Minutes of the Houston Planning Commission

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

April 10, 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
Sonny Garza
Jim Jard
D. Fred Martinez
Robin Reed
Richard A. Rice
David Robinson
Jeff Ross
Lee Schlanger
Algenita Segars
Talmadge Sharp, Sr.
Jon N. Strange
Beth Wolff
Shaukat Zakaria
The Honorable Ed Emmett
Mark J. Mooney for:
  The Honorable Ed Chance
D. Jesse Hegemier for:
  The Honorable Grady Prestage

EXOFFICIO MEMBERS

M. Marvin Katz
Mark Loethen
Mike Marcotte
Dawn Ullrich
Frank Wilson

Absent

Arrived at 2:36 p.m.

Arrived at 2:39 p.m.

Absent

Arrived at 2:38 p.m.

Absent

Absent

Arrived at 2:58 p.m.

Absent

Left at 4:36 p.m.

Left at 3:58 p.m.

Arrived at 3:59 p.m./Left at 4:14 p.m.

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 27, 2008 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the April 10, 2008 Planning Commission Meeting Minutes.
  Motion: Crooker  Second: Sharp  Vote: Unanimous  Abstaining: None

I. PLATTING ACTIVITY (Consent items A and B, 1-95)
Items removed for separate consideration: 2, 3, 4, 8, 9, 20, 53, 64, 65, 80 and 81. Item 28 was taken separately to allow for a speaker.
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: Rice  Second: Garza  Vote: Unanimous  Abstaining: None

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

Staff recommendation: Approve staff’s recommendation for items 2, 3, 4, 8, 9, 20, 53, 64, 65, 80 and 81 subject to the 101 form conditions.
Commission action: Approved staff’s recommendation for items 2, 3, 4, 8, 9, 20, 53, 64, 65, 80 and 81 subject to the 101 form conditions.
  Motion: Sharp  Second: Crooker  Vote: Unanimous  Abstaining: None

Commissioners Reed, Ross and Schlanger returned.

28  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: Robinson  Second: Reed  Vote: Unanimous  Abstaining: None
C PUBLIC HEARINGS

96 Barrington Sec. 2 Partial Replat No. 1 C3N Defer
Staff recommendation: Defer the plat for two weeks to allow time for the applicant to coordinate with the Parks Department concerning the dedication of park land.
Commission action: Deferred the plat for two weeks to allow time for the applicant to coordinate with the Parks Department concerning the dedication of park land.
Motion: Collins Second: Chiang Vote: Unanimous Abstaining: None

97 Canyon Lakes West Sec. 3 and 7 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: Reed Second: Crooker Vote: Unanimous Abstaining: None

98 Fieldstone Sec. 4 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: Strange Second: Hegemier Vote: Unanimous Abstaining: None
Speakers for Item 98: Kerry Dennis Riley and Mr. Rogers.

99 Gaea Place Three 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: Sharp Second: Chiang Vote: Unanimous Abstaining: None

100 Kiam Street Townhomes 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: Robinson Vote: Unanimous Abstaining: None
Commissioner Schlanger abstained and left the room.

101 KIPP McGallion 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: Rice Second: Garza Vote: Unanimous Abstaining: None
Commissioner Schlanger returned.

102 Legends Trace Sec. 1 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: Mooney Second: Strange Vote: Unanimous Abstaining: None
103  Residences at Woodland Hills 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: Garza      Second: Strange      Vote: Unanimous      Abstaining: None

104  Royal Shores Sec. 5 Replat No. 1              C3N        Defer
Staff recommendation: Defer the plat for two weeks to allow time for the applicant to coordinate with the Parks Department concerning the dedication of park land.
Commission action: Deferred the plat for two weeks to allow time for the applicant to coordinate with the Parks Department concerning the dedication of park land.
Motion: Garza      Second: Zakaria      Vote: Carries      Opposed: Ross
Speaker for Item 104: Mila Sinyak.

105  Westbrooke Cornerbrook Apartments             C3N        Withdrawn

106  Westheimer Lakes North Sec. 9 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: Strange      Vote: Unanimous      Abstaining: None

107  Woodlands Village of Sterling Ridge Sec. 89   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: Strange      Vote: Unanimous      Abstaining: None

D    VARIANCES
Commissioner Ross abstained and left the room.

