Minutes of the Houston Planning Commission

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

December 13, 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 2:36 p.m. with a quorum present.

Carol Abel Lewis, Chair
Mark A. Kilkenny, Vice Chair
John W. H. Chiang
David Collins
Kay Croker
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 Chance
Jackie L. Freeman for
The Honorable Ed Emmett
D. Jesse Hegemier for
The Honorable Grady Prestage

EXOFFICIO MEMBERS

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

Left at 4:01 p.m.
Left at 4:52 p.m.
Arrived at 2:46 p.m.
Absent
Absent
Arrived at 4:02 p.m.
Arrived at 2:52 p.m.

Absent
Arrived at 3:06 p.m./Left at 4:27 p.m.
Absent
Absent
Arrived at 2:39 p.m./Left at 4:52 p.m.

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 29, 2007 PLANNING COMMISSION MEETING MINUTES AND THE AUGUST 9, 2007 PLANNING COMMISSION MEETING MINUTES FOR THE MAJOR THOROUGHFARE AND FREEWAY PLAN AMENDMENTS


Motion: Collins Second: Crooker Vote: Unanimous Abstaining: Sharp and Zakaria.

I. PLATTING ACTIVITY (Consent items A and B, 1-158)

Items removed for separate consideration: 11, 44 and 67. Items 17 and 120 were changed from defer to approve.

Staff recommendation: Approve staff’s recommendations for items 1-158, subject to the 101 form conditions.

Commission action: Approved staff’s recommendations for items 1-158, subject to the 101 form conditions.

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

Commissioners Chiang and Ross abstained and left the room.

Staff recommendation: Approve staff’s recommendation for item 11, 44 and 67 subject to the 101 form conditions.

Commission action: Approved staff’s recommendation for item 11, 44 and 67 subject to the 101 form conditions.

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

Commissioners Chiang and Ross returned.
C    PUBLIC HEARINGS

159    Broad Oaks Court 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: Freeman    Vote: Unanimous    Abstaining: None
Speakers for Item 159: Barry Hunsworth, Benjamin Klein, Ed Powell, Stephen Arborgast, Herb Yates, Frank Wozencroft, Jr. and John Sakolosky.

160    Cypresswood Place Apartments     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    Abstaining: None

161    Fall Creek Sec. 35     C3N
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: Kilkenny    Vote: Unanimous    Abstaining: None

162    Fall Creek Sec. 36     C3N
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: Reed    Vote: Unanimous    Abstaining: None

163    Fall Creek Sec. 37     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: Chiang    Vote: Unanimous    Abstaining: None
Speaker for Item 163: Tracy Youngblood.

164    Featherston Homes 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: Sharp    Second: Kilkenny    Vote: Unanimous    Abstaining: None
Speaker for Item 164: Linda Mercer.

165    Gleannloch Farms Sec. 33 Partial Replat No. 1     C3N    Defer
Staff recommendation: Approve the plat subject to the 101 form conditions. Staff changed the recommendation at the podium to defer the plat for three weeks for further study and legal review.
Commission action: Deferred the plat for three weeks for further study and legal review.
    Motion: Zakaria    Second: Sharp    Vote: Unanimous    Abstaining: None
166  JJM Addition 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: Kilkenny  Vote: Unanimous
Abstaining: None

167  Sterling Development Fry Road 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: Collins  Second: Sharp  Vote: Unanimous
Abstaining: None
Speaker for Item 167: Chuck Mathesan.

168  Winograd Estates Partial Replat No. 3 and Extension 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: Freeman  Second: Rice  Vote: Unanimous
Abstaining: None
Speaker for Item 168: Truman Edminster.

Public Comments are taken at this time.

V.  PUBLIC COMMENTS
Speakers: Barbara Settle and Linda Mercer.

Variances are taken at this time.

D  VARIANCES

169  Carrabba's Reserve 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: Ross  Vote: Unanimous  Abstaining: None

170  Kickapoo Preserve Sec. 1  C3P  Defer
Staff recommendation: Defer the application for three weeks to allow time for the applicant to provide revised information.
Commission action: Deferred the application for three weeks to allow time for the applicant to provide revised information.
Motion: Ross  Second: Sharp  Vote: Unanimous  Abstaining: None
171 Matzinger Tract GP
GP
Defer
Staff recommendation: Defer the application for three weeks to allow time for the applicant to provide revised information and to coordinate with Harris County.
Commission action: Deferred the application for three weeks to allow time for the applicant to provide revised information and to coordinate with Harris County.
Motion: Freeman Second: Ross Vote: Unanimous Abstaining: None

172 Memorial Heights Redevelopment Subdivision C2R Defer
Staff recommendation: Grant the requested variance and approve the plat subject to the 101 form conditions. Staff changed the recommendation at the podium to defer the application for three weeks to allow time for the applicant to meet with Council Member Garcia's Office.
Commission action: Deferred the application for three weeks to allow time for the applicant to meet with Council Member Garcia's Office.
Motion: Collins Second: Sharp Vote: Unanimous Abstaining: None

