Minutes of the Houston Planning Commission

(An audio/video tape of the full proceedings is on file in the Planning and Development Department)

June 7, 2007
Meeting to be held in
Council Chambers, Public Level, City Hall Annex
2:30 p.m.

Call to order:

Madam Chair, Carol Abel Lewis, called the meeting to order at 2:34 p.m. with a quorum present.

Carol Abel Lewis, Chair
Mark A. Kilkenney, Vice Chair                Absent
John W. H. Chiang                            Absent
David Collins                                Absent
Kay Crooker
Algenita Scott-Davis                         Absent
Sonny Garza
Jim Jard
D. Fred Martinez                             Arrived at 3:27 p.m./Left at 4:49 p.m.
Robin Reed
Richard A. Rice                              Absent
Jeff Ross
Lee Schlanger                                Arrived at 2:40 p.m.
Talmadge Sharp, Sr.                          Left at 4:44 p.m.
Jon N. Strange                               Absent
Shaukat Zakaria                              Arrived at 3:37 p.m./Left at 4:19 p.m.
Jackie L. Freeman for:
    The Honorable Ed Emmett                  Absent
Mark. J. Mooney for:
    The Honorable Ed Chance                  Left at 3:44 p.m.
D. Jesse Hegemier for:
    The Honorable Grady Prestage

EXOFFICIO MEMBERS

M. Marvin Katz                                Absent
John Sakolosky for:
    Mike Marcotte                            Absent
Dawn Ullrich
CHAIRMAN'S REPORT

NONE

DIRECTOR’S REPORT

NONE

APPROVE THE MAY 24, 2007 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the May 24, 2007 Planning Commission Meeting Minutes.
Motion: Sharp    Second: Garza    Vote: Unanimous    Abstaining: None

I. PRESENTATION ON PUBLIC WORKS AND ENGINEERING DRAFTING OF TRAFFIC IMPACT ANALYSIS AND ACCESS MANAGEMENT GUIDELINES
Presentation was given by Raymond Chong, Deputy Director, Traffic and Transportation, Public Works and Engineering Department.

II. PUBLIC HEARING AND CONSIDERATION OF ITEMS FOR THE 1700 BLOCK OF SUL ROSS, NORTH AND SOUTH SIDES
   a. Special Minimum Lot Size Area Application
   b. Special Minimum Building Line Application
Staff recommendation: Approve the special minimum lot size area application and the special minimum building line application and forward to City Council for approval.
Commission action: Approved the special minimum lot size area application and the special minimum building line application and forward to City Council for approval.
Motion: Crooker    Second: Garza    Vote: Unanimous    Abstaining: None

See Section VII, Public Comment, for additional information regarding Agenda Item II.

III. PLATTING ACTIVITY  (Consent items A and B, 1-145)
Item 46 was changed from disapprove to approve and items 54 and 55 were changed from approve to defer.
Staff recommendation: Approve staff’s recommendations for items 1-145, subject to the 101 form conditions.
Commission action: Approved staff’s recommendations for items 1-145, subject to the 101 form conditions.
Motion: Rice    Second: Zakaria    Vote: Unanimous    Abstaining: None

PUBLIC HEARINGS

146  Falcon Ranch Sec. 6 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: Hegemier    Second: Reed    Vote: Unanimous    Abstaining: None
147  Fisher Court 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: Reed  Second: Zakaria  Vote: Unanimous  Abstaining: None
Speakers for Item 147: Kirsten Cohoon, Paul Matranga, Geoff Jones and Grace McNeill.

148  Green Trails Park Sec. 11 Partial Replat No. 1  C3N  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: Freeman  Second: Sharp  Vote: Unanimous  Abstaining: None
Speakers for Agenda Item 148: Barbara Simpson, Don Simpson and Kerry Gilbert.

149  On Point Commons Sec. 2  C3N  Withdraw

150  Woodhead Court Subdivision  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: Jard  Second: Rice  Vote: Unanimous  Abstaining: None
Speaker for Agenda Item 150: Frank Filice.