108  Beltway Lakes Office Park Sec. 1             C2        Approve
Staff recommendation: Grant the requested variance and approve the plat subject to the applicant coordinating with TXDOT regarding abandonment of excess Right of Way along State Highway 249 and the 101 form conditions.
Commission action: Granted the requested variance and approved the plat subject to the applicant coordinating with TXDOT regarding abandonment of excess Right of Way along State Highway 249 and the 101 form conditions.
Motion: Rice        Second: Reed      Vote: Carries      Opposed: Crooker
Commissioner Ross returned.
109  Burchfield Rayford 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: Reed  Second: Crooker  Vote: Unanimous  Abstaining: None
Speaker for Item 109: Mary Lou Henry.

110  Carisma East End Subdivision
Staff recommendation: Defer the plat for two weeks for further study and review/Chap. 42 planning standards.
Commission action: Deferred the plat for two weeks for further study and review/Chap. 42 planning standards.
    Motion: Strange  Second: Reed  Vote: Unanimous  Abstaining: None

111  Cypress Creek YMCA Sec. 2
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: Strange  Vote: Unanimous  Abstaining: None

112  Hawks Landing Sec. 1
Staff recommendation: Deny 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: Ross  Second: Reed  Vote: Unanimous  Abstaining: None

113  Holly Reserve Subdivision
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: Garza  Vote: Unanimous  Abstaining: None

114  Kennedy Greens GP
Staff recommendation: Grant the requested variances and approve the general plan subject to the 101 form conditions.
Commission action: Granted the requested variances and approved the general plan subject to the 101 form conditions.
    Motion: Garza  Second: Rice  Vote: Carries  Opposed: Crooker
Speaker for Item 114: Joe Crumley and Steve Hobbs.
115  Klein ISD Kimmel Intermediate School GP  GP  Approve
116  Klein ISD Elementary School No. 26  C3P  Approve
Staff recommendation:  Approve the general plan and the plat subject to the 101 form conditions.
Commission action:  Approved the general plan and the plat subject to the 101 form conditions.
   Motion:  Reed  Second:  Collins  Vote:  Unanimous  Abstaining:  None

117  Metropolitan CME Church 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:  Strange  Second:  Garza  Vote:  Carries  Opposed:  Crooker
Speaker for Item 117:  Tracy Youngblood.

118  Mody Plaza Subdivision  C2R  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:  Sharp  Vote:  Unanimous  Abstaining:  None

119  Potomac Gardens Subdivision  C2R  Disapprove
Staff recommendation:  Deny the requested variance and disapprove the plat because the applicant did not provide revised and/or requested information by the established deadline.
Commission action:  Denied the requested variance and disapproved the plat because the applicant did not provide revised and/or requested information by the established deadline.
   Motion:  Zakaria  Second:  Sharp  Vote:  Unanimous  Abstaining:  None

120  Reserves at Dow Park Subdivision  C3R  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:  Zakaria  Second:  Reed  Vote:  Unanimous  Abstaining:  None

Commissioner Ross abstained and left the room.

121  Riverwood Village GP  GP  Defer
Staff recommendation:  Defer the plat for two weeks to allow time for traffic analysis review.
Commission action:  Deferred the plat for two weeks to allow time for traffic analysis review.
   Motion:  Jard  Second:  Crooker  Vote:  Unanimous  Abstaining:  None
122  Saddle Ridge Sec. 5  C3P  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: Crooker  Vote: Unanimous  Abstaining: None

Commissioner Ross returned.

123  Vansar Village Subdivision  C2  Defer
Staff recommendation: Defer the plat for two weeks at the applicant’s request.
Commission action: Deferred the plat for two weeks at the applicant’s request.
   Motion: Sharp  Second: Chiang  Vote: Unanimous  Abstaining: None

124  Warwana Reserve Subdivision  C2R  Withdrawn

125  Westside Business Park Sec. 2  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: Reed  Second: Crooker  Vote: Unanimous  Abstaining: None

126  World Houston International Business Center Sec. 9  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: Chiang  Second: Zakaria  Vote: Unanimous  Abstaining: None

E  SPECIAL EXCEPTIONS

127  Sixty Four Hundred Romona Subdivision  C3R  Approve
Staff recommendation: Deny the requested special exception and approve the plat subject to the 101 form conditions.
Commission action: Denied the requested special exception and approved the plat subject to the 101 form conditions.
   Motion: Sharp  Second: Crooker  Vote: Unanimous  Abstaining: Collins
F  RECONSIDERATION OF REQUIREMENTS

128  Reign Plaza Subdivision  C2  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: Collins     Second: Crooker     Vote: Unanimous     Abstaining: None
Speaker for Item 128: Cathy Clark.

129  W R Baker 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: Jard     Second: Strange     Vote: Unanimous     Abstaining: None

G  ADMINISTRATIVE
NONE

H  DEVELOPMENT PLAT VARIANCES

Commissioner Schlanger abstained on item 130 and left the room.

