Minutes of the Houston Planning Commission

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

September 13, 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 2:42 p.m. with a quorum present.

Carol Abel Lewis, Chair
Mark A. Kilkenny, 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
David Robinson
Jeff Ross
Lee Schlanger
Talmadge Sharp, Sr.
Jon N. Strange
Beth Wolff
Shaukat Zakaria
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
CHAIRMAN'S REPORT

NONE

DIRECTOR'S REPORT

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

APPROVE THE AUGUST 30, 2007 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the August 30, 2007 Planning Commission Meeting.
  Motion: Crooker  Second: Mooney  Vote: Unanimous  Abstaining: None

I. PLATTING ACTIVITY (Consent items A and B, 1-113)
Item removed for separate consideration: 26. Item 27 was changed from approve to defer at the applicant's request and item 71 was taken separately to allow for speakers.
Staff recommendation: Approve staff's recommendations for items 1-113, subject to the 101 form conditions.
Commission action: Approved staff's recommendations for items 1-113, subject to the 101 form conditions.
  Motion: Sharp  Second: Garza  Vote: Unanimous  Abstaining: None

Commissioner Collins abstained and left the room.

Staff recommendation: Approve staff's recommendation for item 26 subject to the 101 form conditions.
Commission action: Approved staff's recommendation for item 26 subject to the 101 form conditions.
  Motion: Chiang  Second: Garza  Vote: Unanimous  Abstaining: None

Commissioners Collins returned.

Item 71 was taken at this time.

71 Woodway Estates Subdivision  C2  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: Garza  Vote: Unanimous  Abstaining: None
C  PUBLIC HEARINGS

114  Chelsea Harbour Sec. 1 Partial Replat No. 1  C3N  Defer
Staff recommendation:  Approve the plat subject to the 101 form conditions.
Commission action:  Deferred the plat for two weeks to allow time for the applicant to coordinate with
the City of Sugar Land for the extension of Auckland Drive and to provide written correspondence
from the City of Sugarland concerning the extension of Auckland Drive prior to final submittal.
Motion:  Rice  Second:  Garza  Vote:  Unanimous  Abstaining:  None
Speakers for Item 114:  Austin Barsarol, Manette Tegethoff, William Lee, Gerald Sill, Mary Simco and
Mike Ramirez.

115  Escamilla Subdivision  C3N  Defer
Staff recommendation:  Defer the plat for two weeks for further study and legal review of the
separately filed deed restrictions and to allow the applicant time to provide revised information.
Commission action:  Deferred the plat for two weeks for further study and legal review of the
separately filed deed restrictions and to allow the applicant time to provide revised information.
Motion:  Collins  Second:  Garza  Vote:  Unanimous  Abstaining:  None

116  Gibson Grove 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:  Wolff  Second:  Garza  Vote:  Unanimous  Abstaining:  None

117  Gramercy Park Homes Subdivision  C3N  Defer
Staff recommendation:  Approve the plat subject to the 101 form conditions.
Commission action:  Deferred the plat for two weeks for further study and legal review of the
separately filed deed restrictions.
Motion:  Collins  Second:  Sharp  Vote:  Unanimous  Abstaining:  None
Speaker for Item 117:  Michael Lesser.

118  Mendoza Plaza 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:  Chiang  Vote:  Unanimous  Abstaining:  None
Speaker for Item 118:  Richard Castro.

119  Park Gardens 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:  Garza  Second:  Chiang  Vote:  Unanimous  Abstaining:  None

120  Sunset Heights Place Sec. 2 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:  Rice  Second:  Sharp  Vote:  Unanimous  Abstaining:  None
D  VARIANCES

121  Auburn Lakes GP
Staff recommendation: Defer the requested variance and the general plan for two weeks for further study and review and to allow the applicant time to revise their proposal.
Commission action: Deferred the requested variance and the general plan for two weeks for further study and review and to allow the applicant time to revise their proposal.
   Motion: Collins  Second: Sharp  Vote: Unanimous  Abstaining: None

122  Austin Townhomes Subdivision
C2R  Defer
Staff recommendation: Defer the requested variance and the plat for two weeks to allow time for the applicant to provide revised information.
Commission action: Deferred the requested variance and the plat for two weeks to allow time for the applicant to provide revised information.
   Motion: Crooker  Second: Garza  Vote: Unanimous  Abstaining: None

123  Contemporary Garden Oaks Subdivision
C3P  Approve
Staff recommendation: Grant the requested variance and approve the plat subject to providing 5' wide sidewalks and 3" caliper trees along West Cross Drive and Crosston Street.
Commission action: Granted the requested variance and approved the plat subject to the providing 5' wide sidewalks and 3" caliper trees along West Cross Drive and Crosston Street.
   Motion: Crooker  Second: Sharp  Vote: Unanimous  Abstaining: None

124  Courtyard on Richmond Subdivision
C2R  Defer
Staff recommendation: Deny the requested variance and approve the plat subject to the 101 form conditions.
Commission action: Deferred the requested variance and the plat for two weeks for further study and review.
   Motion: Garza  Second: Crooker  Vote: Unanimous  Abstaining: None
Speakers for Item 124: Daniel West, Stephen Longmire and Mary Lou Henry.

