

Minutes of the Houston Planning Commission

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

March 18, 2010
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	
David Collins	Absent
Kay Crooker	Absent
Sonny Garza	
Jim Jard	
D. Fred Martinez	Arrived at 2:58 p.m. during item agenda item III
Robin Reed	Left at 4:16 p.m. during item 55
Richard A. Rice	
David Robinson	
Jeff Ross	
Lee Schlanger	
Algenita Segars	
Talmadge Sharp, Sr.	Arrived at 2:55 p.m. during agenda item III
Jon N. Strange	
Beth Wolff	
Shaukat Zakaria	Absent
The Honorable Ed Emmett	Absent
The Honorable Ed Chance	Absent
The Honorable Grady Prestage	

EXOFFICIO MEMBERS

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

I. DIRECTOR'S REPORT

The Director's Report was given by Michael Schaffer, Deputy Director, Planning and Development Department.

II. APPROVAL OF THE MARCH 4, 2010 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the March 4, 2010 Planning Commission Meeting Minutes.

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

III. PRESENTATION ON PROPOSED AMENDMENTS TO CHAPTER 42 REGARDING PUBLIC HEARING AND VARIANCE NOTIFICATION

The presentation on Proposed Amendments to Chapter 42 regarding Public Hearing and Variance Notification was presented by Michael Schaffer, Deputy Director, Planning and Development Department.

IV. PRESENTATION ON PROPOSED AMENDMENTS TO CHAPTER 42 REGARDING ADDRESSING AND STREET NAMING

The presentation on Proposed Amendments to Chapter 42 regarding Addressing and Street Naming was presented by Michael Kramer, Assistant Director, Planning and Development Department.

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

Items removed for separate consideration: **29, 30, 39, and 40**. Agenda item **12** was taken separately to allow for a speaker.

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

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

Staff recommendation: Approve staff's recommendation for items **29, 30, 39, and 40** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for items **29, 30, 39, and 40** subject to the CPC 101 form conditions.

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

Commissioners Rice, Ross, and Schlanger returned.

Item 12 is taken at this time.

12 HCMUD No. 406 Detention Pond C2 Approve
No. 2 Subdivision

Staff recommendation: Defer the plat for two weeks to allow time for the applicant to provide revised information and for Chapter 42 planning standards.

Commission action: Approved the preliminary plat subject to the CPC 101 form conditions.

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

Speaker for item 12: Tracey Youngblood – applicant.

C PUBLIC HEARINGS

43 HISD LEWIS ELEMENTARY SCHOOL SUBDIVISION C3R 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**

Speaker for item 43: Mark Loethen, Public Works and Engineering Department

44 HUTCHINS GARDENS 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: **Robinson** Second: **Segars** Vote: **Unanimous** Abstaining: **None**

Commissioner Rice abstained and left the room.

45 TOWNE LAKE SEC. 9 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: **Garza** Vote: **Unanimous** Abstaining: **None**

Commissioner Rice returned.

46 Western Academy Subdivision C3N 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: **Chiang** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

Speaker for item 46: Joyce Owens on behalf of Council Member Brenda Starks.

Commissioner Ross abstained and left the room.

47 WOODLANDS VILLAGE OF CREEKSIDE PARK SEC. 10 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: **Reed** Vote: **Unanimous** Abstaining: **None**

48 WOODLANDS VILLAGE OF CREEKSIDE PARK SEC. 11 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: **Segars** Vote: **Unanimous** Abstaining: **None**

Commissioner Ross returned.

D VARIANCES

49 ATASCOCITA LANDFILL GP

GP

Approve

Staff recommendation: Grant the requested variance subject to the north-south street and approve the general plan subject to the CPC 101 form conditions.

Commission action: Granted the requested variance subject to the north-south street and approved the general plan subject to the CPC 101 form conditions.

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

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

50 CINCO REGIONAL WASTEWATER TREATMENT PLANT 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 and approved the plat subject to the CPC 101 form conditions.

Motion: **Chiang** Second: **Garza**

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

51 CORNER STORE NO. 2591 ON SHEPHERD AT WEST 16TH STREET SUBDIVISION

C2R

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

52 HCMUD NO. 406 LIFT STATION NO. 2

C2

Defer

Staff recommendation: Defer the plat for two weeks at the applicant's request to allow the applicant time to submit a revised plan and for Chapter 42 planning standards.

Commission action: Deferred the plat for two weeks at the applicant's request to allow the applicant time to submit a revised plan and for Chapter 42 planning standards.

Motion: **Ross** Second: **Sharp**

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

53 HCMUD No. 406 Water Plant Subdivision

C2R

Defer

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: **Sharp**

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

Commissioner Rice abstained and left the room.

54 HISD Roosevelt and Allen Elementary Schools Off Site Mitigation Subdivision

C2

Approve

Staff recommendation: Grant the requested variances to exceed the block length along Victoria Drive and allow access for maintenance vehicles from the dead end portion of Feamster Drive and approve the plat.

