

Minutes of the Houston Planning Commission

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

April 2, 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 2:35 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	
Sonny Garza	Arrived at 2:42 p.m. during Consent Items A and B
Jim Jard	
D. Fred Martinez	Arrived at 3:03 p.m. during agenda Item 45
Robin Reed	
Richard A. Rice	
David Robinson	
Jeff Ross	Absent
Lee Schlanger	
Algenita Segars	Arrived at 2:37 during the Director's Report
Talmadge Sharp, Sr.	Arrived at 2:45 p.m. agenda Item 38
Jon N. Strange	
Beth Wolff	
Shaukat Zakaria	
Mark J. Mooney for	
The Honorable Ed Chance	Absent
Jackie Freeman for	Arrived at 2:42 during Consent Items A and B
The Honorable Ed Emmett	Absent
The Honorable Grady Prestage	Arrived at 2:42 during Consent Items A and B

EXOFFICIO MEMBERS

M. Marvin Katz	Absent
Mark Loethen	
Mike Marcotte	
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 MARCH 19, 2009 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the March 19, 2009 Planning Commission Meeting Minutes.

Motion: **Rice** Second: **Segars** Vote: **Carries** Opposed: **Crooker**

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

Items removed for separate consideration: **1 and 32**. Item **14** was changed from disapprove to defer and item **23** was changed from defer to approve.

Staff's recommendation: Approve staff's recommendations for items **1 - 37** subject to the 101 form conditions.

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

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

Commissioner Schlanger abstained and left the room.

Staff's recommendation: Approve staff's recommendation for item **1 and 32** subject to the 101 form conditions.

Commission action: Approved staff's recommendation for item **1 and 32** subject to the 101 form conditions.

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

Commissioner Schlanger returned.

C PUBLIC HEARINGS

38 Contemporary Garden Oaks 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: **Wolff** Second: **Crooker** Vote: **Unanimous** Abstaining: **None**

39 Eagle Springs Sec. 36 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: **Strange** Second: **Chiang** Vote: **Unanimous** Abstaining: **None**

Commissioner Rice abstained and left the room.

40 Riverton Ranch 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: **Zakaria** Second: **Segars** Vote: **Unanimous** Abstaining: **None**
Commissioner Rice returned.

41 Vintage Lakes Sec. 2 Partial Replat No. 3 **C3N** **Defer**
Staff recommendation: Defer the plat for two weeks to allow the applicant time to coordinate with the Municipal Utility District and to provide revised information.
Commission action: Deferred the plat for two weeks to allow the applicant time to coordinate with the Municipal Utility District and to provide revised information.
Motion: **Sharp** Second: **Strange** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

42 Babin Santos Subdivision **C2R** **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: **Segars** Second: **Robinson** Vote: **Carries** Opposed: **Crooker**
Speaker for Item 42: Robert Dowling - undetermined.

43 Cane Island Estates GP **GP** **Defer**
Staff recommendation: Defer the requested variance and the general plan for two weeks to allow the applicant time to provide additional and revised information.
Commission action: Deferred the requested variance and the general plan for two weeks to allow the applicant time to provide additional and revised information.
Motion: **Crooker** Second: **Strange** Vote: **Unanimous** Abstaining: **None**

44 Corporate Centre Fannin Sec. 3 **C2R** **Defer**
Staff recommendation: Defer the requested variance for two weeks to allow the applicant time to provide revised information and Chapter 42 planning standards.
Commission action: Deferred the requested variance for two weeks to allow the applicant time to provide revised information and Chapter 42 planning standards.
Motion: **Crooker** Second: **Rice** Vote: **Unanimous** Abstaining: **None**

45 Dali Estates Subdivision **C1** **Approve**
Staff recommendation: Deny the requested variance and approve the plat subject to the 101 form conditions.
Commission action: Denied the requested variance and approved the plat subject to the 101 form conditions.
Motion: **Mooney** Second: **Strange** Vote: **Unanimous** Abstaining: **None**
Speaker for Item 45: David Dodson - supportive.

E SPECIAL EXCEPTIONS

46 Klein ISD Klein Oak High School Complex GP GP Defer

Staff recommendation: Defer the requested special exception and the general plan for two weeks for Chapter 42 planning standards.

Commission action: Deferred the requested special exception and the general plan for two weeks for Chapter 42 planning standards.

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

**F RECONSIDERATION OF REQUIREMENTS
NONE**

**G ADMINISTRATIVE
NONE**

H DEVELOPMENT PLAT VARIANCES

47 2247 Bartlett Street DVP Defer

Staff recommendation: Defer the requested variance for two weeks to allow the applicant time to provide additional and revised information and for legal review of separately filed deed restrictions.

Commission action: Deferred the requested variance for two weeks to allow the applicant time to provide additional and revised information and for legal review of separately filed deed restrictions.

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

Speaker for Item 47: Jennie Salvage - supportive.

I CERTIFICATES OF COMPLIANCE

48 David Espinosa COC Approve

49 Ford Steel, LLC COC Approve

Staff recommendation: Issue the Certificates of Compliance for items **48 – 49**.

Commission action: Issued the Certificates of Compliance for items **48 – 49**.

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

J EXTENSIONS OF APPROVAL AND NAME CHANGES

50	Ashford Grove Sec. 1	EOA	Approve
51	Chancel Subdivision	EOA	Approve
52	Cypress Creek Boulevard Bend Lane and Sawmill Creek Dr. STD	EOA	Approve
53	Cypress Creek Lakes Sec. 10	EOA	Approve
54	Greenbusch Estates Partial Vacating Plat No. 1	EOA	Approve
55	Sanctuary Veritas Subdivision	EOA	Approve

Staff recommendation: Approve staff's recommendations for items **50 – 55**.

Commission action: Approved staff's recommendations for items **50 – 55**.

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

II. ESTABLISH A PUBLIC HEARING DATE OF APRIL 30, 2009 FOR:

- a. Alameda Plaza Sec. 3 Partial Replat No. 1**
- b. Cloverland Sec. 2 Partial Replat No. 1**
- c. Sanchez Doors Subdivision**

Staff recommendation: Establish a public hearing date of April 30, 2009 for items **II a - c**.

Commission action: Established a public hearing date of April 30, 2009 for items **II a - c**.

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

III. CONSIDERATION OF A HOTEL/MOTEL VARIANCE FOR HOTEL JJ AT 2510 PARK STREET

Item III was withdrawn at the applicant's request.

IV. EXCUSE THE ABSENCES OF COMMISSIONER'S KILKENNY AND THE HONORABLE ED CHANCE

Commissioners Mark A. Kilkenny and the Honorable Ed Chance absences are excused.

V. PUBLIC HEARING AND CONSIDERATION OF A SPECAIL MINIMUM LOT SIZE AREA APPLICATION FOR THE 1600 BLOCK OF BONNIE BRAE, SOUTH SIDE, BETWEEN DUNLAVY STREET AND MANDELL STREET

Staff recommendation: Defer the application for two weeks to allow time for legal review.

Commission action: Deferred the application for two weeks to allow time for legal review.

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

Speakers for Item V: Alan Foley and Joey Barnes - supportive.

VI. PUBLIC COMMENT

Speaker for Item VI: James Pactsch-Galvan.

VII. ADJOURNMENT

There being no further business brought before the Commission, Vice Chair, Mark A. Kilkeny, adjourned the meeting at 3:34 p.m.

Motion: **Crooker**

Second: **Sharp**

Vote: **Unanimous**

Abstaining: **None**



Mark A. Kilkeny, Vice Chair



Marlene L. Gafrick, Secretary