125  Holly Reserve Subdivision
C2R  Defer
Staff recommendation: Defer the requested variance and the plat for two weeks for further study and legal review of the separately filed deed restrictions.
Commission action: Deferred the requested variance and the plat for two weeks for further study and legal review of the separately filed deed restrictions.
   Motion: Collins  Second: Sharp  Vote: Unanimous  Abstaining: None

126  Landmark at Sugarland Apartments Sec. 2
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: Rice  Second: Zakaria  Vote: Unanimous  Abstaining: None
127  Marine Isle at East Shore Subdivision C3R Defer  
Staff recommendation: Defer the requested variance and the plat for two weeks to allow time for the applicant to provide revised information and to address Chapter 42 planning standards.  
Commission action: Deferred the requested variance and the plat for two weeks to allow time for the applicant to provide revised information and to address Chapter 42 planning standards.  
Motion: Zakaria  Second: Wolff  Vote: Unanimous  Abstaining: None

128  Midtown Estate Subdivision C2R Disapprove  
Staff recommendation: Deny the requested variance and disapprove the plat subject to the 101 form conditions.  
Commission action: Denied the requested variance and disapproved the plat subject to the 101 form conditions.  
Motion: Collins  Second: Robinson  Vote: Unanimous  Abstaining: None

129  NexGen Two Subdivision C2R Withdrawn

130  Pipe Yard No. 69 Subdivision C3P Defer  
Staff recommendation: Defers the requested variance and the plat for two weeks for further study and review.  
Commission action: Deferred the requested variance and the plat for two weeks for further study and review.  
Motion: Wolff  Second: Garza  Vote: Unanimous  Abstaining: None

131  Ponderosa Elementary School Subdivision C2 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: Zakaria  Vote: Unanimous  Abstaining: None

132  Providence Grand Parkway Apartments C3P Approve  
Staff recommendation: Deny the requested variance and disapprove 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: Prestage  Second: Rice  Vote: Carries  Abstaining: Collins  
Opposed: Crooker  
Speakers for Item 132: Tom Northrup, Lance Gordon and Matt Fuqua.

133  Schlumberger Technology Corporation Sec. 2 C2R Defer  
Staff recommendation: Defer the requested variance and the plat for two weeks to allow time for the applicant to provide additional information.  
Commission action: Deferred the requested variance and the plat for two weeks to allow time for the applicant to provide additional information.  
Motion: Collins  Second: Zakaria  Vote: Unanimous  Abstaining: None
134  Texas Children's Maternity Center Subdivision  
     Staff recommendation: Defer the requested variance and the plat for two weeks to allow time for the applicant to provide revised information. 
     Commission action: Deferred the requested variance and the plat for two weeks to allow time for the applicant to provide revised information. 
     Motion: Collins  Second: Zakaria  Vote: Unanimous  Abstaining: None

135  Washington Gardens Subdivision  
     Staff recommendation: Defer the requested variance and the plat for two weeks to allow time for the applicant to provide revised information. 
     Commission action: Deferred the requested variance and the plat for two weeks to allow time for the applicant to provide revised information. 
     Motion: Prestage  Second: Sharp  Vote: Unanimous  Abstaining: None

E   SPECIAL EXCEPTIONS

NONE

F   RECONSIDERATION OF REQUIREMENTS

NONE

G   ADMINISTRATIVE

NONE

H   DEVELOPMENT PLAT VARIANCES

NONE

I   CERTIFICATES OF COMPLIANCE

136  Roselia Hernandez  
     137  Tommy Cox  
     138  Carmelo Calindo  
     139  Gary White  
     140  Gary White  
     Staff recommendation: Issue the Certificate of Compliance for items 136-140. 
     Commission action: Issued the Certificate of Compliance for items 136-140.  
     Motion: Prestage  Second: Wolff  Vote: Unanimous  Abstaining: None
J EXTENSIONS OF APPROVAL AND NAME CHANGES

141 College Heights Addition Replat No. 1 EOA Approve
142 Foxwood Meadows Sec. 1 EOA Approve
143 Lake Way Village Sec. 1 EOA Approve
144 Stablewood Farms North Sec. 9 EOA Approve
145 Sunset Ridge Recreation Center Subdivision EOA Approve
146 Texas On The Peddle Subdivision EOA Approve
147 Aliana Binion Lane Cloudy Mills Road to West Airport
    Boulevard Edgeworth Road to West Airport
    Boulevard STD (formerly Aliana Binion)

Staff recommendation: Approve staff’s recommendations for items 141 - 147.
Commission action: Approved staff’s recommendations for items 141 - 147.
Motion: Sharp Second: Prestage Vote: Unanimous Abstaining: Ross

II. ESTABLISH A PUBLIC HEARING DATE OF OCTOBER 11, 2007 FOR:
   a. Antonio Mini Market
   b. Auburn Lakes Sec. 1 Replat and Extension No. 1
   c. Childress Court Subdivision
   d. Longmont Place Subdivision
   e. OST Acres Second Addition Amending Plat No. 1 Replat No. 1
   f. Park at Clearview Amending Plat No. 1 Partial Replat No. 1

Staff recommendation: Establish a public hearing date of October 11, 2007 for items II a-f.
Commission action: Established a public hearing date of October 11, 2007 for items II a-f.
Motion: Sharp Second: Robinson Vote: Unanimous Abstaining: None

III. PUBLIC COMMENTS

NONE
IV. ADJOURNMENT

There being no further business, Madam Chair, Carol Abel Lewis adjourned the meeting at 4:49 p.m.

Carol Able Lewis, Madam Chair

Marlene L. Gafnick, Secretary