Minutes of the Houston Planning Commission

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

November 29, 2007
Meeting to be held in
Council Chambers, Public Level, City Hall Annex
2:30 p.m.

Call to order:

Carol Abel Lewis, Chair, called the meeting to order at 2:35 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
Mark J. Mooney for
The Honorable Ed Chance
Jackie L. Freeman for
The Honorable Ed Emmett
The Honorable Grady Prestage

Left at 3:52 p.m.
Left at 4:03 p.m.
Arrived at 2:49 p.m.
Absent
Arrived at 2:38 p.m.
Arrived at 2:38 p.m.

EXOFFICIO MEMBERS

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

Absent
Absent
Absent
CHAIRMAN'S REPORT

The Chairman's report was given by Carol Abel Lewis, Ph. D., Chair, Houston Planning Commission.

DIRECTOR'S REPORT

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

APPROVE THE NOVEMBER 8, 2007 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the November 8, 2007 Planning Commission Meeting Minutes.
   Motion: Crooker  Second: Sharp  Vote: Unanimous  Abstaining: None

APPROVE THE AUGUST 9, 2007 PLANNING COMMISSION MEETING MINUTES FOR THE
MAJOR THOROUGHFARE AND FREEWAY PLAN RECOMMENDATIONS
Commission action: Deferred for two weeks.

I. PLATTING ACTIVITY (Consent items A and B, 1-128)
Items removed for separate consideration: 22, 38, 51, 53, 86, 94, 112 and 127. Items 79 and 120
were changed from defer to approve.

Staff recommendation: Approve staff's recommendations for items 1-128, subject to the 101 form
conditions.
Commission action: Approved staff's recommendations for items 1-128, subject to the 101 form
conditions.
   Motion: Ross  Second: Sharp  Vote: Unanimous  Abstaining: None

Commissioners Reed and Schlanger abstained and left the room.

Staff recommendation: Approve staff's recommendation for item 38, 53, 86, 94, 112 and 127 subject
to the 101 form conditions.
Commission action: Approved staff's recommendation for item 38, 53, 86, 94, 112 and 127 subject to
the 101 form conditions.
   Motion: Rice  Second: Sharp  Vote: Unanimous  Abstaining: None

Commissioners Reed and Schlanger returned.

Commissioners Chiang and Collins abstained and left the room.

Staff recommendation: Approve staff's recommendation for item 22 and 51 subject to the 101 form
conditions.
Commission action: Approved staff's recommendation for item 22 and 51 subject to the 101 form
conditions.
   Motion: Ross  Second: Garza  Vote: Unanimous  Abstaining: None

Commissioners Chiang and Collins returned.
Variance Items 147 – 180 are taken at this time.

D  VARIANCES

147  Carrabbas Reserve Subdivision  C2R  Defer
Staff recommendation:  Defer the plat for two weeks to allow time for the applicant to submit a revised variance request and for further review of previous development plat variances on this property.
Commission action:  Deferred the plat for two weeks to allow time for the applicant to submit a revised variance request and for further review of previous development plat variances on this property.

Motion:  Kilkenny  Second:  Garza  Vote:  Unanimous  Abstaining:  None

148  Greenhouse Road Extension South of West Road STD  SP  Withdrawn

149  Lamar Heights 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:  Collins  Second:  Kilkenny  Vote:  Carries  Opposed:  Crooker

Speakers for Item 149:  Mary Villareal, Joey Mahmoud and Mark Michell.

Amended motion to hold the applicant to flipping the garage and denying access to the alley.

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

150  Las Terras De Matute Subdivision  C2R  Withdrawn

151  Pine Valley Development  GP  Approve
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.

Motion:  Rice  Second:  Garza  Vote:  Unanimous  Abstaining:  None

152  Sanctuary Subdivision  C3P  Defer
Staff recommendation:  Defer the requested variance and the plat for two weeks to allow time for the applicant to meet with Planning and Development Department staff to discuss options for second point of access along Slippery Rock Lane.
Commission action:  Deferred the requested variance and the plat for two weeks to allow time for the applicant to meet with Planning and Development Department staff to discuss options for second point of access along Slippery Rock Lane.

Motion:  Reed  Second:  Crooker  Vote:  Unanimous  Abstaining:  None
153  Schlumberger Technology Corporation Sec. 2  C3R  Defer
Staff recommendation: Defer the requested variance and the plat for two weeks to allow time for the applicant to meet with Public Works and Engineering and Planning and Development staff.
Commission action: Deferred the requested variance and the plat for two weeks to allow time for the applicant to meet with Public Works and Engineering and Planning and Development staff.
   Motion: Collins  Second: Kilkenny  Vote: Unanimous  Abstaining: None

Commissioner Ross abstained and left the room.

E  SPECIAL EXCEPTIONS

154  Ashford Grove GP  GP  Approve
Staff recommendation: Approve the general plan subject to the 101 form conditions.
Commission action: Approved the general plan subject to the 101 form conditions.
   Motion: Reed  Second: Sharp  Vote: Unanimous  Abstaining: None

Commissioner Ross returned.

