Minutes of the Houston Planning Commission

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

February 28, 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 2:34 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
Arrived at 2:40 p.m.
Jackie L. Freeman for:
   The Honorable Ed Emmett
Arrived at 2:44 p.m.
The Honorable Ed Chance
Absent
D. Jesse Hegemier for:
   The Honorable Grady Prestage
   Left at 3:37 p.m.

EXOFFICIO MEMBERS

M. Marvin Katz
Absent
John Sakolosky for:
Mike Marcotte
Dawn Ullrich
Absent
Frank Wilson
Absent
CHAIRMAN'S REPORT

NONE

DIRECTOR'S REPORT

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

APPROVE THE FEBRUARY 14, 2008 PLANNING COMMISSION MEETING MINUTES
Commission action: Deferred the February 14, 2008 Planning Commission Meeting Minutes for two weeks.

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

I. CONSIDERATION OF JANUARY 2008 SEMIANNUAL REPORT OF THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE ON IMPACT FEES
Staff recommendation: No recommendation from staff.
Commission action: Approved the January 2008 Semiannual Report of the Capital Improvements Advisory Committee on Impact Fees

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

II. PLATTING ACTIVITY (Consent items A and B, 1-95)
Items removed for separate consideration: 8, 34, 35, 37, 38, 39, 54, 58, 59, 60, and 65.
Staff recommendation: Approve staff's recommendations for items 1-95, subject to the 101 form conditions.
Commission action: Approved staff's recommendations for items 1-95, subject to the 101 form conditions.

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

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

Staff recommendation: Approve staff's recommendation for items 8, 34, 35, 37, 38, 39, 54, 58, 59, 60, and 65 subject to the 101 form conditions.
Commission action: Approved staff's recommendation for items 8, 34, 35, 37, 38, 39, 54, 58, 59, 60, and 65 subject to the 101 form conditions.

Motion: Strange Second: Wolff Vote: Unanimous Abstaining: None

Commissioners Kilkenny, Rice, Ross and Schlanger returned.

C PUBLIC HEARINGS

Commissioner Schlanger abstained and left the room.
96 Briar Hollow Commons Subdivision C3N Defer
Staff recommendation: Disapprove the plat subject to the 101 form conditions. Staff changed the recommendation at the podium to defer the plat for two weeks for additional study and review.
Commission action: Deferred the plat for two weeks for additional study and review.
  Motion: Rice   Second: Crooker   Vote: Unanimous   Abstaining: None
Speakers for Item 96: Ann Miller, Richard Kline and Stefano Costantini.

Commissioner Schlanger returned.

97 Katy Creek Ranch Sec. 3 Partial Replat No. 1 C3N Defer
Staff recommendation: Defer the plat for two weeks to allow time for the applicant to provide revised information.
Commission action: Deferred the plat for two weeks to allow time for the applicant to provide revised information.
  Motion: Collins   Second: Kilkenny   Vote: Unanimous   Abstaining: None

98 King Lakes Sec. 3 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: Wolff   Second: Chiang   Vote: Unanimous   Abstaining: None

99 Pecan Park Place Addition 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 week for further study and legal review of the separately filed deed restrictions
  Motion: Crooker   Second: Reed   Vote: Unanimous   Abstaining: None

100 Tuscan Woods Villas Sec. 2 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: Wolff   Second: Crooker   Vote: Unanimous   Abstaining: None
Speaker for Item 100: David Strogen.

101 Victoria Pines 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: Kilkenny   Second: Robinson   Vote: Unanimous   Abstaining: None

Agenda Item 105 is taken at this time.
105  Langfield Commercial Reserve Subdivision  C2R  Defer
Staff recommendation: Approve the plat without the variance subject to the 101 form conditions.
Commission action: Deferred the plat without the variance for two weeks at the request of Delores Hart, a resident.
   Motion: Jard  Second: Schlanger  Vote: Unanimous  Abstaining: None
Speakers for Item 105: Delores Hart and Andria Famin.

D  VARIANCES

102  Baylor Place Subdivision  C2R  Defer
Staff recommendation: Deny the requested variance and disapprove the plat.
Commission action: Deferred the plat for two weeks.
   Motion: Wolff  Second: Crooker  Vote: Unanimous  Abstaining: None
Speakers for Item 102: John Montgomery, Jerry Bettons, Mark Sterling and Mary Ellen Arbuckle.

