Minutes of the Houston Planning Commission

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

June 5, 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 Absent
Kay Crooker
Sonny Garza Arrived at 2:49 p.m.
Jim Jard
D. Fred Martinez
Robin Reed
Richard A. Rice
David Robinson
Jeff Ross Absent
Lee Schlanger Absent
Algenita Segars Arrived at 2:56 p.m.
Talmadge Sharp, Sr. Absent
Jon N. Strange
Beth Wolff
Shaukat Zakaria Absent
The Honorable Ed Emmett Absent
Mark J. Mooney for:
The Honorable Ed Chance
D. Jesse Hegemier for:
The Honorable Grady Prestage

EXOFFICIO MEMBERS

M. Marvin Katz Absent
Mark Loethen
Mike Marcotte Absent
Dawn Ullrich Absent
Frank Wilson Absent
CHAIRMAN'S REPORT
NONE

DIRECTOR'S REPORT
The Director's report was given by Michael Schaffer, Assistant Director, Planning and Development Department.

APPROVE THE MAY 22, 2008 PLANNING COMMISSION MEETING MINUTES
Commission action: Deferred the May 22, 2008 Planning Commission Meeting Minutes for two weeks for further study and review.

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

APPROVE THE MAY 22, 2008 AND JUNE 5, 2008 PLANNING COMMISSION MEETING MINUTES

I. PLATTING ACTIVITY (Consent items A and B, 1-86)
Items removed for separate consideration: 6, 7, 31 and 40. Items 2 and 45 were changed from defer to approve; item 36 was changed from approve to withdrawn at the applicants request and item 39 was changed from approve to defer.

Staff recommendation: Approve staff's recommendations for items 1-86 subject to the 101 form conditions.
Commission action: Approved staff's recommendations for items 1-86 subject to the 101 form conditions.

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

Commissioners Kilkenny and Rice abstained and left the room.

Staff recommendation: Approve staff’s recommendation for items 6, 7, 31 and 40, subject to the 101 form conditions.
Commission action: Approved staff’s recommendation for items 6, 7, 31 and 40 subject to the 101 form conditions.

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

Commissioners Kilkenny and Rice returned.

C PUBLIC HEARINGS

87 Grants Trace Partial Replat No. 1 C3N
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: Kilkenny Vote: Unanimous Abstaining: None

88 Greensbrook Sec. 5 Partial Replat No. 1 C3N
Motion: Kilkenny Second: Chiang Vote: Unanimous

Withdrawn Abstaining: None

89 Greensbrook Sec. 5 Partial Replat No. 2 C3N
Motion: Reed Second: Crooker Vote: Unanimous

Withdrawn Abstaining: None
Our Lady of Czestochowa Catholic Church  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: Crooker  Vote: Unanimous  Abstaining: None

Villas of Longmont 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: Crooker  Second: Wolff  Vote: Unanimous  Abstaining: None

D  VARIANCES

Bammel Meadows Subdivision  C2  Defer
Staff recommendation: Defer the plat for two weeks for traffic analysis review and to coordinate with Harris County.
Commission action: Deferred the plat for two weeks for traffic analysis review and to coordinate with Harris County.
Motion: Kilkenny  Second: Crooker  Vote: Unanimous  Abstaining: None

Bridges of Lake Houston GP  GP  Withdrawn

Eagle Lane Plaza Subdivision  C2  Approve
Staff recommendation: Grant the requested variances and approve the plat subject to the 101 form conditions.
Commission action: Granted the requested variances and approved the plat subject to the 101 form conditions.
Motion: Rice  Second: Chiang  Vote: Unanimous  Abstaining: None

McCarty Radiator Subdivision  C2R  Defer
Staff recommendation: Defer the plat for two week to allow the applicant time to provide additional information.
Commission action: Deferred the plat for two week to allow the applicant time to provide additional information.
Motion: Reed  Second: Kilkenny  Vote: Unanimous  Abstaining: None

