Minutes of the Houston Planning Commission

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

July 19, 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 2:37 p.m. with a quorum present.

Carol Abel Lewis, Chair
Mark A. Kilkenney, Vice Chair
John W. H. Chiang
David Collins
Kay Crooker
Algenita Scott-Davis
Sonny Garza
Jim Jard
D. Fred Martinez
Robin Reed
Richard A. Rice
Jeff Ross
Lee Schlanger
Talmadge Sharp, Sr.
Jon N. Strange
Shaukat Zakaria
Arrived at 2:41 p.m.
Jackie L. Freeman for:
   The Honorable Ed Emmett
Mark J. Mooney for:
   The Honorable Ed Chance
   The Honorable Grady Prestage

EXOFFICIO MEMBERS

M. Marvin Katz
John Sakolosky for:
   Mike Marcotte
Dawn Ullrich

Absent
CHAIRMAN'S REPORT
NONE

DIRECTOR'S REPORT
The Director’s report was given by Marlene L. Gafrick, Director, Planning and Development Department.

APPROVE THE JUNE 21, 2007 PLANNING COMMISSION MEETING MINUTES
Motion: Crooker Second: Sharp Vote: Unanimous Abstaining: None

I. CONSIDERATION OF A PARKING VARIANCE FOR THE RICE UNIVERSITY STUDENT HOUSING PROJECT LOCATED AT 2402 – 2504 SHAKESPEARE ST.
Staff recommendation: Approve the parking variance subject to 1) requiring the Rice University to provide a report on the parking status after one year of operation; 2) that a written commitment be made that ensures the shuttle system to operate for as long as the use remains the same; 3) that the subdivision plat for this development has a note that restricts the use to graduate students, 4) and in the event of a change of use, a replat must be filed; a re-examination of the parking requirements is conducted; and notification to property owners within 500’ radius surrounding the site be required.
Commission action: Deferred the parking variance for two weeks for further study and review.
Motion: Crooker Second: Davis Vote: Unanimous Abstaining: None
Speakers for Item I: Greg Marshall, Henry Flores and Andy Lang.

II. PLATTING ACTIVITY (Consent items A and B, 1-118)
Item removed for separate consideration: Item 11. Items 14 and 17 were changed from defer to approve; item 22 was recommended for approval: item 34 was removed because it was approved two weeks ago; items 58 and 59 were taken separately and item 61 was changed from approve to defer.
Staff recommendation: Approve staff’s recommendations for items 1-118, subject to the 101 form conditions.
Commission action: Approved staff’s recommendations for items 1-118, subject to the 101 form conditions.
Motion: Collins Second: Zakaria Vote: Unanimous Abstaining: None
Commissioners Chiang and Ross abstained and left the room.

Staff recommendation: Approve staff’s recommendation for items 11, 14, 17, 58, 59 and 61, subject to the 101 form conditions.
Commission action: Approved staff’s recommendations for items 11, 14, 17, 58, 59 and 61, subject to the 101 form conditions.
Motion: Rice Second: Crooker Vote: Unanimous Abstaining: None
Commissioners Chiang and Ross returned.

Items 58 and 59 were taken at this time.

58 Moritz Walk Subdivision  C3P  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: Rice  Vote: Unanimous  Abstaining: None

Commissioners Chiang and Ross abstained and left the room.

59 North Post Oak Apartments  C3P  Defer
Staff recommendation: Approve the plat subject to the 101 form conditions.
Commission action: Deferred the plat for two weeks at the request of Council Member Toni Lawrence.
  Motion: Jard  Second: Sharp  Vote: Unanimous  Abstaining: None
Speaker for Item 59: Council Member Toni Lawrence.

Commissioners Chiang and Ross returned.

C  PUBLIC HEARINGS

Item 127 was taken at this time.

127 Womens Home Sec. 1  C3N  Defer
Staff recommendation: Approve the plat subject to the 101 form conditions.
Commission action: Deferred the plat for two weeks at the request of Council Member Toni Lawrence.
  Motion: Zakaria  Second: Rice  Vote: Unanimous  Abstaining: None
Speaker for Item 127: Council Member Toni Lawrence.

