Minutes of the Houston Planning Commission

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

January 17, 2008
Meeting to be held in
Council Chambers, Public Level, City Hall Annex
2:30 p.m.

Call to order:

Mark A. Kilkenny, Vice Chair, called the meeting to order at 2:40 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
D. Jesse Hegemier for
The Honorable Grady Prestage

Left at 3:51 p.m.
Arrived at 2:41 p.m.
Left at 3:53 p.m.
Absent
Absent
Left at 3:53 p.m.
Arrived at 2:50 p.m.
Left at 3:53 p.m.

EXOFFICIO MEMBERS

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

Absent
Absent
Absent
CHAIRMAN'S REPORT

NONE

DIRECTOR'S REPORT

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

APPROVE THE JANUARY 3, 2008 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the December 13, 2007 Planning Commission Meeting Minutes.

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

Agenda items I and 113 are taken together at this time.

I. CONSIDERATION OF AN OFF STREET PARKING VARIANCE APPLICATION FOR
HESSED DEVELOPMENT NO. 10 LOCATED AT 5511 ALMEDA ROAD

113 Hessed Development No. 10 Subdivision C2R Defer

Staff recommendation: Withdraw the off-street parking and subdivision plat at the applicant's request.

Staff changed the recommendation at the podium to defer the plat for two weeks to allow time for staff
to notify the appropriate council members, TIRZ representatives, and members of the public who
expressed concerns about the status change with the subdivision plat application.

Commission action: Deferred the plat for two weeks to allow time for staff to notify the appropriate
council members, TIRZ representatives, and members of the public who expressed concerns about
the status change with the subdivision plat application.

  Motion: Wolff  Second: Sharp  Vote: Carries  Abstaining: Collins

II. PLATTING ACTIVITY (Consent items A and B, 1-105)

Items removed for separate consideration: 11, 21, 25, 27, 45, 59 and 88. Item 102 was taken
separately to allow for a speaker.

Staff recommendation: Approve staff's recommendations for items 1-105, subject to the 101 form
conditions.

Commission action: Approved staff's recommendations for items 1-105, subject to the 101 form
conditions.

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

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

Staff recommendation: Approve staff's recommendation for items 11, 21, 25, 27, 45, 59 and 88
subject to the 101 form conditions.

Commission action: Approved staff's recommendation for items 11, 21, 25, 27, 45, 59 and 88 subject
to the 101 form conditions.

  Motion: Collins  Second: Sharp  Vote: Unanimous  Abstaining: None
Commissioners Freeman, Rice and Ross returned.

Agenda item 102 is taken at this time.

102 Sutton Place Apartments Subdivision C3R Defer
Staff recommendation: Defer the plat for two weeks for Chapter 42 planning standards.
Commission action: Deferred the plat for two weeks for Chapter 42 planning standards.
Motion: Sharp Second: Chiang Vote: Unanimous Abstaining: None

Commissioner Carol Abel Lewis chairs the meeting at this time.

C PUBLIC HEARINGS

106 Belgravia Reserve Subdivision C3N Defer
Staff recommendation: Disapprove the plat.
Commission action – First motion was superseded by the substitute motion: Deferred the plat for two weeks for further study and review.
Motion: Jard Second: Rice Vote: Carries Opposed: Collins, Crooker, Davis, Garza, Sharp and Wolff.
Speakers for Item 106: Mary Lou Henry, Vance Ryan, Leslie Abuso and Norma Eiman.

107 Briar Hollow Commons Subdivision C3N Defer
Staff recommendation: Defer the plat for two weeks for further study and legal review of the access easements and to determine if the applicant needs a variance request not to provide a public street.
Commission action: Deferred the plat for two weeks for further study and legal review of the access easements and to determine if the applicant needs a variance request not to provide a public street.
Motion: Jard Second: Robinson Vote: Unanimous Abstaining: None

Agenda item 117 is taken at this time.

117 One Origin Center Subdivision C2R Defer
Staff recommendation: Defer the plat for two weeks for further study and review.
Commission action: Deferred the plat for two weeks for further study and review.
Motion: Kilkenny Second: Crooker Vote: Unanimous Abstaining: None

Agenda item 108 is taken at this time.

108 Del Monte Gardens Subdivision C3N Withdrawn
Staff recommendation: Disapprove the plat. Staff changed the recommendation at the podium to withdraw the plat at the applicant’s request.
Speakers for Item 108: Clorie Smiley and Council Member Pam Holm.
109  MUD No. 148 Recreational Administration Center  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

110  Round Robin Drive and Plantation Myrtles  C3N
Drive STD
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: Zakaria   Vote: Unanimous
  Abstaining: None

111  Team Autoplex 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: Zakaria   Second: Kilkenny   Vote: Unanimous
  Abstaining: None

D  VARIANCES

112  HCMUD No. 406 Lift Station No. 1 Subdivision  C2
Staff recommendation: Defer the plat for two weeks to allow time for the applicant to provide revised
information. Staff changed the recommendation at the podium to grant the requested variance and
approve the plat subject to the 101 form conditions.
Commission action: Granted the requested variance and approve the plat subject to the 101 form
conditions.
  Motion: Zakaria   Second: Rice   Vote: Unanimous
  Abstaining: None

Agenda item 113 was taken earlier along with Agenda item I.

