Minutes of the Houston Planning Commission

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

March 27, 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 2:39 p.m. with a quorum present.

Carol Abel Lewis, Chair
Mark A. Kilkenny, Vice Chair
John W. H. Chiang
David Collins
Kay Crooker
Sonny Garza
Jim Jard
D. Fred Martinez
Robin Reed
Richard A. Rice
David Robinson
Jeff Ross
Algenita Segars
Lee Schlanger
Talmadge Sharp, Sr.
Jon N. Strange
Beth Wolff
Shaukat Zakaria
The Honorable Ed Emmett
The Honorable Ed Chance
D. Jesse Hegemier for:
The Honorable Grady Prestage

EXOFFICIO MEMBERS

M. Marvin Katz
Mike Marcotte
Dawn Ullrich
Frank Wilson

Left at 4:38 p.m.
Left at 5:24 p.m.
Left at 5:22 p.m.
Absent
Absent
Absent
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 MARCH 13, 2008 PLANNING COMMISSION MEETING MINUTES
   Motion: Wolff    Second: Crooker    Vote: Unanimous    Abstaining: None

I. PLATTING ACTIVITY (Consent items A and B, 1-82)
Items removed for separate consideration: 1, 2, 13, 14, 15, 32, 50, 51, 60 and 79. Item 25 was changed from defer to approve.
Staff recommendation: Approve staff’s recommendations for items 1-82, subject to the 101 form conditions.
Commission action: Approved staff’s recommendations for items 1-82, subject to the 101 form conditions.
   Motion: Sharp    Second: Crooker    Vote: Unanimous    Abstaining: None

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

Staff recommendation: Approve staff’s recommendation for items 1, 2, 13, 14, 15, 32, 50, 51, 60 and 79 subject to the 101 form conditions.
Commission action: Approved staff’s recommendation for items 1, 2, 13, 14, 15, 32, 50, 51, 60 and 79 subject to the 101 form conditions.
   Motion: Zakaria    Second: Garza    Vote: Unanimous    Abstaining: None

Commissioners Rice, Ross and Kilkenny returned.

C PUBLIC HEARINGS

83 Aliana Sec. 9 Replat No. 1
   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: Chiang    Vote: Unanimous    Abstaining: None

C3N
   Approve
84  Briar Hollow Commons Subdivision  C3N  Approve
Staff recommendation: Approve the plat subject to the 101 form conditions.
Commission action: Disapproved the plat.
  Motion: Crooker  Second: Jard  Vote: Carries  Abstaining:
Chiang, Segars, Strange and Wolff
For disapproval: Collins, Garza, Robinson, Ross and Zakaria
Opposed to disapproval: Hegemier, Kilkenny, Rice and Sharp
Speakers for Item 84: Kerry Gilbert, Mark Markell, Malcom Gipson, Kent Rutter, Dixon Montague, Mary Lou Henry, Vicki Yoemans, Sherrie Massin and Rudy Valesquez.

85  Canyon Lakes West Sec. 3 and 7 Partial Replat No. 1  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: Chiang  Vote: Unanimous  Abstaining: None

86  Fieldstone Sec. 4 Partial Replat No. 1  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: Kilkenny  Second: Robinson  Vote: Unanimous  Abstaining: None

87  Gaea Place Three Subdivision  C3N  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: Robinson  Second: Sharp  Vote: Unanimous  Abstaining: None

88  Hutchison Fifteen 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: Robinson  Second: Rice  Vote: Unanimous  Abstaining: None

89  Kiam Street Townhomes Replat No. 1  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: Ross  Second: Sharp  Vote: Unanimous  Abstaining: None
90  KIPP McGallion Subdivision  C3N  Defer
Staff recommendation: Defer the plat for two weeks for further study and legal review.
Commission action: Deferred the plat for two weeks for further study and legal review.
  Motion: Wolff  Second: Sharp  Vote: Unanimous  Abstaining: None
Speaker for Item 90: Tom Northrup.

Motion was made by Mrs. Crooker, seconded by Mr. Strange to approve Item 90 with conditions was withdrawn.

