

Minutes of the Houston Planning Commission

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

April 29, 2010
Meeting to be held in
Council Chambers, Public Level, City Hall Annex
2:30 p.m.

Call to order:

Vice- Chair, Mark A. Kilkenny, called the meeting to order at 2:32 p.m. with a quorum present.

Mark A. Kilkenny, Vice- Chair	
Susan Alleman	
J.D. Bartell	
John W. H. Chiang	
David Collins	Left at 4:31 p.m. during item III c
Sonny Garza	
Jim Jard	Arrived at 2:37 p.m. during Consent items left at 4:12 p.m. during item 79
Paul R. Nelson	
Linda Porrás-Pirtle	
Robin Reed	
Richard A. Rice	Arrived at 2:42 p.m. during item 60
David Robinson	
Jeff Ross	Absent
Algenita Segars	
Talmadge Sharp, Sr.	
Beth Wolff	
Shaukat Zakaria	
The Honorable Ed Chance	Absent
Jackie Freeman for The Honorable Ed Emmett	Left at 4: 40 p.m. during item III e
Jesse Hegemier for The Honorable Grady Prestage	Left at 3:25 p.m. during item 71

EXOFFICIO MEMBERS

Carol A. Lewis	Absent
Mike Marcotte	Absent
Dawn Ullrich	Absent
Frank Wilson	Absent

DIRECTOR'S REPORT

The Director's Report was given by Marlene L. Gafrick, Director, Planning and Development Department.

APPROVAL OF THE APRIL 15, 2010 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the April 15, 2010 Planning Commission Meeting Minutes with the requested correction that Commissioner Alleman abstained on item **54**.

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

I. PLATTING ACTIVITY (Consent items A and B, 1- 57)

Items removed for separate consideration: **12 and 41**.

Staff recommendation: Approve staff's recommendation for items **1 - 57** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for items **1 - 57** subject to the CPC 101 form conditions.

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

Commissioners Alleman and Rice abstained and left the room.

Staff recommendation: Approve staff's recommendation for items **12 and 41** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for items **12 and 41** subject to the CPC 101 form conditions.

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

Commissioners Alleman and Rice returned.

C PUBLIC HEARINGS

58 CLARA VISTA PARTIAL REPLAT NO. 1 C3N Disapprove

Staff recommendation: Disapprove the plat due to requested information not provided to staff for review in a timely manner.

Commission action: Disapproved the plat due to requested information not provided to staff for review in a timely manner.

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

59 DEERBROOK ESTATES SEC. 1 PARTIAL REPLAT NO. 1 AND EXTENSION 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: **Sharp** Vote: **Unanimous** Abstaining: **None**

60 FALL CREEK SEC. 11 PARTIAL REPLAT NO. 2 C3N Defer

Staff recommendation: Approve the plat subject to the CPC 101 form conditions.

Commission action: Deferred the plat for two weeks to allow time for additional information.

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

Speakers for item 60: Louis A. Barron Jr., Eric Gustanhafer, Sarah Kozul, Randy Owens, and Shannon Rhome – opposed; Tracey Youngblood – applicant.

61 FALL CREEK SEC. 11 PARTIAL REPLAT NO. 3 C3N Defer

Staff recommendation: Approve the plat subject to the CPC 101 form conditions.

Commission action: Deferred the plat for two weeks to allow time for additional information.

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

62 LANGWOOD SEC. 3 PARTIAL REPLAT NO. 1 C3N Defer

Staff recommendation: Defer the plat for two weeks at the applicant's request to allow time for the applicant's legal counsel to meet with the City of Houston's legal department to further discuss the amendment of the separately filed deed restrictions.

Commission action: Deferred the plat for two weeks at the applicant's request to allow time for the applicant's legal counsel to meet with the City of Houston's legal department to further discuss the amendment of the separately filed deed restrictions.

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

63 LANGWOOD SEC. 3 PARTIAL REPLAT NO. 2 C3N Defer

Staff recommendation: Defer the plat for two weeks at the applicant's request to allow time for the applicant's legal counsel to meet with the City of Houston's legal department to further discuss the amendment of the separately filed deed restrictions.

Commission action: Deferred the plat for two weeks at the applicant's request to allow time for the applicant's legal counsel to meet with the City of Houston's legal department to further discuss the amendment of the separately filed deed restrictions.

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

64 NORTHCREST VILLAGE SEC. 7 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: **Garza** Vote: **Unanimous** Abstaining: **None**

Speaker for item 64: Perry Senn – Developer (supportive)

D VARIANCES

**65 AMENDED PLAT OF ALMEADA PLACE C2R Approve
REPLAT NO. 1**

Staff recommendation: Grant the requested variance 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: **Jard** Second: **Segars** Vote: **Unanimous** Abstaining: **None**

Speakers for item 65: Tonya Merritt, Theola Petteway, and Henry Santos – supportive; Billy "B.J." Kramer (position not stated).

66 JRK ESTATES 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: **Sharp** Second: **Reed** Vote: **Unanimous** Abstaining: **None**

Items 67, 68, 69, and 70 are taken together.