130  2111 S. Voss Road  DPV  Withdrawn
Speaker for Item 130: Charles Peckham.

131  2200 Rosedale Street  DPV  Defer
Staff recommendation: Defer the requested variance for two weeks to allow time for the applicant to
provide supporting documentation from TxDOT.
Commission action: Deferred the requested variance for two weeks to allow time for the applicant to
provide supporting documentation from TxDOT.
   Motion: Collins     Second: Strange     Vote: Unanimous     Abstaining: None

132  2710 Louisiana Street  DPV  Defer
Staff recommendation: Defer the requested variance for two weeks at the applicant's request.
Commission action: Deferred the requested variance for two weeks at the applicant's request.
   Motion: Zakaria     Second: Strange     Vote: Unanimous     Abstaining: None

Commissioner Schlanger returned.
133 401 Emerson Avenue
Staff recommendation: Grant the requested variance.
Commission action: Granted the requested variance.
   Motion: Robinson Second: Chiang  Vote: Unanimous  Abstaining: None

134 5826 Conley Street
Staff recommendation: Defer the requested variance for two weeks to allow time for staff to meet with both the applicant and the O.S.T./Alameda TIRZ.
Commission action: Deferred the requested variance for two weeks to allow time for staff to meet with both the applicant and the O.S.T./Alameda TIRZ.
   Motion: Robinson Second: Chiang  Vote: Unanimous  Abstaining: None

I          CERTIFICATES OF COMPLIANCE

135 Juan & Griselda Tolentino-Silva
Staff recommendation: Defer the Certificate of Compliance for item 135 for two weeks.
Commission action: Deferred the Certificate of Compliance for item 135 for two weeks.
   Motion: Sharp  Second: Reed  Vote: Unanimous  Abstaining: None

J          EXTENSIONS OF APPROVAL AND NAME CHANGES

136 Augusta Pines Plaza Reserve
137 Deerbrook Estates Section 8
138 Northchase South Apartments
139 Patel Plaza (previously Porter Plaza)
140 Timbers at Broad Oaks (previously Broad Oaks Court Subdivision)
141 West Greens Business Park (previously GSL Tadano Partial Replat)
142 West Pointe Center (previously White Rock Commercial)
Staff recommendation: Approve staff’s recommendations for items 136 - 142.
Commission action: Approved staff’s recommendations for items 136 - 142.
   Motion: Strange  Second: Sharp  Vote: Unanimous  Abstaining: None

II. ESTABLISH A PUBLIC HEARING DATE OF MAY 8, 2008 FOR:
   a. Richard Taylor Park
Staff recommendation: Establish a public hearing date of May 8, 2008 for item II a.
Commission action: Established a public hearing date of May 8, 2008 for item II a.
   Motion: Ross  Second: Sharp  Vote: Unanimous  Abstaining: None

Item 105 was reconsidered at this time to establish a public hearing date of May 8, 2008.
Westbrooke Cornerbrook Apartments

C3N

Withdrawn

Staff recommendation: Establish a public hearing date of May 8, 2008 for item 105.
Commission action: Established a public hearing date of May 8, 2008 for item 105.

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

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 MONROSE BOULEVARD

Staff recommendation: No recommendation by staff.
Commission action: Approved the special minimum lot size area application.

Motion: Robinson Second: Ross Vote: Carries Abstaining: Jard

For: Chiang, Collins, Crooker, Garza, Ross and Zakaria.
Opposed: Reed, Rice, Schlanger, Sharp and Strange.
Speakers for Item III: Janaeya Carmouche for Council Member Sue Lovell, Sat Kartar Khalsa, Jennifer Day and Cathy Chiffer.

IV. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR THE 2200-2300 BLOCK OF ROSEDALE AVENUE, NORTH AND SOUTH SIDES, BETWEEN DOWLING STREET AND SOUTH FREeway/HWY 288

Staff recommendation: No recommendation by staff.
Commission action: Approve the special minimum lot size area application.

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

Speaker for Item IV: Margaret Page and Mona Hilliard.

V. EXCUSE THE ABSENCEs OF COMMISSIONER LEE SCHLANGER

The absences for Commissioner Lee Schlanger are excused.

VI. PUBLIC COMMENTS

NONE
VII. ADJOURNMENT

There being no further business, Chair, Carol Abel Lewis, adjourned the meeting at 5:27 p.m.
Motion: Strange  Second: Crooker  Vote: Unanimous  Abstaining: None

Carol Abel Lewis, Chair

Marlene L. Gafrick, Secretary