91  Minola Park Townhomes  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: Rice  Second: Zakaria  Vote: Unanimous  Abstaining: None

92  Plantation Lakes South Sec. 8 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: Zakaria  Second: Kilkenny  Vote: Unanimous  Abstaining: None

93  Residences at Woodland Hills 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: Strange  Second: Jard  Vote: Unanimous  Abstaining: None

94  Royal Shores Sec. 5 Replat No. 1  C3N  Defer
Staff recommendation: Defer the plat for two weeks to for further study and legal review of the separately filed deed restrictions.
Commission action: Deferred the plat for two weeks to for further study and legal review of the separately filed deed restrictions.
  Motion: Garza  Second: Rice  Vote: Unanimous  Abstaining: None

95  Westheimer Lakes North Sec. 9 Replat No. 1  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: Wolff  Vote: Unanimous  Abstaining: None

96  Woodlands Village of Sterling Ridge Sec. 89  C3N  Defer
Staff recommendation: Defer the plat for two weeks for further study and legal review.
Commission action: Deferred the plat for two weeks for further study and legal review.
  Motion: Kilkenny  Second: Robinson  Vote: Unanimous  Abstaining: None
D VARIANCES

97 Harris County MUD No. 82 Wastewater Treatment Plant
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: Strange Second: Kilkenny Vote: Unanimous Abstaining: None

98 Hawks Landing GP C3P Approve
GP
Staff recommendation: Approve the general plan subject to the 101 form conditions.
Commission action: Approve the general plan subject to the 101 form conditions.
Motion: Zakaria Second: Sharp Vote: Unanimous Abstaining: None

99 Hawks Landing Sec. 1 C3P 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: Garza Second: Crooker Vote: Unanimous Abstaining: None

100 Holly Reserve Subdivision C2R Defer
GP
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: Kilkenny Second: Sharp Vote: Unanimous Abstaining: None

101 Kennedy Greens GP C2R Defer
GP Withdrawn

102 KIPP Scott Street Subdivision C3P 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: Wolff Second: Rice Vote: Unanimous Abstaining: None

103 Klein ISD Krimmel Intermediate School GP C3P Defer
GP
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: Sharp Second: Crooker Vote: Unanimous Abstaining: None
Agenda Items 106, 107, 109, 112 and 113 are taken at this time.

Commissioner Ross abstained and left the room.

106 Metropolitan CME Church Subdivision C2 Defer
107 Mody Plaza Subdivision C2R Defer
109 Riverwood Village GP GP Defer
112 Warwana Reserve Subdivision C2R Defer
113 World Houston International Business Center C3R Defer

Sec. 9

Staff recommendation: Defer the requested variances, the general plan and the plats for two weeks to allow time for the applicant to provide revised information.
Commission action: Deferred the requested variances, the general plan and the plats for two weeks to allow time for the applicant to provide revised information.

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

Commissioner Ross returned.

104 Leon 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: Rice Second: Chaising Vote: Unanimous Abstaining: None

105 Liberty 10 At Central Green 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: Strange Second: Garza Vote: Unanimous Abstaining: None

108 Potomac Gardens Subdivision C2R 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: Strange Second: Segars Vote: Unanimous Abstaining: None

Speaker for Item 108: Joe Perina.

110 Saddle Ridge Sec. 5 C3P Withdrawn
111 Vansar Village Subdivision  
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: Jard  Second: Segars  Vote: Unanimous  Abstaining: None

E SPECIAL EXCEPTIONS

114 Park Lakes Northeast GP  
Staff recommendation: Approve the general plan subject to the 101 form conditions.
Commission action: Approved the general plan subject to the 101 form conditions.
Motion: Jard  Second: Garza  Vote: Unanimous  Abstaining: None
Speaker for Item 114: Mary Lou Henry.

115 Sixty Four Hundred Romona Subdivision  
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: Strange  Second: Garza  Vote: Unanimous  Abstaining: None

F RECONSIDERATION OF REQUIREMENTS
NONE

G ADMINISTRATIVE
NONE

H DEVELOPMENT PLAT VARIANCES

116 2111 S. Voss Road  
Staff recommendation: Defer the requested variance for two weeks to allow time for the applicant to coordinate with the Legal Department and Fire and to submit revised information.
Commission action: Deferred the requested variance for two weeks to allow time for the applicant to coordinate with the Legal Department and Fire and to submit revised information.
Motion: Sharp  Second: Crooker  Vote: Unanimous  Abstaining: None
Speakers for Item 116: Alice Smith and Dana Busa.
117  2200 Rosedale Street          DPV          Defer
118  2710 Louisiana Street        DPV          Defer
119  401 Emerson Avenue          DPV          Defer
120  5826 Conley Street          DPV          Defer

Staff recommendation: Defer the requested variance for two weeks to allow time for the applicant to meet with staff and the Public Works & Engineering Department.
Commission action: Deferred the requested variance for two weeks to allow time for the applicant to meet with staff and the Public Works & Engineering Department.