155  Eagle Springs Sec. 34  C3F  Approve
156  Eagle Springs Sec. 38  C3P  Approve
157  Eagle Springs Sec. 39  C3P  Approve
Staff recommendation: Grant the requested special exception and approve the plats subject to the 101 form conditions.
Commission action: Granted the requested special exception and approved the plats subject to the 101 form conditions.
   Motion: Garza  Second: Freeman  Vote: Unanimous  Abstaining: None

Commissioner Ross abstained on item 158, left the room and returned on item 167.

158  Bridgeland GP  GP  Approve
159  Water Haven at Bridgeland Sec. 1  C3P  Approve
160  Water Haven at Bridgeland Sec. 2  C3P  Approve
161  Water Haven at Bridgeland Sec. 3  C3P  Approve
162  Water Haven at Bridgeland Sec. 4  C3P  Approve
163  Water Haven at Bridgeland Sec. 5  C3P  Approve
164  Water Haven at Bridgeland Sec. 6  C3P  Approve
165  Water Haven at Bridgeland Sec. 7  C3P  Approve
166  Water Haven at Bridgeland Sec. 8  C3P  Approve
Staff recommendation: Grant the requested special exception and approve the general plan and the plats subject to the 101 form conditions.
Commission action: Granted the requested special exception and approved the general plan and the plats subject to the 101 form conditions.
   Motion: Freeman  Second: Kilkenny  Vote: Unanimous  Abstaining: None

Commissioner Ross returned.
F  RECONSIDERATION OF REQUIREMENTS

167  Museum Terrace Subdivision  C2R  Approve
Staff recommendation: Grant the requested reconsideration of requirement and the requested variance and approve the plat subject to the 101 form conditions.
Commission action: Granted the requested reconsideration of requirement and the requested variance and approved the plat subject to the 101 form conditions.
Motion: Kilkenny  Second: Freeman  Vote: Unanimous  Abstaining: None

G  ADMINISTRATIVE
NONE

H  DEVELOPMENT PLAT VARIANCES
NONE

I  CERTIFICATES OF COMPLIANCE

168  Lidia Molina  COC  Approve
169  Graciela Hernandez  COC  Approve
170  Marcelo Garcia  COC  Approve
171  Carl Skero  COC  Approve
Staff recommendation: Issue the Certificates of Compliance for items 168 - 171.
Commission action: Issued the Certificates of Compliance for items 168 – 171.
Motion: Sharp  Second: Freeman  Vote: Unanimous  Abstaining: None

J  EXTENSIONS OF APPROVAL AND NAME CHANGES

172  Central Gardens Replat No. 1  EOA  Approve
173  Cinco Ranch Center Sec. 3 Partial Replat No. 2  NC  Approve
(Previously Cinco Ranch Center Sec. 3 Partial Replat No. 3)
174  Conroe ISD Flex 10  EOA  Approve
175  Deer Run Subdivision  EOA  Approve
176  Fort Bend MUD No. 185 Water Plant No. 1  EOA  Approve
177  Grand Mission Estates Sec. 7  EOA  Approve
178  Imperial Trace Sec. 2  EOA  Approve
179  Inverness Estates Sec. 7  EOA  Approve
180  Stablewood Farms North Sec. 4  EOA  Approve
Staff recommendation: Approve staff’s recommendations for items 172 - 180.
Commission action: Approved staff’s recommendations for items 172 - 180.
Motion: Kilkenny  Second: Collins  Vote: Unanimous  Abstaining: None
Public Hearing Items 129 – 146 are taken at this time.

C  PUBLIC HEARINGS

129  Atasca Oaks Estates Partial Replat No. 2  C3N
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: Garza  Vote: Unanimous
Speakers for Item 129: Robert Arnold and Jack Carter.

Commissioner Schlanger abstained and left the room.

130  Baer Street Mews Subdivision  C3N
Staff recommendation: Approve the plat subject to the 101 form conditions.
Commission action: Approved the plat subject to the 101 form conditions.
Motion: Kilkenny  Second: Garza  Vote: Unanimous

Commissioner Schlanger returned.

131  Beltway 8 at Ralston Road Limited Subdivision  C3N
Staff recommendation: Approve the plat subject to the 101 form conditions.
Commission action: Approved the plat subject to the 101 form conditions.
Motion: Collins  Second: Reed  Vote: Unanimous

132  Butterfras Subdivision  C3N
Staff recommendation: Approve the plat subject to the 101 form conditions.
Commission action: Approved the plat subject to the 101 form conditions.
Motion: Ross  Second: Sharp  Vote: Unanimous

Commissioner Schlanger abstained and left the room.

133  Capitol Oaks Sec. 3 Replat No. 1  C3N
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: Freeman  Vote: Unanimous

Commissioner Schlanger returned.

134  Cypresswood Place Apartments  C3N
Staff recommendation: Defer the plat for two weeks to allow time for the applicant to provide revised information and for further study and legal review of the separately filed deed restrictions.
Commission action: Deferred the plat for two weeks to allow time for the applicant to provide revised information and for further study and legal review of the separately filed deed restrictions.
Motion: Collins  Second: Robinson  Vote: Unanimous  Abstaining: None
Speakers for Item 134: Carol Oeller and Richard Miranda.
Commissioner Schlanger abstained and left the room.