151  Woodland Pines Sec. 4 Amending Plat No. 1  C3N  Approve
Partial Replat No. 1
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: Rice  Second: Garza  Vote: Carries  Oppose: Crooker

D  VARIANCES

152  Ainsworth Subdivision  C2R  Defer
Staff recommendation: Defer the plat for two weeks to allow the applicant time to meet Chapter 42 planning standards.
Commission action: Deferred the plat for two weeks to allow the applicant time to meet Chapter 42 planning standards.
Motion: Reed  Second: Sharp  Vote: Unanimous  Abstaining: None

153  Bingle at Pinemont Commercial Reserves Sec. 1  C2R  Defer
Staff recommendation: Defer the plat for two weeks at the request of Council Member Toni Lawrence.
Commission action: Deferred the plat for two weeks at the request of Council Member Toni Lawrence.
Motion: Crooker  Second: Reed  Vote: Unanimous  Abstaining: None
154  Costa Viscaya GP  GP  Defer
155  Costa Viscaya Sec. 1  C3P  Defer
Staff recommendation: Defer the plats for two weeks to coordinate with PW&E Traffic to address access to the site along Gessner Road.
Commission action: Deferred the plats for two weeks to coordinate with PW&E Traffic to address access to the site along Gessner Road.
  Motion: Freeman  Second: Zakaria  Vote: Unanimous  Abstaining: None

156  Cypress Creek Lakes Revised GP  GP  Defer
Staff recommendation: Defer the plat for two weeks to allow the applicant time to provide additional information.
Commission action: Deferred the plat for two weeks to allow the applicant time to provide additional information.
  Motion: Jard  Second: Sharp  Vote: Unanimous  Abstaining: None

157  Eight Centre Subdivision  C3P  Defer
Staff recommendation: Defer the plat for two weeks to allow the applicant time to provide additional information.
Commission action: Deferred the plat for two weeks to allow the applicant time to provide additional information.
  Motion: Freeman  Second: Reed  Vote: Unanimous  Abstaining: None

158  Holman Court Addition Partial Replat No. 1  C2  Withdraw
159  Holman Place Partial Replat No. 1  C2R  Withdraw

160  Humble ISD High School No. 6  C2  Defer
Staff recommendation: Defer the plat for two weeks at the applicant's request.
Commission action: Deferred the plat for two weeks at the applicant's request.
  Motion: Jard  Second: Zakaria  Vote: Unanimous  Abstaining: None

161  Kingsland Boulevard Lift Station No. 3  C3P  Defer
Staff recommendation: Defer the plat for two weeks to allow time to coordinate with Public Works and Engineering.
Commission action: Deferred the plat for two weeks to allow time to coordinate with Public Works and Engineering.
  Motion: Jard  Second: Crooker  Vote: Unanimous  Abstaining: None

162  Nolda Terrace Townhomes Subdivision  C2R  Defer
Staff recommendation: Defer the plat for two weeks to allow the applicant time to provide additional information.
Commission action: Deferred the plat for two weeks to allow the applicant time to provide additional information.
  Motion: Crooker  Second: Chiang  Vote: Unanimous  Abstaining: None
163  Ritz at West McGregor Estates          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: Crooker    Second: Sharp    Vote: Unanimous    Abstaining: None

164  Rosa Colina 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: Reed    Second: Sharp    Vote: Unanimous    Abstaining: None

165  Salem Lutheran Church of Rosehill      GP         Approve
Staff recommendation: Grant the requested variances and approve the general plan subject to the 101 form conditions.
Commission action: Granted the requested variances and approved the plat subject to the 101 form conditions.
   Motion: Jard    Second: Sharp    Vote: Unanimous    Abstaining: None

166  Sheldon Ridge GP                      GP         Approve
Staff recommendation: Grant the requested variances and approve the general plan subject to the 101 form conditions.
Commission action: Granted the requested variances and approved the plat subject to the 101 form conditions.
   Motion: Jard    Second: Chiang    Vote: Unanimous    Abstaining: None

Agenda Items 167 and 168 are taken out of order at this time with item 168 being addressed first.