Northgate Crossing MUD No. 2 Sanitary Sewer Lift Station No. 8  C2  Defer
Staff recommendation: Defer the plat for two weeks to allow applicant time to provide revised information and for chapter 42 planning standards.
Commission action: Deferred the plat for two weeks to allow applicant time to provide revised information and for chapter 42 planning standards.
Motion: Strange  Second: Garza  Vote: Unanimous  Abstaining: None

Commissioner Rice abstained and left the room.
97  Parkside Trails Sec. 2  C3P  Defer
Staff recommendation: Defer the plat for two weeks to allow the applicant time to provide revised information and for Chapter 42 planning standards.
Commission action: Deferred the plat for two weeks to allow applicant time to provide revised information and for Chapter 42 planning standards.
Motion: Kilkenny  Second: Garza  Vote: Unanimous  Abstaining: None

Commissioner Rice returned.

98  Peek Road South, Of Canal Road, to SH 99 GP  GP  Defer
Staff recommendation: Defer the general plan for two weeks to allow applicant time to provide revised information in order to coordinate with traffic and Texas Department of Transportation.
Commission action: Deferred the general plan for two weeks to allow applicant time to provide revised information in order to coordinate with traffic and Texas Department of Transportation.
Motion: Reed  Second: Crooker  Vote: Unanimous  Abstaining: None

99  Quitman Estates Subdivision  C2R  Disapproved
Staff recommendation: Deny the requested variance and disapprove the plat.
Commission action: Denied the requested variance and disapproved the plat.
Motion: Crooker  Second: Robinson  Vote: Carries  Opposed:
Martinez, Segars and Wolff
Speaker for item 99: Eric Casarez – supportive.

100  Spring Trace Business Park GP  GP  Defer
Staff recommendation: Defer the general plan for two weeks to allow applicant time to provide revised information.
Commission action: Deferred the general plan for two weeks to allow applicant time to provide revised information.
Motion: Kilkenny  Second: Reed  Vote: Unanimous  Abstaining: None

101  Tamez Plaza Subdivision  C2  Defer
Staff recommendation: Defer the plat for two weeks to allow applicant time to provide additional information and to identify all existing easements listed in the title commitment.
Commission action: Deferred the plat for two weeks to allow applicant time to provide additional information and to identify all existing easements listed in the title commitment.
Motion: Wolff  Second: Garza  Vote: Unanimous  Abstaining: None

102  Windfern Vista Business Park Sec. 1  C2  Defer
Staff recommendation: Defer the plat for two weeks to allow applicant time to provide additional information.
Commission action: Deferred the plat for two weeks to allow applicant time to provide additional information.
Motion: Kilkenny  Second: Reed  Vote: Unanimous  Abstaining: None

E  SPECIAL EXCEPTIONS

103  Brunswick Meadows Sec. 15  C3P  Withdrawn
F RECONSIDERATION OF REQUIREMENTS

104 Hawks Landing Sec. 1 C3P Approve
Staff recommendation: Grant the requested reconsideration of requirement, special exception and approve the plat subject to the 101 form conditions.
Commission action: Granted the requested reconsideration of requirement, special exception and approved the plat subject to the 101 form conditions.
   Motion: Garza      Second: Chiang   Vote: Unanimous   Abstaining: None

G ADMINISTRATIVE
NONE

H DEVELOPMENT PLAT VARIANCES

105 1114 W. 9th Street DPV Approve
Staff recommendation: Grant the requested variance.
Commission action: Granted the requested variance.
   Motion: Rice      Second: Crooker   Vote: Unanimous   Abstaining: None

106 1929 Sharp Place DPV Defer
Staff recommendation: Defer the plat for two weeks to allow time for the applicant to coordinate with the Department of Public Works & Engineering.
Commission action: Deferred the plat for two weeks to allow time for the applicant to coordinate with the Department of Public Works & Engineering.
   Motion: Kilkenny  Second: Wolff    Vote: Unanimous   Abstaining: None

107 2202 Addison Road DPV Defer
Staff recommendation: Defer the plat for two weeks to allow time for staff to coordinate with the Urban Forester.
Commission action: Deferred the plat for two weeks to allow time for staff to coordinate with the Urban Forester.
   Motion: Kilkenny  Second: Strange  Vote: Unanimous   Abstaining: None