103  Dao Tran Commercial Reserve  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: Davis  Second: Reed  Vote: Unanimous  Abstaining: None

104  Gates of North Hampton Sec. 1  C3P  Approve
Staff recommendation: Grant the requested variance to exceed intersection spacing along Inway Drive and approve the plat subject to the 101 form conditions.
Commission action: Granted the requested variance to exceed intersection spacing along Inway Drive and approved the plat subject to the 101 form conditions.
   Motion: Ross  Second: Freeman  Vote: Unanimous  Abstaining: None

106  New Faith Church Subdivision  C2R  Approve
Staff recommendation: Defer the requested variance and the plat for two weeks to allow time for the applicant to provide revised information.
Commission action: Granted the requested variance and approved the plat subject to the 101 form conditions.
   Motion: Davis  Second: Strange  Vote: Unanimous  Abstaining: None
Speakers for Item 106: Dr. T.R. Williams, Sr.

107  North Belt Reserve A Subdivision  C2R  Defer
Staff recommendation: Defer the requested variance and the plat for two weeks to allow the applicant time to provide revised information.
Commission action: Deferred the requested variance and the plat for two weeks to allow the applicant time to provide revised information.
   Motion: Freeman  Second: Crooker  Vote: Unanimous  Abstaining: None
108 Saddlebrook Houstoun GP
109 Saddlebrook Saunders Subdivision

Staff recommendation: Grant the requested variance and approve the general plan and the plat subject to the 101 form conditions.
Commission action: Granted the requested variance and approved the general plan and the plat subject to the 101 form conditions.
Motion: Crooker Second: Rice Vote: Unanimous Abstaining: None

110 San Marbeya Subdivision

Staff recommendation: Approve the plat without the requested variance subject to the 101 form conditions.
Commission action: Approved the plat without the requested variance subject to the 101 form conditions.
Motion: Freeman Second: Jard Vote: Unanimous Abstaining: None

Commissioner Schlanger abstained and left the room.

111 Six Thousand Six Hundred Main
Replat No. 1 Partial Replat No. 1

Staff recommendation: Defer the requested variance and the plat for two weeks to allow the applicant time to provide revised information.
Commission action: Deferred the requested variance and the plat for two weeks to allow the applicant time to provide revised information.
Motion: Ross Second: Robinson Vote: Unanimous Abstaining: None
Speaker for Item 111: Neil Kelly.

Commissioner Schlanger returned.

112 Skyline Ranch GP
113 Skyline Ranch Reserve Subdivision

Staff recommendation: Grant the requested variance and approve the general plan and the plat subject to the 101 form conditions.
Commission action: Granted the requested variance and approved the general plan and the plat subject to the 101 form conditions.
Motion: Davis Second: Freeman Vote: Unanimous Abstaining: None

114 T C Jester at FM 1960 Development GP

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: Chiang Second: Reed Vote: Unanimous Abstaining: None

Commissioner Ross abstained and left the room.
115  Thrustmaster GP
116  Thrustmaster Sec. 1

GP    C3P    Approve

Staff recommendation: Grant the requested variance and approve the general plan and the plat subject to the 101 form conditions.
Commission action: Granted the requested variance and approved the general plan and the plat subject to the 101 form conditions.

Motion: Davis    Second: Strange    Vote: Carries    Opposed: Crooker
Speaker for Items 115 and 116: Scott Owner.

Commissioner Ross returned.

E    SPECIAL EXCEPTIONS

117  Greensbrook Place Sec. 4 Subdivision

C3P    Approve

Staff recommendation: Grant the requested special exception and approve the plat subject to the 101 form conditions.
Commission action: Granted the requested special exception and approved the plat subject to the 101 form conditions.

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

118  Parkway Properties C E King GP
119  Parkway Properties C E King Sec. 1

GP    C3P    Approve

Staff recommendation: Grant the requested special exception and approve the general plan and the plat subject to the 101 form conditions.
Commission action: Granted the requested special exception and approved the general plan and the plat subject to the 101 form conditions.