Commission action: Granted the requested variances to exceed the block length along Victoria Drive and allow access for maintenance vehicles from the dead end portion of Feamster Drive and approved the plat subject to the CPC 101 form conditions.

Motion: **Jard** Second: **Segars**

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

E SPECIAL EXCEPTIONS

55 Water Haven at Bridgeland Sec. 2

C3P

Approve

Staff recommendation: Grant the requested special exception and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the requested special exception and approved the plat subject to the CPC 101 form conditions.

Motion: **Jard**

Second: **Sharp**

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

F RECONSIDERATION OF REQUIREMENTS

56 BEAR CREEK COMMUNITY CHURCH SUBDIVISION

C2

Approve

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

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

Motion: **Segars**

Second: **Sharp**

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

Commissioner Rice returned.

57 LONE STAR COLLEGE SYSTEM ATACOCITA CENTER SUBDIVISION

C2

Approve

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

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

Motion: **Segars**

Second: **Wolff**

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

58 RECAL SERVICES SUBDIVISION

C2

Approve

Staff recommendation: Grant the requested reconsideration of requirement and the variance to exceed the block lengths along Crosby Dayton and Ramsey Road and approve the plat subject to the CPC 101 form conditions.

Commission action: Grant the requested reconsideration of requirement and the variance to exceed the block lengths along Crosby Dayton and Ramsey Road and approved the plat subject to the CPC 101 form conditions.

Motion: **Chiang**

Second: **Sharp**

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

G ADMINISTRATIVE NONE

H DEVELOPMENT PLAT VARIANCES

59 904 E. 23rd STREET

DPV

Defer

Staff recommendation: Defer the plat for two weeks to allow time for legal review of separately filed deed restrictions, review of permit history for adjacent sites, and for the applicant to provide revised information.

Commission action: Deferred the plat for two weeks to allow time for legal review of separately filed deed restrictions, review of permit history for adjacent sites, and for the applicant to provide revised information.

Motion: **Wolff**

Second: **Rice**

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

60 4102 SUN MEADOW DRIVE DPV Defer
Staff recommendation: Defer the plat for two weeks to allow time for the applicant to provide revised information and to meet with staff and for Chapter 42 Planning Standards.
Commission action: Deferred the plat for two weeks to allow time for the applicant to provide revised information and to meet with staff and for Chapter 42 Planning Standards.
Motion: **Segars** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

I CERTIFICATES OF COMPLIANCE

61 James R. Juarez COC Approve
62 Barbara Davis COC Approve
Staff recommendation: Issue the Certificates of Compliance for items **61-62**.
Commission action: Issued the Certificates of Compliance for items **61-62**.
Motion: **Sharp** Second: **Chiang** Vote: **Unanimous** Abstaining: **None**

J EXTENSIONS OF APPROVAL AND NAME CHANGES

63 Benders Landing Estates Sec. 7 EOA Approve
64 Pearland Parkway Village Subdivision EOA Approve
Staff recommendation: Approve staff's recommendations for items **63 - 64**.
Commission action: Approved staff's recommendations for items **63-64**.
Motion: **Segars** Second: **Garza** Vote: **Unanimous** Abstaining:
Commissioner Ross on item 63.

VI. ESTABLISH A PUBLIC HEARING DATE OF APRIL 15, 2010 FOR:

- a. Bercons Belgravia Residences Subdivision**
- b. Braeswood Addition Partial Replat No. 1**
- c. Clara Vista Partial Replat No. 1**
- d. Deerbrook Estates Sec. 1 Partial Replat No. 1 and Extension**
- e. Hyde Park Main Replat Partial Replat No. 1**
- f. Lake Pointe Estates Sec. 1 Partial Replat No. 1**
- g. Oakcrest North Sec. 5 Partial Replat No. 1**

Staff recommendation: Establish a public hearing date of April 15, 2010 for items **VI a-g**.
Commission action: Established a public hearing date of April 15, 2010 for items **VI a-g**.
Motion: **Sharp** Second: **Robinson** Vote: **Unanimous** Abstaining: **None**

VII. PUBLIC COMMENT

The Commission would like reconsideration of item **12** which was discussed and voted on to approve the preliminary plat earlier in the meeting.

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

Item 12 is reconsidered at this time.

12 HCMUD No. 406 Detention Pond C2 Defer
No. 2 Subdivision

Staff recommendation: Defer the plat for two weeks to allow time for the applicant to provide revised information and for Chapter 42 planning standards.

Commission action: Deferred the plat for two weeks to allow time for the applicant to provide revised information and for Chapter 42 planning standards.

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

VIII. ADJOURNMENT

There being no further business brought before the Commission, Chair, Carol A. Lewis, adjourned the meeting at 4:45 p.m.

Motion: **Sharp**

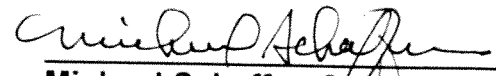
Second: **Reed**

Vote: **Unanimous**

Abstaining: **None**



Carol A. Lewis, Chair



Michael Schaffer, Secretary