119 Bercons Schuler Street Addition Subdivision  C3N  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: Collins  Second: Sharp  Vote: Unanimous  Abstaining: None

120 Fairview Grands Subdivision  C3N  Disapprove
Staff recommendation: Disapprove the plat because it can not be subdivided without approval from the Deed Restriction Committee.
Commission action: Disapproved the plat because it can not be subdivided without approval from the Deed Restriction Committee.
  Motion: Crooker  Second: Sharp  Vote: Unanimous  Abstaining: None
121  Fountains at Peerless Street Replat No. 1  C3N  Defer
Staff recommendation: Defer the plat for two weeks for further study and review by Public Works and Engineering.
Commission action: Deferred the plat for two weeks for further study and review by Public Works and Engineering.
Motion: Collins  Second: Davis  Vote: Unanimous  Abstaining: None

122  Humble ISD No. 24 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: Sharp  Second: Freeman  Vote: Unanimous  Abstaining: None

123  Mody Plaza Subdivision  C3N  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: Davis  Vote: Unanimous  Abstaining: None

124  Ravenpark Valero Subdivision  C3N  Defer
Staff recommendation: Defer the plat for two weeks to allow time for the applicant to provide revised information.
Commission action: Deferred the plat for two weeks to allow time for the applicant to provide revised information.
Motion: Sharp  Second: Crooker  Vote: Unanimous  Abstaining: None

Item 157 was taken at this time with Item 125.

125  Regent Square Subdivision  C3N  Defer
157  Regent Square  DPV  Defer
Staff recommendation: Defer the plat and the development plat variance for two weeks for further study and legal review of the separately filed deed restrictions.
Commission action: Deferred the plat and the development plat variance for two weeks for further study and legal review of the separately filed deed restrictions.
Motion: Collins  Second: Sharp  Vote: Unanimous  Abstaining: None

126  Vassar Manors Subdivision  C3N  Defer
Staff recommendation: Defer the plat for two weeks for further study and review by the Public Works and Engineering Traffic Division for the street widening requirement.
Commission action: Deferred the plat for two weeks for further study and review by the Public Works and Engineering Traffic Division for the street widening requirement.
Motion: Freeman  Second: Crooker  Vote: Unanimous  Abstaining: None
VARIANCES

128  Boulevard Place Sec. 1  C3R  Approve
129  Boulevard Place Sec. 2  C3R  Approve
130  Boulevard Place Sec. 3  C3R  Approve
131  South Post Oak Lane and Sky Lark Lane STD  SP  Approve

Staff recommendation: Grant the requested variances and approve the plats subject to the 101 form conditions.
Commission action: Granted the requested variances and approved the plats subject to the 101 form conditions.
Motion: Jard  Second: Strange  Vote: Unanimous  Abstaining: None
Speaker for Items 128 - 131: Patti Knudson Joiner.

132  Cypress Creek EMS Dispatch and Training Center Subdivision  C2R  Approve

Staff recommendation: Grant the requested variance subject to denying access to Poole Road and approve the plat subject to the 101 form conditions.
Commission action: Granted the requested variance subject to denying access to Poole Road and approved the plat subject to the 101 form conditions.
Motion: Freeman  Second: Sharp  Vote: Unanimous  Abstaining: None

133  Cypress Woods Community Medical Center GP  GP  Approve

Staff recommendation: Deny the requested variances and approve the general plan subject to the 101 form conditions.
Commission action: Denied the requested variances and deferred the general plan for two weeks for further study and review.
Motion: Jard  Second: Ross  Vote: Unanimous  Abstaining: None
Speakers for Item 133: Mary Lou Henry, Mark Keeler, Tom Matthews, Douglas Shannon and Daniel Lozano.

Item 141 was taken out of order at this time.

141  Midtown Square Subdivision  C2R  Approve

Staff recommendation: Grant the requested variances and approve the plat 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: Rice  Vote: Carries  Abstaining: Collins
Opposed: Sharp
Speakers for Item 141: Mary Lou Henry, Council Member Sue Lovell, Louise Williams, Elmo Johnson and Tom Rich.
Fifteen Thousand and Two Kuykendahl Storage Subdivision

Staff recommendation: Defer the plat for two weeks to allow time for the applicant to provide additional information.
Commission action: Deferred the plat for two weeks to allow time for the applicant to provide additional information.