173 North Cypress Medical Center Sec. 2 C3P Defer
Staff recommendation: Defer the application for three weeks to allow time for the applicant to provide revised information.
Commission action: Deferred the application for three weeks to allow time for the applicant to provide revised information.
Motion: Freeman Second: Sharp Vote: Unanimous Abstaining: None

174 Ocean City Condominiums Subdivision C3R Defer
Staff recommendation: Defer the plat for three weeks to allow time for the applicant to meet with the County Engineer and to provide a new drawing.
Commission action: Deferred the plat for three weeks to allow time for the applicant to meet with the County Engineer and to provide a new drawing.
Motion: Ross Second: Reed Vote: Unanimous Abstaining: None

175 Pine Mill Ranch Sewage Treatment Plant Subdivision C3F 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: Ross Second: Chiang Vote: Unanimous Abstaining: None

176 Sanctuary Subdivision 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: Collins Second: Freeman Vote: Unanimous Abstaining: None
177  Schlumberger Technology Corporation 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: Sharp  Second: Chiang  Vote: Unanimous  Abstaining: None

178  Volta Business Park Subdivision  C3P  Withdrawn

179  Wapta Buddhayan 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: Reed  Second: Freeman  Vote: Unanimous  Abstaining: None

E  SPECIAL EXCEPTIONS

NONE

F  RECONSIDERATION OF REQUIREMENTS

180  Carson East Distribution Center 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: Rice  Second: Zakaria  Vote: Unanimous  Abstaining: None

G  ADMINISTRATIVE

NONE

H  DEVELOPMENT PLAT VARIANCES

181  Admiral Linen & Uniform Service  DPV  Approve  
Staff recommendation: Grant the requested variance subject to not allowing loading and unloading along Dennis Street.  
Commission action: Granted the requested variance subject to not allowing loading and unloading along Dennis Street.  
Motion: Collins  Second: Reed  Vote: Unanimous  Abstaining: None
I. CERTIFICATES OF COMPLIANCE

| 182  | Nifa Ramirez       | COC | Approve |
| 183  | Linda Garner      | COC | Approve |
| 184  | Saul Delgado      | COC | Approve |
| 185  | Saul Delgado      | COC | Approve |
| 186  | Delfino Castelan  | COC | Approve |

Staff recommendation: Issue the Certificates of Compliance for items 182 - 186.
Commission action: Issued the Certificates of Compliance for items 182 - 186.

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

J. EXTENSIONS OF APPROVAL AND NAME CHANGES

| 187  | Castle Rock Sec. 4 | EOA | Approve |
| 188  | Grand Mission Estates Sec. 5 | EOA | Approve |
| 189  | Katy Commons       | EOA | Approve |
| 190  | Spazio Verde Subdivision | EOA | Approve |
| 191  | The Lakes at Cypresswood | EOA | Approve |
| 192  | Woodland Pines Sec. 9 | EOA | Approve |
| 193  | Woodlands Village of Creekside Park | EOA | Approve |
|      | Heritage Creek Dr. N |     |         |

Staff recommendation: Approve staff’s recommendations for items 187 - 193.
Commission action: Approved staff’s recommendations for items 187 - 193.

Motion: Reed  Second: Crooker  Vote: Unanimous  Abstaining: None

II. ESTABLISH A PUBLIC HEARING DATE OF JANUARY 17, 2008 FOR:
   a. Round Robin Drive and Plantation Myrtles Drive Street Dedication
   b. Team Autoplex Subdivision

Staff recommendation: Establish a public hearing date of January 17, 2008 for items II a-b.
Commission action: Established a public hearing date of January 17, 2008 for items II a-b.

Motion: Zakaria  Second: Chiang  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: Approve the requested variance for La Quinta Inn located in the 2600 Block of McGowen Street and at the discretion and determination of the Planning and Development Department Director, Marlene Gafrick, it was verified that La Quinta Inns are a nationally reputable hotel chain.

Commission action: Approved the requested variance for La Quinta Inn located in the 2600 Block of McGowen Street and at the discretion and determination of the Planning and Development Department Director, Marlene Gafrick, it was verified that La Quinta Inns are a nationally reputable hotel chain.

    Motion: Zakaria    Second: Rice    Vote: Carries    Opposed: Collins, Crooker, Martinez, Richardson and Sharp.

Speakers for Item III: Brent Nyquist and Caroline Ordener.

IV. EXCUSE THE ABSENCE OF COMMISSIONERS JIM JARD AND JON STRANGE

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

V. PUBLIC COMMENTS

Public Comments were taken after Public Hearing items 159 – 168.

VI. ADJOURNMENT

There being no further business, Chair, Carol Abel Lewis, adjourned the meeting at 4:53 p.m.

Carol Abel Lewis, Chair

Marlene L. Gafrick, Secretary