and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variances to not extend or terminate Saddle spur lane with a cul –de – sac and to not provide any public streets through the proposed subdivision and approve the plat subject to the CPC 101 form conditions.
Motion: **Strange** Second: **Crooker** Vote: **Unanimous** Abstaining: **None**

Items 28, 35, and 58 were taken together.

Commissioner Rice abstained and left the room.

| | | | |
|----|---|-----|---------|
| 28 | Village of Creekside Park Sec. 23 | C3P | Approve |
| 35 | Woodlands Village of Creekside Park Sec. 24 | C3P | Approve |
| 58 | Woodlands Village of Creekside Park Zones 2, 3, and 4 GP | GP | Approve |

Staff recommendation: Approve the plats and the general plan subject to the CPC 101 form conditions.

Commission action: Approved the plats and the general plan subject to the CPC 101 form conditions.

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

Commissioner Ross returned.

E SPECIAL EXCEPTIONS
NONE

F RECONSIDERATION OF REQUIREMENTS

| | | | |
|----|-----------------------------|-----|---------|
| 59 | Shops at Bella Terra Sec. 8 | C3P | Approve |
|----|-----------------------------|-----|---------|

Staff recommendation: Grant the requested variance and reconsideration of requirements and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the requested variance and reconsideration of requirements and approved the plat subject to the CPC 101 form conditions.

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

G ADMINISTRATIVE
NONE

H DEVELOPMENT PLAT VARIANCES

| | | | |
|----|--------------------|-----|---------|
| 60 | 4102 Caplin Street | DPV | Approve |
|----|--------------------|-----|---------|

Staff recommendation: Deny the requested variance.

Commission action: Approved the requested variance.

Motion: **Collins** Second: **Martinez** Vote: **Carries** Opposed: **Crooker**
Abstaining: **Garza**

Speakers for item 60: Enrique Garza – supportive, and Mark Loethen, Public Works and Engineering Department.

| | | | |
|----|-------------------------|-----|-------|
| 61 | 1701 Post Oak Boulevard | DVP | Defer |
|----|-------------------------|-----|-------|

Staff recommendation: Defer the requested variance to allow time for further study and review, as well as time to coordinate with METRO regarding the proposed Uptown Alignment.

Commission action: Deferred the requested variance to allow time for further study and review, as well as time to coordinate with METRO regarding the proposed Uptown Alignment.

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

The Planning Commission reconsidered approval of the November 12, 2009 Planning Commission meeting minutes at this time. Minutes approved.

Motion: **Crooker** Second: **Robinson** Vote: **Carries** Abstaining: **Martinez, Reed, Ross, Schlanger, and Wolff**

I CERTIFICATES OF COMPLIANCE

62 Bret Casambros **COC** **Approve**
Staff recommendation: Issue the Certificate of Compliance for item **62**.
Commission action: Issued the Certificate of Compliance for item **62**.
Motion: **Ross** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

J EXTENSIONS OF APPROVAL AND NAME CHANGES

63 Atascocita Trace Sec. 2 **EOA** **Approve**
64 Auburn Trails at Oakhurst Sec. 5 **EOA** **Approve**
65 Auburn Trails at Oakhurst Sec. 7 **EOA** **Approve**
66 Koehler Partners Subdivision **EOA** **Approve**
67 Pilot Gully Stormwater Detention Facility **NC** **Approve**
Subdivision (previously Spring Cypress Regional Drainage Detention Basin Subdivision)
68 Tomball ISD High School No. 2 Sec. 1 **EOA** **Approve**
Staff recommendation: Approve staff's recommendations for items **63-68**.
Commission action: Approved staff's recommendations for items **63-68**.
Motion: **Chiang** Second: **Collins** Vote: **Carries** Abstaining: **Rice on**
63

II. ESTABLISH A PUBLIC HEARING DATE OF JANUARY 7, 2010.

- a. Broadhurst Estates Partial Replat No. 1**
- b. Hutchins Fourteen A Replat No. 1**
- c. Jandor Court Replat No. 1 and Extension**

Staff recommendation: Establish a public hearing date of January 7, 2010 for items **II a-c**.
Commission action: Established a public hearing date of January 7, 2010 for items **II a-c**.
Motion: **Wolff** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

III. CONSIDERATION OF THE PLANNING COMMISSION COMMITTEE'S RECOMMENDATIONS ON SPECIAL BUILDING LINE AND SPECIAL MINIMUM LOT SIZE AREAS AMENDMENTS TO CHAPTER 42


Staff recommendation: Accept staff's recommendations on Special Building Line and Special Minimum Lot Size Areas amendments to Chapter 42 and forward to City Council for approval.
Commission action: Accepted staff's recommendations on Special Building Line and Special Minimum Lot Size Areas amendments to Chapter 42 and forwarded to City Council for approval.
Motion: **Collins** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

IV. PUBLIC COMMENT
NONE

V. ADJOURNMENT

There being no further business brought before the Commission, Chair, Carol A. Lewis, adjourned the meeting at 4:04 p.m.
Motion: **Schlanger** Second: **Collins** Vote: **Unanimous** Abstaining: **None**


Carol A. Lewis, Chair


Marlene L. Gafrick, Secretary