Minutes of the Houston Planning Commission

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

January 3, 2008
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

EXOFFICIO MEMBERS

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

Absent
Left at 4:32 p.m.
Arrived at 2:48
Arrived at 2:45 p.m.
Arrived at 3:16 p.m.
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

NONE

APPROVE THE DECEMBER 13, 2007 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the December 13, 2007 Planning Commission Meeting Minutes.
   Motion: Crooker   Second: Sharp   Vote: Unanimous   Abstaining: None

I. PLATTING ACTIVITY (Consent items A and B, 1-114)
Items removed for separate consideration: 8, 11, 17, 30, 36, 47, 50, 72, 73, 76, 88 and 92. Item 62 was changed from defer to approve. Item 109 was omitted because it was handled at the last meeting.
Staff recommendation: Approve staff's recommendations for items 1-114, subject to the 101 form conditions.
Commission action: Approved staff's recommendations for items 1-114, subject to the 101 form conditions.
   Motion: Collins   Second: Sharp   Vote: Unanimous   Abstaining: None

Commissioners Rice, Ross and Schlanger abstained and left the room.

Staff recommendation: Approve staff's recommendation for item 8, 11, 17, 30, 36, 47, 50, 72, 73, 76, 88 and 92 subject to the 101 form conditions.
Commission action: Approved staff's recommendation for item 8, 11, 17, 30, 36, 47, 50, 72, 73, 76, 88 and 92 subject to the 101 form conditions.
   Motion: Crooker   Second: Wolff   Vote: Unanimous   Abstaining: None

Commissioners Rice, Ross and Schlanger returned.

C PUBLIC HEARINGS

115 Belgravia Reserve Subdivision
   C3N Defer
   Staff recommendation: Defer the plat for two weeks for further study and legal review of the separately filed deed restrictions.
   Commission action: Deferred the plat for two weeks for further study and legal review of the separately filed deed restrictions.
      Motion: Collins   Second: Crooker   Vote: Unanimous   Abstaining: None
Speakers for Item 115: Council Member Clutterbuck, Jeff Patterson, Rosalind McLeroy, Lisa Bonner and Council Member Holm.

Commissioner Schlanger abstained and left the room.
116  Briar Hollow Commons Subdivision  C3N  Defer
Staff recommendation: Defer the plat for two weeks for further study and legal review of the separately filed deed restrictions.
Commission action: Deferred the plat for two weeks for further study and legal review of the separately filed deed restrictions.
Motion: Sharp  Second: Crooker  Vote: Unanimous  Abstaining: None

Commissioner Schlanger returned.

Commissioner Ross abstained and left the room.

117  Caceres 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: Chiang  Vote: Unanimous  Abstaining: None

Commissioner Ross returned.

118  Del Monte Gardens Subdivision  C3N  Defer
Staff recommendation: Defer the plat for two weeks for further study and legal review of the separately filed deed restrictions.
Commission action: Deferred the plat for two weeks for further study and legal review of the separately filed deed restrictions.
Motion: Garza  Second: Sharp  Vote: Unanimous  Abstaining: None

119  Gleannloch Farms Sec. 33 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: Jard  Second: Reed  Vote: Unanimous  Abstaining: None

120  MUD No. 148 Recreational Administration Center  C3N  Defer
Staff recommendation: Defer the plat for two weeks for further study and review of the detention requirement and to allow the applicant time to coordinate with Harris County Engineer’s office concerning detention.
Commission action: Deferred the plat for two weeks for further study and review of the detention requirement and to allow the applicant time to coordinate with Harris County Engineer’s office concerning detention.
Motion: Wolff  Second: Davis  Vote: Unanimous  Abstaining: None

Commissioner Rice abstained and left the room.
121 Towne Lake Sec. 4 Partial Replat No. 1 C3N Approve
and Extension
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: Carries Opposed: Crooker
Commissioner Rice returned.

D VARIANCES

Agenda items 122 and III are taken together at this time.

122 Hessed Development No. 10 Subdivision C2R Defer
III. CONSIDERATION OF AN OFF STREET PARKING VARIANCE APPLICATION FOR
      HESSED DEVELOPMENT NO. 10 LOCATED AT 5511 ALMEDA ROAD
Staff recommendation: Defer the plat and the parking variance application for two weeks at the
applicant’s request and to allow time for staff to coordinate with TxDOT.
Commission action: Deferred the plat and the parking variance application for two weeks at the
applicant’s request and to allow time for staff to coordinate with TxDOT.
  Motion: Wolff Second: Garza Vote: Unanimous Abstaining: None
Speaker for item 122 and III: Wilbert Pete who spoke after agenda item 123.