114  Kipp Inc. Subdivision  C3R
Staff recommendation: Defer the plat for two weeks to allow time for further study and review of the
proposed property’s legal description and boundary. Staff changed the recommendation at the
podium to 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: Kilkenny   Second: Zakaria   Vote: Unanimous
  Abstaining: None

115  Matzinger Tract GP  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.
  Motion: Freeman   Second: Sharp   Vote: Carries
  Opposed: Crooker
116  Mens Center Subdivision  
C2R  
Defer  
Staff recommendation: Defer the plat for two weeks to allow time for the applicant to coordinate with the Midtown TIRZ, and continue to work with staff on addressing site plan concerns. 
Commission action: Deferred the plat for two weeks to allow time for the applicant to coordinate with the Midtown TIRZ, and continue to work with staff on addressing site plan concerns. 
Motion: Kilkenny  
Second: Sharp  
Vote: Unanimous  
Abstaining: None  
Agenda item 117 was taken earlier. 

118  Reserves at Dow Park Subdivision  
C3P  
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: Wolff  
Second: Reed  
Vote: Unanimous  
Abstaining: None  

119  Sheldon ISD Garrett Road GP  
GP  
Defer  
Staff recommendation: Defer the general plan for two weeks to allow time for the applicant to coordinate with the property owner to the north of the relocation of a north-south stub street. 
Commission action: Deferred the general plan for two weeks to allow time for the applicant to coordinate with the property owner to the north of the relocation of a north-south stub street. 
Motion: Sharp  
Second: Crooker  
Vote: Unanimous  
Abstaining: None  

120  Volta Business Park Subdivision  
C3P  
Defer  
Staff recommendation: Grant the requested variance and approve the plat subject to the 101 form conditions. Staff changed recommendation at the podium to defer the plat at Council Member Jarvis Johnson’s request. 
Commission action: Deferred the plat for two weeks at Council Member Jarvis Johnson’s request. 
Motion: Sharp  
Second: Wolff  
Vote: Unanimous  
Abstaining: None  
Commissioner Rice abstained and left the room. 

121  Westside Office Park GP  
GP  
Approve  
122  Westside Office Park Sec. 1  
C3P  
Approve  
123  Westside Office Park Sec. 2  
C3P  
Approve  
Staff recommendation: Grant the requested variances and approve the general plan and the plats subject to the 101 form conditions. 
Commission action: Granted the requested variances and approved the general plan and the plats subject to the 101 form conditions. 
Motion: Ross  
Second: Garza  
Vote: Unanimous  
Abstaining: None  
Commissioner Rice returned.
124 Woodlands Village of Sterling Ridge 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: Kilkenny Second: Sharp Vote: Unanimous Abstaining: None

E SPECIAL EXCEPTIONS
NONE

F RECONSIDERATION OF REQUIREMENTS

125 W R Baker Subdivision C2 Defer
Staff recommendation: Defer the reconsideration of requirements and the plat for two weeks to allow time for the Texas Department of Transportation to complete verification as to the existence of proposed and/or potential plans for the surplus right-of-way adjoining the subject tract.
Commission action: Deferred the reconsideration of requirements and the plat for two weeks to allow time for the Texas Department of Transportation to complete verification as to the existence of proposed and/or potential plans for the surplus right-of-way adjoining the subject tract.
Motion: Crooker Second: Robinson Vote: Unanimous Abstaining: None

G ADMINISTRATIVE
NONE

H DEVELOPMENT PLAT VARIANCES
NONE

I CERTIFICATES OF COMPLIANCE

126 Larry Garza COC Approve
127 Miguel Espinoza COC Approve
Staff recommendation: Issue the Certificates of Compliance for items 126 - 127.
Commission action: Issued the Certificates of Compliance for items 126 – 127.
Motion: Chiang Second: Kilkenny Vote: Unanimous Abstaining: None
Commissioner Ross abstained on items 130 and 131 and left the room.
II. EXTENSIONS OF APPROVAL AND NAME CHANGES

128  Central Green Sec. 1 Replat No. 2  EOA  Approve
129  Cottage Grove Sec. 8  EOA  Approve
130  Edgewood Village NEHC MUD No. 1 WWTP  EOA  Approve
131  Hidden Meadow Sec. 13  EOA  Approve
132  Lakeshore Sec. 10  EOA  Approve
133  Lakeshore Sec. 11  EOA  Approve
134  Northgate Crossing Villas  EOA  Approve
135  Terravista Lakes Sec. 2  EOA  Approve
136  Falcon Heights (previously Yale Street Townhomes)  NC  Approve

Staff recommendation: Approve staff’s recommendations for items 128 - 136.
Commission action: Approved staff’s recommendations for items 128 - 136.
    Motion: Sharp Second: Robinson    Vote: Unanimous    Abstaining: None

Commissioner Ross returned.

III. ESTABLISH A PUBLIC HEARING DATE OF FEBRUARY 14, 2008 FOR:
    a. Benders Landing Sec. 4 Partial Replat No. 1
    b. Lakeshore Sec. 9 Partial Replat No. 1
    c. Pecan Park Place Addition
    d. Terravista Sec. 1 Partial Replat No. 1
    e. Wenlock Place Subdivision

Staff recommendation: Establish a public hearing date of February 14, 2008 for items III a-e.
Commission action: Established a public hearing date of February 14, 2008 for items III a-e.
    Motion: Kilkenny Second: Sharp    Vote: Unanimous    Abstaining: None

IV. PUBLIC COMMENTS

Speakers for Item IV: Linda Mercer and Roberta Prazak.
V. ADJOURNMENT

There being no further business, Chair, Carol Abel Lewis, adjourned the meeting at 4:56 p.m.
Motion: Crooker Second: Wolff
Vote: Unanimous
Abstaining: None

Carol Abel Lewis, Chair

Marlene L. Gafrick, Secretary