Motion: Wolff    Second: Chiang    Vote: Unanimous    Abstaining: None

F    RECONSIDERATION OF REQUIREMENTS

NONE

G    ADMINISTRATIVE

NONE
DEVELOPMENT PLAT VARIANCES

120 6749 Calhoun Road  DPV  Defer
121 7026 Dumble Avenue  DPV  Defer
122 6945 Liverpool Avenue  DPV  Defer

Staff recommendation: Defer the requested variances for two weeks to allow time for staff to coordinate with Public Works and Engineering Department.
Commission action: Deferred the requested variances for two weeks to allow time for staff to coordinate with Public Works and Engineering Department.
Motion: Davis Second: Crooker Vote: Unanimous Abstaining: None

123 2323 Leffingwell Street  DPV  Defer

Staff recommendation: Defer the requested variances for two weeks to allow time for staff to coordinate with Public Works and Engineering Department.
Commission action: Deferred the requested variances for two weeks to allow time for staff to coordinate with Public Works and Engineering Department.
Motion: Crooker Second: Ross Vote: Unanimous Abstaining: None

124 2710 Louisiana Street  DPV  Defer

Staff recommendation: Defer the requested variances for two weeks to allow time for staff to coordinate with Midtown TIRZ.
Commission action: Deferred the requested variances for two weeks to allow time for staff to coordinate with Midtown TIRZ.
Motion: Jard Second: Schlanger Vote: Unanimous Abstaining: None

CERTIFICATES OF COMPLIANCE

125 Gilberto Rangel Carrizales  COC  Approve
126 Samuel Montano  COC  Approve
127 Jose Rosales  COC  Approve
128 Thomas Grichen  COC  Approve
129 Alejandro Del Real  COC  Approve
130 Dianne Nobles  COC  Approve

Staff recommendation: Issue the Certificates of Compliance for items 125 - 130.
Commission action: Issued the Certificates of Compliance for items 125 - 130.
Motion: Reed Second: Schlanger Vote: Unanimous Abstaining: None
EXTENSIONS OF APPROVAL AND NAME CHANGES

131  Barker Clodine Apartments  EOA  Approve
132  CAP Reserve  EOA  Approve
133  Falcon Landing Blvd. at Spring Green Blvd. STD  NC  Approve
      (Previously Falcon Landing Boulevard from Cinco Ranch Southwest to Spring Green Boulevard STD)
134  Katy Creek Ranch Section 4  EOA  Approve
135  Katy Creek Ranch Section 5  EOA  Approve
136  New Horizon Villas (previously Horizon Villas)  NC  Approve
137  Saifee Subdivision (previously Saisee Subdivision)  NC  Approve
138  Scott Park Section 1  EOA  Approve
139  Waterside Marketplace  EOA  Approve

Staff recommendation: Approve staff's recommendations for items 131 - 139.
Commission action: Approved staff's recommendations for items 131 - 139.

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

III. ESTABLISH A PUBLIC HEARING DATE OF MARCH 27, 2008 FOR:
   a. Canyon Lakes West Sec. 3 and Sec. 7 Partial Replat No. 1
   b. Fieldstone Sec. 4 Partial Replat No. 1
   c. Gaea Place Three Subdivision
   d. Hutchison Fifteen Subdivision
   e. Kiam Street Townhomes Replat No. 1
   f. Kipp McGallion Subdivision
   g. Plantation Lakes South Sec. 8 Partial Replat No. 1
   h. Residences at Woodland Hills Subdivision
   i. Royal Shores Sec. 5 Replat No. 1
   j. Westheimer Lakes North Sec. 9 Replat No. 1
   k. Woodlands Village of Sterling Village Sec. 89
   l. Vrndavana Dhama

Staff recommendation: Establish a public hearing date of March 27, 2008 for items III a-l.
Commission action: Established a public hearing date of March 27, 2008 for items III a-l.

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

IV. EXCUSE THE ABSENCES OF COMMISSIONER BETH WOLFF
Commissioner Beth Wolff's absences were excused.

V. PUBLIC COMMENTS

Speaker: John Sakolosky.
VI. ADJOURNMENT

There being no further business, Chair, Carol Abel Lewis, adjourned the meeting at 5:25 p.m.

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

Carol Abel Lewis, Chair

Marlene L. Gafrick, Secretary