Motion: Davis Second: Collins Vote: Unanimous Abstaining: None

Holman Place Partial Replat No. 1

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: Collins Second: Crooker Vote: Carries Opposed: Ross

Japhet Creek Ohmart Sec. 1

Staff recommendation: Grant the requested variance and approve the plat subject to the following conditions: 1) Deny access to Lot 3 from dead end portion of Ursa Street and 2) Not to abandon Ida Street between Inman and Dick Streets.
Commission action: Granted the requested variance and approved the plat subject to the following conditions: 1) Denied access to Lot 3 from dead end portion of Ursa Street and 2) Not to abandon Ida Street between Inman and Dick Streets.

Motion: Collins Second: Strange Vote: Unanimous Abstaining: None

Speaker for Item 136: Patti Knudson Joiner.

Kluge Lake Sec. 1

Staff recommendation: Defer the plat for two weeks to allow time for the applicant to coordinate with Harris County.
Commission action: Deferred the plat for two weeks to allow time for the applicant to coordinate with Harris County.

Motion: Freeman Second: Sharp Vote: Unanimous Abstaining: None

Los Lagos Subdivision

Staff recommendation: Grant the requested variances and approve the plat 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: Strange Vote: Unanimous Abstaining: None

Speakers for Item 138: John Powell, Billy Williams, Carl Foger, James Cobb, Orlando Teran and Mr. Ramirez.
139 Louisiana Hadley Crossing Subdivision C2R Defer
Staff recommendation: Defer the plat for two weeks to allow time for the applicant to provide revised site plan.
Commission action: Deferred the plat for two weeks to allow time for the applicant to provide revised site plan.
   Motion: Jard   Second: Freeman   Vote: Unanimous   Abstaining: None

140 Magnolia Greens 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 general plan subject to the 101 form conditions.
   Motion: Rice   Second: Zakaria   Vote: Unanimous   Abstaining: None

142 Oaks at West 20th Street 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: Sharp   Second: Freeman   Vote: Unanimous   Abstaining: None

143 Park at Oakhurst Sec. 5 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: Strange   Second: Zakaria   Vote: Unanimous   Abstaining: None

144 Plaza Del Oro Commercial Reserve C2 Approve
Staff recommendation: Grant the requested variances and approve the plat subject to the 101 form conditions.
Commission action: Granted the requested variances and approved the plat subject to the 101 form conditions.
   Motion: Rice   Second: Zakaria   Vote: Unanimous   Abstaining: None
Speaker for Item 144: Martha Thompson.

145 Schlumberger Technology Corporation Subdivision C2R Approve
Staff recommendation: Grant the requested variances and approve the plat subject to the 101 form conditions.
Commission action: Granted the requested variances and approved the plat subject to the 101 form conditions.
   Motion: Freeman   Second: Sharp   Vote: Unanimous   Abstaining: None
Staff recommendation: Defer the requested variance and the plat for two weeks to allow time for the applicant to submit revised information.
Commission action: Deferred the requested variance and the plat for two weeks to allow time for the applicant to submit revised information.

Commissioner Strange abstained and left the room.

Valero Energy Corporation GP
Valero Expansion Subdivision
Valero Reserve
Staff recommendation: Grant the requested variances, approve the general plan and the plats subject to the 101 form conditions.
Commission action: Granted the requested variances, approve the general plan and the plats subject to the 101 form conditions.

Commissioner Strange returned.

Westlake MUD No. 1 Wastewater Treatment Plant Subdivision
Staff recommendation: Defer the requested variance and the plat for two weeks to allow time for the applicant to provide additional information on the ownership history for the platted parcels.
Commission action: Deferred the requested variance and the plat for two weeks to allow time for the applicant to provide additional information on the ownership history for the platted parcels.

Winfield Lakes GP
Staff recommendation: Grant the requested variance and approve the general plan subject to the 101 form conditions.
Commission action: Granted the requested variance and approved the general plan subject to the 101 form conditions.