123 Kickapoo Preserve Sec. 1 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: Rice Second: Garza Vote: Unanimous Abstaining: None
Speaker for Item 122: Wilbert Pete was heard at this time.

124 Kipp Inc. Subdivision C3R Defer
Staff recommendation: Defer the plat for two weeks for further traffic review and to allow time for the
applicant to provide a revised drawing.
Commission action: Deferred the plat for two weeks for further traffic review and to allow time for the
applicant to provide a revised drawing.
  Motion: Collins Second: Reed Vote: Unanimous Abstaining: None
Speaker for Item 124: Charles Burns.
125 M Carrier Subdivision
C2 Approve
Staff recommendation: Grant the requested variance and approve the plat subject to the applicant providing a vehicular turnaround to Public Works and Engineering’s design manual standards and the 101 form conditions.
Commission action: Granted the requested variance and approved the plat subject to the applicant providing a vehicular turnaround to Public Works and Engineering design manual standards and the 101 form conditions.
Motion: Freeman Second: Ross Vote: Unanimous Abstaining: None
Speaker for Item 125: John Thomas.

126 Matzinger Tract GP
GP Withdrawn
Staff recommendation: Grant the requested variance and approve the general plan subject to the 101 form conditions. Staff changed the recommendation at the podium to withdraw the general plan at the applicant’s request.

127 Memorial Heights Redevelopment Subdivision
C2R Approve
Staff recommendation: Grant 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: Robinson Second: Garza Vote: Carries Opposed: Davis, Jard and Schlanger
Speakers for Item 127: Tom Dornbusch and Patti Joiner.

128 Mens Center Subdivision
C2R Defer
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: Collins Second: Sharp Vote: Unanimous Abstaining: None

129 North Cypress Medical Center Sec. 2
C3P Withdrawn

130 Ocean City Condominiums 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: Freeman Second: Sharp Vote: Carries Opposed: Crooker

131 One Origin Center Subdivision
C2R Defer
Staff recommendation: Defer the plat for two weeks to allow time for further study and review.
Commission action: Deferred the plat for two weeks to allow time for further study and review.
Motion: Collins Second: Ross Vote: Unanimous Abstaining: None
132 Sheldon ISD Garrett Road GP
GP Defer
Staff recommendation: Defer the general plan for two weeks for further traffic review and to allow time for the applicant to submit a revised drawing.
Commission action: Deferred the general plan for two weeks for further traffic review and to allow time for the applicant to submit a revised drawing.
Motion: Ross Second: Crooker Vote: Unanimous Abstaining: None

133 Woodlands Village of Sterling Ridge
GP Defer
Zone 7 Revised GP
Staff recommendation: Defer the general plan for two weeks to allow time for further study and review.
Commission action: Deferred the general plan for two weeks to allow time for further study and review.
Motion: Mooney Second: Wolff Vote: Unanimous Abstaining: None

Commissioner Rice abstained and left the room.

134 Westside Office Park GP
135 Westside Office Park Sec. 1 GP Defer
136 Westside Office Park Sec. 2 C3P Defer
Staff recommendation: Defer the general plan and the plats for two weeks for Chapter 42 Planning Standards and to allow time for the applicant to coordinate with Harris County Engineer and provide landscaping and site plans.
Commission action: Deferred the general plan and the plats for two weeks for Chapter 42 Planning Standards and to allow time for the applicant to coordinate with Harris County Engineer and provide landscaping and site plans.
Motion: Wolff Second: Garza Vote: Unanimous Abstaining: None

Commissioner Rice returned.

E SPECIAL EXCEPTIONS

137 Spring Trails Sec. 17 C3P Approve
Staff recommendation: Grant the requested special exception and approve the plat subject to the applicant meeting 1,400’ intersection spacing requirements along the eastern right-of-way of Anthony Trails Lane and the 101 form conditions.
Commission action: Granted the requested special exception and approve the plat subject to the applicant meeting 1,400’ intersection spacing requirements along the eastern right-of-way of Anthony Trails Lane and the 101 form conditions.
Motion: Collins Second: Sharp Vote: Unanimous Abstaining: None
F RECONSIDERATION OF REQUIREMENTS

138 W R Baker Subdivision  C2  Defer
Staff recommendation: Defer the plat for two weeks to allow time staff to coordinate with TxDOT.
Commission action: Deferred the plat for two weeks to allow time staff to coordinate with TxDOT.
Motion: Jard  Second: Sharp  Vote: Unanimous  Abstaining: None

G ADMINISTRATIVE
NONE

H DEVELOPMENT PLAT VARIANCES
NONE

I CERTIFICATES OF COMPLIANCE

139  Dan Rak  COC  Approve
140  Joslin Investment Company LLC  COC  Approve
Staff recommendation: Issue the Certificates of Compliance for items 139 - 140.
Commission action: Issued the Certificates of Compliance for items 139 – 140.
Motion: Wolff  Second: Chiang  Vote: Unanimous  Abstaining: None
Commissioners Rice and Ross abstained and left the room.