135  Durham Park 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:  Freeman  Second:  Sharp  Vote:  Unanimous  Abstaining:  None

Commissioner Schlanger returned.

136  Fairview Townhomes 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:  Ross  Second:  Robinson  Vote:  Unanimous  Abstaining:  None
Speakers for Item 136: Rudy Velasquez and Jack Sakolosky.

137  Featherston Homes Subdivision  C3N  Defer
Staff recommendation: Defer the plat for two weeks for Chapter 42 planning standards and to allow time for the applicant to coordinate with Public Works and Engineering for driveway design and to provide a site plan.
Commission action: Deferred the plat for two weeks for Chapter 42 planning standards and to allow time for the applicant to coordinate with Public Works and Engineering for driveway design and to provide a site plan.
   Motion:  Reed  Second:  Sharp  Vote:  Unanimous  Abstaining:  None

Commissioner Reed and Schlanger abstained and left the room. Commissioner Reed abstained on item 138 and Commissioner Schlanger abstained on items 138 – 139.

138  Landing at Park Street 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:  Robinson  Second:  Garza  Vote:  Unanimous  Abstaining:  None

139  Sommerset Cottages at West 22\textsuperscript{nd} Street  C3N  Approve
Partial Replat No. 1
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:  Ross  Vote:  Unanimous  Abstaining:  None

Commissioner Reed and Schlanger returned.

140  Tanglewood Sec. 1 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:  Sharp  Second:  Martinez  Vote:  Unanimous  Abstaining:  None
141  Towne Lake Sec. 3 Partial Replat No. 1 and Extension Subdivision
   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: Chiang    Vote: Unanimous    Abstaining: None

142  Victoria Pine Subdivision    1
     C3N
     Withdrawn

143  Winograd Estates Partial Replat No. 3 and Extension Subdivision
     Staff recommendation: Approve the plat subject to the 101 form conditions.
     Commission action: Deferred the plat for two weeks to allow the applicant time to talk to the neighbor.
     Motion: Ross    Second: Crooker    Vote: Unanimous    Abstaining: None
     Speaker for Item 143: Jack Sakolosky and Ray Barazandeh.

1st motion made by Reed, second by Crooker to approve item 143. 2nd Motion made by Reed, second by Crooker to withdraw the 1st motion.

144  Witt Corner Subdivision    C3N
     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: Reed    Vote: Unanimous    Abstaining: None

Commissioner Reed and Schlanger abstained and left the room.

145  Woodhead Live Oak Subdivision    C3N
     Staff recommendation: Approve the plat subject to the 101 form conditions.
     Commission action: Approved the plat subject to the 101 form conditions.
     Motion: Crooker    Second: Sharp    Vote: Unanimous    Abstaining: None

Commissioner Reed and Schlanger returned.

146  Wynden Gardens Subdivisions    C3N
     Staff recommendation: Disapprove the plat.
     Commission action: Disapproved the plat.
     Motion: Chiang    Second: Robinson    Vote: Unanimous    Abstaining: None
     Speaker for Item 146: Lynn Friedman.
II. ESTABLISH A PUBLIC HEARING DATE OF JANUARY 3, 2008 FOR:
   a. Belgravia Reserve
   b. Briar Hollow Commons Subdivision
   c. Caceres Partial Replat No. 1
   d. Del Monte Garden Subdivision
   e. MUD 148 Recreational Administration Center
   f. Terraces of Portsmouth Subdivision
   g. Towne Lake Sec. 4 Partial Replat No. 1 and Extension

Staff recommendation: Establish a public hearing date of January 3, 2008 for items II a-g.
Commission action: Established a public hearing date of January 3, 2008 for items II a-g.
   Motion: Sharp    Second: Schlanger    Vote: Unanimous    Abstaining: None

III. CONSIDERATION OF A HOTEL/MOTEL VARIANCE FOR LA QUINTA INN LOCATED IN
      THE 2600 BLOCK OF MCGOWEN STREET

Staff recommendation: Defer the requested variance for two weeks and continue the public hearing on December 13, 2007.
Commission action: Deferred the requested variance for two weeks and continue the public hearing on December 13, 2007.
   Motion: Crooker    Second: Robinson    Vote: Unanimous    Abstaining: None
Speaker for Item III: Caroline Ordener, Castro Walker, Brent Nyquist and Hazel Cebrun.

IV. CONSIDERATION OF HOTEL/MOTEL VARIANCE FOR ALOFT HOTEL LOCATED AT 5415
    WESTHEIMER ROAD

Withdrawn by the applicant.

V. CONSIDERATION OF THE 2008 PLANNING COMMISSION'S MEETING SCHEDULE

Staff recommendation: No staff recommendation.
   Motion: Reed    Second: Sharp    Vote: Unanimous    Abstaining: None

VI. PUBLIC COMMENTS

NONE
VII. ADJOURNMENT

There being no further business, Chair, Carol Abel Lewis, adjourned the meeting at 5:15 p.m.

Carol Abel Lewis, Chair

Marlene L. Gafrick, Secretary