108 2416 Brazos Street DPV Approve
Staff recommendation: Grant the requested variance.
Commission action: Granted the requested variance.
   Motion: Jard      Second: Strange   Vote: Unanimous   Abstaining: None

109 2710 Louisiana Street DPV Approve
Staff recommendation: Grant the requested variance.
Commission action: Granted the requested variance.
   Motion: Segars    Second: Robinson  Vote: Unanimous   Abstaining: None
110  704 Willard Street  
DPV  
Defer  
Staff recommendation: Defer the requested variance for two weeks to allow time for staff to coordinate with the Department of Public Works & Engineering.
Commission action: Deferred the requested variance for two weeks to allow time for staff to coordinate with the Department of Public Works & Engineering.
Motion: Kilkenny  Second: Garza  Vote: Unanimous  Abstaining: None

111  705 Sabine Street  
DPV  
Approve  
Staff recommendation: Grant the requested variance.
Commission action: Granted the requested variance.
Motion: Segars  Second: Garza  Vote: Unanimous  Abstaining: None

I  CERTIFICATES OF COMPLIANCE  

112  All Community Veterinary Clinic  
COC  
Disapprove  
Staff recommendation: Issue the Certificates of Compliance for items 113 – 123 and disapproved the Certificate of Compliance for item 112.

113  B. L. Carrell  
COC  
Approve  
Commission action: Issued the Certificates of Compliance for items 113 – 123 and disapproved the Certificate of Compliance for item 112.

114  Leyda Rodriguez  
COC  
Approve  
Motion: Strange  Second: Martinez  Vote: Unanimous  Abstaining: None

115  Ramona Chavarria  
COC  
Approve  

116  Ramona Chavarria  
COC  
Approve  

117  Saul Delgado  
COC  
Approve  

118  Joe Wigginton  
COC  
Approve  

119  Maribel De Leon  
COC  
Approve  

120  Anthony Chevalier  
COC  
Approve  

121  Jack B. Rice  
COC  
Approve  

122  Gerald J. Anderson and Beverly J. Earl  
COC  
Approve  

123  Chasewood Technology Park  
COC  
Approve  

Staff recommendation: Issue the Certificates of Compliance for items 113 – 123 and disapproved the Certificate of Compliance for item 112.
EXTENSIONS OF APPROVAL AND NAME CHANGES

124  Alta Pines Forest Apartments    EOA    Approve
125  Birnamwood Drive from Fern Hill Drive South to      NC    Approve
     HCFC Ditch STD
126  Houston Oaks Sec. 1 (Previously Terra Verde     NC    Approve
     Sec. 2)
127  Vintage Royale Sec. 2    EOA    Approve
Staff recommendation: Approve staff’s recommendations for items 124 - 127.
Commission action: Approved staff’s recommendations for items 124 - 127.
Motion: Reed    Second: Wolff    Vote: Unanimous    Abstaining:
Kilkenny on items 124-127.

II.  ESTABLISH A PUBLIC HEARING DATE OF JULY 3, 2008 FOR:
   a.  Adrians Place Subdivision
   b.  Caceres partial replat no. 2
   c.  Caceres partial replat no. 3
   d.  Condos at Jackson Heights Subdivision
   e.  Hajjar Brothers Subdivision
   f.  Royal Gulf Plaza
Staff recommendation: Establish a public hearing date of July 3, 2008 for item II a-f.
Commission action: Established a public hearing date of July 3, 2008 for item II a-f.
Motion: Kilkenny    Second: Chiang    Vote: Unanimous    Abstaining: None

III.  EXCUSE THE ABSENCES OF THE HONORABLE ED CHANCE AND THE HONORABLE
      ED EMMETT
Honorable Ed Chance’s and Honorable Ed Emmett’s absences were excused.

IV.  PUBLIC COMMENTS
Speaker for item IV: Mary Lou Henry.

V.  ADJOURNMENT

There being no further business, Chair, Carol Abel Lewis, adjourned the meeting at 3:39 p.m.
Motion: Crooker    Second: Reed    Vote: Unanimous    Abstaining: None

Carol Abel Lewis, Chair

Marlene L. Gafrick, Secretary