Woodlands Village of Grogans Mill Lake Woodlands East Shore Sec. 7
Woodlands Village of Grogans Mill Lake Woodlands East Shore Sec. 8
Woodlands Village of Grogans Mill Lake Woodlands East Shore Sec. 9
Staff recommendation: Grant the requested variances and approve the plat subject to the 101 form conditions.
Commission action: Granted the requested variances and approved the plat subject to the 101 form conditions.
155  Cinco Ranch Southwest Sec. 15  C3P  Approve
Staff recommendation: Defer the requested special exception and the plat for two weeks to allow time for the applicant to coordinate with Fort Bend County Engineers Office for the Right of Way configuration.
Commission action: Deferred the requested special exception and the plat for two weeks to allow time for the applicant to coordinate with Forth Bend County Engineers Office for the Right of Way configuration.
Motion: Collins  Second: Chiang  Vote: Unanimous  Abstaining: None

E  SPECIAL EXCEPTIONS

155  Cinco Ranch Southwest Sec. 15  C3P  Approve
Staff recommendation: Defer the requested special exception and the plat for two weeks at the applicant’s request.
Commission action: Deferred the requested special exception and the plat for two weeks at the applicant’s request.
Motion: Collins  Second: Strange  Vote: Unanimous  Abstaining: None

F  RECONSIDERATION OF REQUIREMENTS
NONE

G  ADMINISTRATIVE
NONE

H  DEVELOPMENT PLAT VARIANCES

156  Ligorio Moreno  DPV  Approved
Staff recommendation: Grant the requested variance for item 156.
Commission action: Granted the requested variance for item 156.
Motion: Davis  Second: Rice  Vote: Unanimous  Abstaining: None

I  CERTIFICATES OF COMPLIANCE

158  Lillian Peters  COC  Approved
Staff recommendation: Issue the Certificates of Compliance for item 158.
Commission action: Issued the Certificates of Compliance for item 158.
Motion: Davis  Second: Collins  Vote: Unanimous  Abstaining: None
EXTENSIONS OF APPROVAL AND NAME CHANGES

Commissioner Ross abstained on Item 165.

159 Commons Waterway Sec. 2 EOA Approve
160 Fall Creek Sec. 20 EOA Approve
161 Fort Bend County MUD No. 58 EOA Approve
   Wastewater Treatment Plant No. 1
162 Gosling Pines Sec. 2 EOA Approve
163 Grand Mission Estates Sec. 4 EOA Approve
164 Harris County MUD 434 WTP EOA Approve
165 Meadowhill Regional Municipal EOA Approve
   Utility District Water Plant
166 Rancho Verde Sec. 4 EOA Approve
167 Rutland Court Terraces EOA Approve
168 Stone Creek Ranch Drainage Reserves EOA Approve
169 Stone Creek Ranch Sec. 1 EOA Approve
170 Stone Creek Ranch Sec. 2 EOA Approve
171 Stone Creek Ranch Sec. 3 EOA Approve
172 West at Gessner Reserves EOA Approve

Staff recommendation: Approve staff’s recommendations for items 159-172.
Commission action: Approved staff’s recommendations for items 159-172.
Motion: Strange  Second: Chiang  Vote: Unanimous  Abstaining: Ross

III. ESTABLISH A PUBLIC HEARING DATE OF AUGUST 16, 2007 FOR:
   a. Alvatech Villas Subdivision
   b. Lana Lane Villas Subdivision
   c. Spring Wood Townhomes Subdivision
   d. Tanner Business Park Subdivision

Staff recommendation: Establish a public hearing date of August 16, 2007 for items III a-d.
Commission action: Established a public hearing date of August 16, 2007 for items III a-d.
   Motion: Davis  Second: Sharp  Vote: Unanimous  Abstaining: None

IV. PUBLIC COMMENT

NONE
V. ADJOURNMENT

There being no further business, Madam Chair, Carol Abel Lewis adjourned the meeting at 5:58 p.m.

Carol Able Lewis, Madam Chair

Marlene L. Gafrick, Secretary