Minutes of the Houston Planning Commission

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

January 31, 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 2:36 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 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

Absent

Absent

Absent

Arrived at 2:46 p.m.

Absent

Arrived at 3:02 p.m.

Absent

Absent

Arrived at 2:45 p.m.

Left at 3:34 p.m.

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 Michael Kramer, Assistant Director, Planning and Development Department.

APPROVE THE JANUARY 17, 2008 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the January 17, 2007 Planning Commission Meeting Minutes with amendment.

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

I. PLATTING ACTIVITY (Consent items A and B, 1-108)

Items removed for separate consideration: 24, 25, 26, 64, 65, 66, 70, and 71. Items 92 and 95 were taken separately.

Staff recommendation: Approve staff’s recommendations for items 1-108, subject to the 101 form conditions.

Commission action: Approved staff’s recommendations for items 1-108, subject to the 101 form conditions.

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

Commissioners Chiang, Reed, Rice and Ross abstained and left the room.

Staff recommendation: Approve staff’s recommendation for items 24, 25, 26, 64, 65, 66, 70, and 71 subject to the 101 form conditions.

Commission action: Approved staff’s recommendation for items 24, 25, 26, 64, 65, 66, 70, and 71 subject to the 101 form conditions.

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

Commissioners Chiang, Reed, Rice and Ross returned.

Motion to remove item 49 from the consent agenda.

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

Commissioner Chiang abstained and left the room.

Staff recommendation: Approve staff’s recommendation for item 49 subject to the 101 form conditions.

Commission action: Approved staff’s recommendation for item 49 subject to the 101 form conditions.

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

Commissioner Chiang returned.
Agenda items 110, 115 and 128 were taken at this time and withdrawn. Agenda item 115 was taken later to establish a public hearing.

110  Briar Hollow Commons Subdivision  C3N  Withdrawn
115  Victoria Pine Subdivision  C3N  Withdrawn
128  W. R. Baker Subdivision  C2  Withdrawn

Agenda items 92 and 95 are taken at this time.

Commissioner Collins abstained and left the room.

92  Hessed Development No. 10 Subdivision  C2R  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: Rice  Vote: Carries  Opposed: Sharp

Commissioner Collins returned.

95  Memorial Heights Redevelopment Subdivision  C2R  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: Jard  Vote: Carries  Opposed: Sharp

Item 116 is taken out of order at this time.

116  One Origin Center Subdivision  C2R  Approve
Staff recommendation: Approve the plat subject to the 101 form conditions. The requested variance was withdrawn.
Commission action: Approved the plat subject to the 101 form conditions. The requested variance was withdrawn.
   Motion: Jard  Second: Reed  Vote: Unanimous  Abstaining: None

C  PUBLIC HEARINGS

109  Belgravia Reserve 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: Sharp  Vote: Unanimous  Abstaining: None

Item 111 is taken at this time.

111  Gillespie Street 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: Ross  Second: Collins  Vote: Unanimous  Abstaining: None
112  Hewitt Project Subdivision
Staff recommendation: Defer the plat for two weeks for further study and review. Staff changed the recommendation at the podium to approve the plat subject to the 101 form conditions.
Commission action: Approved the plat subject to the 101 form conditions.
Motion: Reed    Second: Sharp    Vote: Unanimous    Abstaining: None

113  Round Robin Drive and Plantation
      Myrtles Drive STD
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    Abstaining: None

114  Skyline Terrace Subdivision Replat No. 1
      Myrtles Drive
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: Sharp    Vote: Unanimous    Abstaining: None

115  Victoria Pine Subdivision
Staff recommendation: Withdraw the plat at the applicant's request and a public hearing date of February 28, 2008 was established.
Commission action: Withdrew the plat at the applicant's request and a public hearing date of February 28, 2008 was established.
Motion: Ross    Second: Chiang    Vote: Unanimous    Abstaining: None

D   VARIANCES

117  Chelsea Market Subdivision
Staff recommendation: Defer the plat for two weeks to allow time for staff to coordinate with Public Works and Engineering regarding future infrastructure improvements on Montrose Blvd.
Commission action: Deferred the plat for two weeks to allow time for staff to coordinate with Public Works and Engineering regarding future infrastructure improvements on Montrose Blvd.
Motion: Jard    Second: Robinson    Vote: Unanimous    Abstaining: None
Speaker for Item 117: Mary Lou Henry.

118  Memorial Hills Wastewater Treatment Plant Subdivision
Staff recommendation: Defer the plat for two weeks to allow time for the applicant to coordinate with Harris County Engineers Office for the access to the Wastewater Plant site via an access easement.
Commission action: Deferred the plat for two weeks to allow time for the applicant to coordinate with Harris County Engineers Office for the access to the Wastewater Plant site via an access easement.
Motion: Collins    Second: Garza    Vote: Unanimous    Abstaining: None
119  Mens Center 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: Garza  Second: Rice  Vote: Unanimous  Abstaining: None

120  Reserves at Dow Park Subdivision  
C3P  
Defer
Staff recommendation: Deny the requested variance and disapprove the plat.
Commission action: Deferred the requested variance and the plat for two weeks to allow time for the applicant to provide additional information.
Motion: Jard  Second: Davis  Vote: Carries  Opposed: Crooker
Speaker for Item 120: Michael Ramirez.