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

121  6749 Calhoun Road          DPV          Deny
122  6945 Liverpool Avenue      DPV          Deny
123  7026 Dumble Avenue         DPV          Deny

Staff recommendation: Grant the requested variances.
Commission action: Denied the requested variances.

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

Speaker for Items 121 - 123: Kenneth Hawkins.

I  CERTIFICATES OF COMPLIANCE

124  Lozano Inc.               COC          Approve

Staff recommendation: Issue the Certificates of Compliance for item 124.
Commission action: Issued the Certificates of Compliance for item 124.

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

125  Erik Edgar Duran         COC          Defer

Staff recommendation: Defer the Certificates of Compliance for two weeks for further study and review of the stub street Wayne Lane.
Commission action: Deferred the Certificates of Compliance for two weeks for further study and review of the stub street Wayne Lane.

Motion: Zakaria        Second: Rice       Vote: Unanimous      Abstaining: None
EXTENSIONS OF APPROVAL AND NAME CHANGES

126 Bavaria Sec. 1       EOA        Approve
127 Baybrook Sec. 7      EOA        Approve
128 Childrens Courtyard – FM 2920 at Rhodes Rd EOA        Approve
129 Greenland Way Peanut Gallery EOA        Approve
130 GST Subdivision Sec. 2 EOA        Approve
131 Hamill (previously Champions Point Villas Section 2) NC        Approve
132 Kensington Crossings Apartments (previously Kensington Club) NC        Approve
133 Klein ISD Benfer Elementary School EOA        Approve
134 Northwest Harris Co. MUD No. 24 Waste Water Treatment Plant EOA        Approve
135 Parkway Ranch EOA        Approve
136 Plantation Lakes Sec. 14 EOA        Approve
137 Rosslyn Landing Sec. 3 EOA        Approve

Staff recommendation: Approve staff’s recommendations for items 126 - 137.
Commission action: Approved staff’s recommendations for items 126 - 137.

Motion: Chiang    Second: Sharp    Vote: Carries    Abstaining: Ross

Agenda Item III is taken at this time.

III. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR THE 1100 BLOCK OF JACKSON BOULEVARD, NORTH AND SOUTH SIDES, BETWEEN VAN BUREN STREET AND MONTROSE BOULEVARD

Staff recommendation: No recommendation by staff.
Commission action: Deferred the special minimum lot size area application for two weeks for further study and review.

Motion: Rice    Second: Zakaria    Vote: Carries    Opposed: Crooker, Ross and Sharp.
For Deferral: Chiang, Garza, Jard, Strange, Robinson.

Motion was made by Mr. Robinson, seconded by Mrs. Crooker to approve the plat, it failed.
II. ESTABLISH A PUBLIC HEARING DATE OF APRIL 24, 2008 FOR:
   a. Aliana Sec. 2 Replat No. 1
   b. Moataz Court
   c. On Point Hazard Street Sec. 2
   d. Texas Baptist Children’s Home and Family Center
   e. Townhomes on Petty Street Replat No. 1
   f. Uvalde Commercial Corner
   g. Villas of Longmont
   h. Vrndavana Dhama Replat No. 1

Staff recommendation: Establish a public hearing date of April 24, 2008 for items II a-h.
Commission action: Established a public hearing date of April 24, 2008 for items II a-h.
Motion: Robinson  Second: Sharp  Vote: Unanimous  Abstaining: None

IV. CONSIDERATION OF AN OFF STREET PARKING VARIANCE APPLICATION FOR
    KROGER – KIRBY FUEL STATION, LOCATED AT 7747 KIRBY DRIVE

Staff recommendation: No recommendation by staff.
Commission action: Deferred the off street parking variances for two weeks for further study and review.
Motion: Garza  Second: Sharp  Vote: Carries  Abstaining: Collins
Speaker for Items IV: Randy Kolosky.

V. CONSIDERATION OF AN OFF STREET PARKING VARIANCE APPLICATION FOR
    KROGER – WESTheimer FUEL STATION, LOCATED AT 9919 WESTheimer ROAD

Staff recommendation: No recommendation by staff.
Commission action: Deferred the off street parking variances for two weeks for further study and review.
Motion: Rice  Second: Garza  Vote: Carries  Abstaining: Collins

VI. EXCUSE THE ABSENCES OF COMMISSIONER TALMADGE SHARP

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

VII. PUBLIC COMMENTS

NONE
VIII. ADJOURNMENT

There being no further business, Chair, Carol Abel Lewis, adjourned the meeting at 5:41 p.m.
Motion: Sharp    Second: Robinson    Vote: Unanimous    Abstaining: None

Carol Abel Lewis, Chair

Marlene L. Gafrick, Secretary