67	LAKES OF BELLA TERRA GP	GP	Approve
68	BELLAGIO DRIVE FROM KATY GASTON ROAD TO WEST TORINO REALE DRIVE STD	SP	Approve
69	KATY GASTON ROAD FROM BELLAGIO DRIVE TO H L AND P FEE STRIP	C3P	Approve
70	KATY GASTON ROAD FROM FM 1093 TO BELLAGIO DRIVE STD	SP	Approve

Staff recommendation: Grant the requested variances and approve the general plan and the plats subject to the CPC 101 form conditions.

Commission action: Granted the requested variances and approved the general plan and the plat subject to the CPC 101 form conditions.

Motion: **Hegemier** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**

Commissioner Robinson abstained and left the room.

71	LANCASTER CENTER SUBDIVISION	C2	Approve
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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: **Sharp** Second: **Segars** Vote: **Unanimous** Abstaining: **None**

Speakers for item 71: Council Member Wanda Adams, Sandeep Bhakhri, Sylvia Bryant, Patti Creede, Richard Golden, Lisa Hunt, and Fred Sedgwick – supportive.

Commissioner Robinson returned.

72	NATIONAL SPORT ZONE SUBDIVISION	C2	Defer
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Staff recommendation: Defer the plat for two weeks to allow the applicant time to submit a general plan and additional information.

Commission action: Deferred the plat for two weeks to allow the applicant time to submit a general plan and additional information by noon next Wednesday.

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

73	SPEEDEE MART ON ELLA SUBDIVISION	C2R	Defer
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Staff recommendation: Defer the application for two weeks to allow the applicant time to provide revised information.

Commission action: Deferred the application for two weeks to allow the applicant time to provide revised information by next Monday.

Motions: **Collins** Second: **Robinson** Vote: **Unanimous** Abstaining: **None**

74	TEXAS STEEL CONVERSION HOLMES ROAD SUBDIVISION	C2R	Defer
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Staff recommendation: Defer the plat for two weeks to allow time for the applicant to provide additional and revised information.

Commission action: Deferred the plat for two weeks to allow time for the applicant to provide additional and revised information by noon next Wednesday.

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

75 WOODLANDS LAKE WOODLANDS EAST C3R Approve
SHORE SEC. 2 REPLAT NO. 1 PARTIAL REPLAT

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

E SPECIAL EXCEPTIONS

76 WATER HAVEN AT BRIDGELAND SEC. 4 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: **Sharp** Second: **Chiang** Vote: **Unanimous** Abstaining: **None**

77 WATER HAVEN AT BRIDGELAND SEC. 5 C3P Defer

Staff recommendation: Defer the plat for two weeks at the applicant's request to allow the applicant time to submit revised information.

Commission action: Deferred the plat for two weeks at the applicant's request to allow the applicant time to submit revised information by noon next Wednesday.

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

F RECONSIDERATION OF REQUIREMENTS

78 CONNEXION CHURCH OF NORTHWEST C2 Approve
HOUSTON SUBDIVISION

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

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

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

79 ODUTAYOU ESTATES SUBDIVISION C2 Defer

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

Commission action: Deferred the plat for two weeks to allow time for additional information and for questions to be answered pertaining to drainage issues.

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

Speakers for item 79: Council Member Wanda Adams – supportive of granting the variance once all concerns are successfully addressed; Beulah Maxie (position not stated); Jerry Bean - opposed; Debbie Bates – applicant.

G ADMINISTRATIVE
NONE

H DEVELOPMENT PLAT VARIANCES
NONE

I CERTIFICATES OF COMPLIANCE

80	Ali Qattom	COC	Approve
81	Patricia Hill	COC	Approve

Staff recommendation: Issue the Certificates of Compliance for items **80-81**.

Commission action: Issued the Certificates of Compliance for items **80-81**.

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

J EXTENSIONS OF APPROVAL AND NAME CHANGES

82	Charis Subdivision	EOA	Approve
83	Cinco Ranch Southwest Sec. 39	EOA	Approve
84	Contemporary Main Plaza Partial Replat No. 1	EOA	Approve

Staff recommendation: Approve staff's recommendations for items **82 - 84**.

Commission action: Approved staff's recommendations for items **82-84**.

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

II. ESTABLISH A PUBLIC HEARING DATE OF MAY 27, 2010 FOR:

- a. Rodrigo Duplex Replat No. 1**
- b. Villages of Cypress Lakes Sec. 17 Partial Replat No. 1**

Staff recommendation: Establish a public hearing date of May 27, 2010 for items **II a-b**.

Commission action: Established a public hearing date of May 27, 2010 for items **II a-b**.

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

III. PRESENTATION AND DISCUSSION OF 2010 MAJOR THOROUGHFARE AND FREEWAY PLAN AMENDMENT REQUESTS

The Presentation and Discussion of 2010 Major Thoroughfare and Freeway Plan Amendment Requests was given by Michael Kramer, Assistant Director, Planning and Development Department.

Commissioner Rice abstained on items c and d and left the room.

Speakers for item III:

- a. Blodgett Street - Randy Schultz**
- b. Peek Road - Margaret Robinson**
- c. Will Clayton Parkway - Sam Yager**
- d. West Greens Road - Jorge Sedillo on behalf of Harris County**
- e. FM 1464 - Amar Mohite**


IV. PUBLIC COMMENT

V. ADJOURNMENT

There being no further business brought before the Commission, Vice -Chair, Mark A. Kilkenney, adjourned the meeting at 4:44 p.m.

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


Mark A. Kilkenney, Vice- Chair


Marlene L. Gafrick, Secretary