121  San Felipe Court Apartments Replat No. 1  
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: Robinson  Second: Sharp  Vote: Unanimous  Abstaining: None

122  Sheldon ISD Garrett Road GP  
GP  
Approve
Staff recommendation: Deny the requested variance and approve the general plan subject to the 101 form conditions.
Commission action: Denied the requested variance and approved the general plan subject to the 101 form conditions.
Motion: Collins  Second: Reed  Vote: Carries  Opposed: Crooker, Davis and Rice

Commissioner Ross abstained and left the room.

123  Thrustmaster GP  
124  Thrustmaster Sec. 1  
GP  
C3P  
Defer  
Defer
Staff recommendation: Defer the general plan and the plat for two weeks to allow time for the applicant to meet with Harris County regarding existing east-west circulation and Emmett Road.
Commission action: Deferred the general plan and the plat for two weeks to allow time for the applicant to meet with Harris County regarding existing east-west circulation and Emmett Road.
Motion: Collins  Second: Crooker  Vote: Unanimous  Abstaining: None

Commissioner Ross returned.
125 TMH West Houston Campus GP
GP
Defer
Staff recommendation: Defer the general plan for two weeks to allow time for the applicant to coordinate with traffic and to submit revised information.
Commission action: Deferred the general plan for two weeks to allow time for the applicant to coordinate with traffic and to submit revised information.
Motion: Reed Second: Garza Vote: Unanimous Abstaining: None

126 Volta Business Park 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: Garza Second: Reed Vote: Carries Opposed: Collins, Crooker, Ross and Sharp.

E SPECIAL EXCEPTIONS

127 Cypress Creek High School Subdivision
C2
Approve
Staff recommendation: Grant the requested special exception and approve the plat subject to the 101 form conditions.
Commission action: Grant the requested special exception and approve the plat subject to the 101 form conditions.
Motion: Jard Second: Strange Vote: Carries Opposed: Davis

F RECONSIDERATION OF REQUIREMENTS

Item 128 was taken earlier.

G ADMINISTRATIVE

NONE

H DEVELOPMENT PLAT VARIANCES

129 2258 Shakespeare Street
DPV
Approve
Staff recommendation: Grant the requested variance.
Commission action: Granted the requested variance.
Motion: Collins Second: Sharp Vote: Carries Opposed: Crooker
I  CERTIFICATES OF COMPLIANCE

130  Michael Jasonis  COC  Approve
131  Richard & Linda Davidson  COC  Approve
132  Jason Hagendorf  COC  Approve

Staff recommendation: Issue the Certificates of Compliance for items 130 - 132.
Commission action: Issued the Certificates of Compliance for items 130 – 132.
Motion: Ross  Second: Reed  Vote: Unanimous  Abstaining: None

J  EXTENSIONS OF APPROVAL AND NAME CHANGES

133  Copperfield Retirement Residence Apartments  EOA  Approve
134  Greens at Oakhurst Sec. 5  EOA  Approve
135  Greens at Oakhurst Sec. 6  EOA  Approve
136  Long Meadow Farms Sec. 22  EOA  Approve
137  Long Meadows Farms Sec. 23  EOA  Approve
138  Louetta Road STD from Stablefield to Stablewood Farms  EOA  Approve
139  Northcrest Village Sec. 3 Partial Replat No. 1  EOA  Approve
140  Skymeadows Sec. 2  EOA  Approve
141  South Lake Houston YMCA (previously Summerwood YMCA)  NC  Approve
142  South Meadow Place Detention Reserve  EOA  Approve
143  Viewpoint at the Heights  EOA  Approve
144  Villages of Northpointe West Sec. 12  EOA  Approve
145  Werrington Sec. 3  EOA  Approve
146  West Little York Road Extension and Westfield Manor Lane  EOA  Approve
147  ZOM South Oak Subdivision  EOA  Approve

Staff recommendation: Approve staff’s recommendations for items 133 - 147.
Commission action: Approved staff’s recommendations for items 133 - 147.
Motion: Sharp  Second: Chiang  Vote: Unanimous  Abstaining: Ross
abstained on item 133

II.  ESTABLISH A PUBLIC HEARING DATE OF FEBRUARY 28, 2008 FOR:
   a.  Briar Hollow Commons
   b.  Katy Creek Ranch Sec. 3 Partial Replat No. 1
   c.  King Lakes Sec. 3
   d.  Tuscan Woods Villas Sec. 2

Staff recommendation: Establish a public hearing date of February 28, 2008 for items II a-d.
Commission action: Established a public hearing date of February 28, 2008 for items II a-d.
Motion: Sharp  Second: Chiang  Vote: Unanimous  Abstaining: None
III. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR THE 6000 BLOCK OF GLENCOVE STREET, SOUTH SIDE, BETWEEN MEMORIAL DRIVE AND 6039 GLENCOVE STREET

Staff recommendation: Defer the special minimum lot size area application for two weeks at staff's request.
Commission action: Deferred the special minimum lot size area application for two weeks at staff's request.

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

IV. PUBLIC HEARING AND CONSIDERATION OF A HOTEL/MOTEL VARIANCE APPLICATION FOR DAYS INN LOCATED OFF OF STANCLIFF ROAD AND US 59

Staff recommendation: Defer the hotel/motel variance application for two weeks to allow applicant time to provide revised information.
Commission action: Deferred the hotel/motel variance application for two weeks to allow applicant time to provide revised information.

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

V. PUBLIC COMMENTS

NONE

VI. ADJOURNMENT

There being no further business, Chair, Carol Abel Lewis, adjourned the meeting at 4:24 p.m.

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

Carol Abel Lewis, Chair

Marlene L. Gafrick, Secretary