168  Vintage Royale Sec. 2                C3P        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: Zakaria    Second: Sharp    Vote: Unanimous    Abstaining: None

167  Trinity Lutheran Church Subdivision   C3R        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: Jard    Second: Rice    Vote: Unanimous    Abstaining: None
E    SPECIAL EXCEPTIONS

NONE

F    RECONSIDERATION OF REQUIREMENTS

169 Mason Equicap Subdivision    C2    Approve
Staff recommendation: Grant the requested reconsideration of requirements and approve the plat subject to the 101 form conditions.
Commission action: Granted the requested reconsideration of requirements and approved the plat subject to the 101 form conditions.
     Motion: Jard    Second: Rice    Vote: Unanimous    Abstaining: None

G    ADMINISTRATIVE

NONE

H    DEVELOPMENT PLAT VARIANCES

NONE

I    CERTIFICATES OF COMPLIANCE

170 Phil Meadows    COC    Approved
Staff recommendation: Approve staff’s recommendations for items 170.
Commission action: Approved staff’s recommendations for items 170.
     Motion: Jard    Second: Schlanger    Vote: Unanimous    Abstaining: None

J    EXTENSIONS OF APPROVAL AND NAME CHANGES

171 Burney Road Center Subdivision    EOA    Approved
172 Sunset Ridge West Sec. 4    EOA    Approved
173 Urban Purchasing Sec. 1    EOA    Approved
174 Villages of Northpointe West Drainage Sec. 13    EOA    Approved
175 West Lake Houston Subdivision    EOA    Approved
Staff recommendation: Approve staff’s recommendations for items 171-175.
Commission action: Approved staff’s recommendations for items 171-175.
     Motion: Sharp    Second: Chiang    Vote: Unanimous    Abstaining: None
IV. ESTABLISH A PUBLIC HEARING DATE OF JULY 5, 2007 FOR:
   a. Audley Square Subdivision
   b. Briar Hollow Commons Subdivision
Staff recommendation: Establish a public hearing date of July 5, 2007 for items IV a-b.
Commission action: Established a public hearing date of July 5, 2007 for items IV a-b.
Motion: Sharp  Second: Crooker  Vote: Unanimous  Abstaining: None

V. PUBLIC HEARING AND CONSIDERATION OF PROPOSED AMENDMENTS TO
   CHAPTER 42:
   a. Stub streets
   b. Multi family fire protection
Staff recommendation: Approve the public hearing and consideration of proposed amendments to Chapter 42 and forward to City Council.
Commission action: Approved the public hearing and consideration of proposed amendments to Chapter 42 and forwarded to City Council.
Motion: Garza  Second: Sharp  Vote: Carries  Oppose: Crooker

VI. EXCUSE THE ABSENCES OF COMMISSIONER JAMES JARD
Commission action: Commissioner Jard’s absences are excused as he is in attendance today.

VII. PUBLIC COMMENT
Agenda Item II is reconsidered at this time to allow for a speaker.

Commissioner Jard moved to reconsider Agenda Item II
Motion: Jard  Second: Schlanger  Vote: Carries  Oppose: Garza
Speaker for Agenda Item VII: James Sivco, speaking on Agenda item II.

Commissioner Jard moved to defer Agenda Item II for two weeks and continue the Public Hearing on June 21, 2007.
Motion: Jard  Second: Reed  Vote: Unanimous  Abstaining: None
VIII. ADJOURNMENT

There being no further business, Madam Chair, Carol Abel Lewis adjourned the meeting at 4:54 p.m.

Carol Able Lewis, Madam Chair

Marlene L. Gafrick, Secretary