J EXTENSIONS OF APPROVAL AND NAME CHANGES

141  Atascocita Trace Sec. 2  EOA  Approve
142  C. E. King High School and Middle School Complex  EOA  Approve
143  Canyon Gate at Legends Ranch Sec. 3 Partial Replat No. 1  EOA  Approve
144  Fort Bend County MUD No. 3 Water Plant  EOA  Approve
145  Hidden Meadows Sec. 15  EOA  Approve
146  Katy Flewellen Road Street Dedication No. 1  EOA  Approve
147  Lakemont Shores Sec. 2  EOA  Approve
148  Newport Sec. 8 Partial Replat No. 1  EOA  Approve
149  Pine Mill Drainage Sec. 10  EOA  Approve
Staff recommendation: Approve staff’s recommendations for items 141 - 149.
Commission action: Approved staff’s recommendations for items 141 - 149.
Motion: Zakaria  Second: Jard  Vote: Unanimous  Abstaining: None
Commissioners Rice and Ross returned.

II. ESTABLISH A PUBLIC HEARING DATE OF JANUARY 31, 2008 FOR:
   a. Gillispie Street Sec. 2 Replat No. 1
   b. Hewitt Project Subdivision
   c. Skyline Terrace Subdivision Replat No. 1
   d. Victoria Pine Subdivision
Staff recommendation: Establish a public hearing date of January 31, 2008 for items II a-d.
Commission action: Established a public hearing date of January 31, 2008 for items II a-d.
Motion: Sharp    Second: Chiang    Vote: Unanimous    Abstaining: None

Agenda item III was taken earlier with item 122.

IV. PUBLIC HEARING AND CONSIDERATION OF HISTORIC DISTRICT DESIGNATION APPLICATION FOR HOUSTON HEIGHTS HISTORIC DISTRICT EAST INITIATED BY A MAJORITY OF THE PROPERTY OWNERS

The Chair opened and closed the public hearing after the speakers.

Staff recommendation: Accept the recommendation of the Houston Archaeological and Historical Commission and recommends to City Council the Historic District Designation of Houston Heights Historic District East.
Commission action: Accepted the recommendation of the Houston Archaeological and Historical Commission and recommended to City Council the Historic District Designation of Houston Heights Historic District East.
Motion: Zakaria    Second: Sharp    Vote: Unanimous    Abstaining: None
Speakers for Item IV: Janaeya Carmouche on behalf of Council Member Sue Lovell, Janice Evans-Davis and Sharie Beale.
V. PUBLIC HEARING AND CONSIDERATION OF LANDMARK DESIGNATION APPLICATIONS INITIATED BY THE OWNERS:
   a. 3640 Inwood Drive – Dr. Conway and Bessie Blume House
   b. 2960 Lazy Lane – J. Robert Neal House

The Chair opened and closed the public hearing; there were no speakers.

Staff recommendation: Accept the recommendations of the Houston Archaeological and Historical Commission and recommends to City Council the Landmark Designation of the Dr. Conway and Bessie Blume House at 3640 Inwood Drive and the J. Robert Neal House at 2960 Lazy Lane.
Commission action: Accepted the recommendations of the Houston Archaeological and Historical Commission and recommended to City Council the Landmark Designation of the Dr. Conway and Bessie Blume House at 3640 Inwood Drive and the J. Robert Neal House at 2960 Lazy Lane.
  Motion: Crooker Second: Wolff  Vote: Unanimous  Abstaining: None

VI. EXCUSE THE ABSENCE OF COMMISSIONER BETH WOLFF
Commissioner Beth Wolff’s absences were excused.

VII. PUBLIC COMMENTS

NONE

VIII. ADJOURNMENT

There being no further business, Chair, Carol Abel Lewis, adjourned the meeting at 5:02 p.m.
  Motion: Crooker Second: Sharp  Vote: Unanimous  Abstaining: None

Carol Abel Lewis, Chair

Marlene L. Gafrick, Secretary