Minutes of the Houston Planning Commission

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

August 14, 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 2:37 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
Jackie L. Freeman for:
  The Honorable Ed Emmett
  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

CHAIRMAN'S REPORT
The Chairman’s report was given by Carol Abel Lewis.
APPROVAL OF THE JULY 31, 2008 PLANNING COMMISSION MEETING MINUTES
Motion: Crooker    Second: Chiang    Vote: Unanimous    Abstaining: None

DIRECTOR’S REPORT
The Director’s report was given by Marlene L. Gafrick, Director, Planning and Development Department.

I. UPDATE ON HIGH DENSITY DEVELOPMENT
Presentation was given by Andy Icken, Deputy Director and Mark Loethen, City Engineer of Public Works and Engineering Department.

II. PRESENTATION ON ALTERNATIVE STREET STANDARDS
Presentation was given by Mark Loethen, City Engineer of Public Works and Engineering Department.

III. PLATTING ACTIVITY (Consent items A and B, 1-89)
Items removed for separate consideration: 22, 33, 54, 55, 58, 61 and 86. Item 8 was changed from defer to approve and Item 70 was withdrawn at the applicant’s request.
Staff’s recommendation: Approve staff’s recommendations for items 1-89 subject to the 101 form conditions.
Commission action: Approved staff’s recommendations for items 1-89 subject to the 101 form conditions.
    Motion: Wolff    Second: Sharp    Vote: Unanimous    Abstaining: None

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

Staff recommendation: Approve staff’s recommendation for items 22, 33, 54, 55, 58, 61, 70 and 86 subject to the 101 form conditions.
Commission action: Approved staff’s recommendation for items 22, 33, 54, 55, 58, 61, 70 and 86 subject to the 101 form conditions.
    Motion: Crooker    Second: Sharp    Vote: Unanimous    Abstaining: None

Commissioners Freeman, Ross and Schlanger returned.
C  PUBLIC HEARINGS

90  Brookhollow Townsite 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: Sharp  Vote: Unanimous  Abstaining: None

91  Childress Court 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: Chiang  Vote: Unanimous  Abstaining: None

Commissioner Schlanger abstained and left the room.

92  Hilshire Lakes Sec. 1 Partial Replat No. 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: Kilkenny  Second: Zakaria  Vote: Carries  Opposed: Crooker

Commissioner Schlanger returned.

93  Perez Warehouse Subdivision  C3N  Withdrawn

94  Singh Crosby 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: Sharp  Vote: Unanimous  Abstaining: None

95  Valley Ranch Sec. 7  C3N  Defer
Staff recommendation: Defer the plat for two weeks for further study and legal review of deed restrictions.
Commission action: Deferred the plat for two weeks for further study and legal review of deed restrictions.
   Motion: Kilkenny  Second: Sharp  Vote: Unanimous  Abstaining: None

D  VARIANCES

96  Atco Valley Plaza 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: Segars  Vote: Unanimous  Abstaining: None
Chair Lewis recused herself and left the room; Commissioner Kilkenny chaired.

97  First Metropolitan Baptist Church 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: Segars  Second: Wolff  Vote: Unanimous  Abstaining: None

98  Friendswood Investments Properties 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: Segars  Second: Crooker  Vote: Unanimous  Abstaining: None

99  Glammalva Site No. 805948 Subdivision  C2  Disapprove

Staff recommendation: Grant the requested variance and approve the plat subject to the 101 form conditions.
Commission action: Denied the requested variance and disapproved the plat.
  Motion: Ross  Second: Crooker  Vote: Carries  Abstaining: Sharp

Opposed: Wolf
Speakers for Item 99: Council Member Toni Lawrence – opposed; David Strauss – supportive.

Chair Lewis returned and resumed as chair.

100  Harris County MUD No. 148 Wastewater Treatment Plant No. 2  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: Kilkenny  Second: Sharp  Vote: Carried  Opposed: Crooker

Commissioner Zakaria was out of the room and did not vote on Items 101 and 102.

101  Harris County MUD No. 153 Water Plant No. 2  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: Sharp  Vote: Unanimous  Abstaining: None
102 Heights Garden Subdivision C2R 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 101 form conditions.
Motion: Sharp Second: Kilkenny Vote: Unanimous Abstaining: None
Commissioner Zakaria returned.

E SPECIAL EXCEPTIONS
NONE

F RECONSIDERATION OF REQUIREMENTS
NONE

G ADMINISTRATIVE
NONE

H DEVELOPMENT PLAT VARIANCES

103 3807 South MacGregor Way DPV Withdrawn

I CERTIFICATES OF COMPLIANCE

104 New Caney Gold Inc. COC Approve
105 Rafael Rivera COC Approve
106 Colony Ridge LTD. COC Approve
107 Juan & Griselda Tolentino-Silva COC Approve
Staff recommendation: Issue the Certificates of Compliance for items 104 – 107.
Commission action: Issued the Certificates of Compliance for Items 104 – 107.
Motion: Kilkenny Second: Crooker Vote: Unanimous Abstaining: None
Commissioner Rice abstained on Item 112 and Commissioner Ross abstained on Items 116 – 120 and both left the room.
**EXTENSIONS OF APPROVAL AND NAME CHANGES**

<table>
<thead>
<tr>
<th>Item</th>
<th>Project Name</th>
<th>Approval Type</th>
<th>Approval Action</th>
</tr>
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<tbody>
<tr>
<td>108</td>
<td>Ashley Pointe Sec. 9</td>
<td>EOA</td>
<td>Approve</td>
</tr>
<tr>
<td>109</td>
<td>Ashley Sec. 10</td>
<td>EOA</td>
<td>Approve</td>
</tr>
<tr>
<td>110</td>
<td>Cutten Road Apartments</td>
<td>EOA</td>
<td>Approve</td>
</tr>
<tr>
<td>111</td>
<td>Eagle Springs Sec. 37</td>
<td>EOA</td>
<td>Approve</td>
</tr>
<tr>
<td>112</td>
<td>Lakecrest Forest Sec. 3</td>
<td>EOA</td>
<td>Approve</td>
</tr>
<tr>
<td>113</td>
<td>Memorial City Gateway Replat No. 1</td>
<td>EOA</td>
<td>Approve</td>
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<tr>
<td>114</td>
<td>Northwest Memorial Hospital Sec. 2</td>
<td>EOA</td>
<td>Approve</td>
</tr>
<tr>
<td>115</td>
<td>Shady Acres Manor (previously Shady Acres Estates)</td>
<td>NC</td>
<td>Approve</td>
</tr>
<tr>
<td>116</td>
<td>The Woodlands Creekside Park West at Timarron Drive (previously The Woodlands Windsor Creek Drive at the Village of Creekside Park)</td>
<td>NC</td>
<td>Approve</td>
</tr>
<tr>
<td>117</td>
<td>The Woodlands Creekside Park West Sec. 1</td>
<td>NC</td>
<td>Approve</td>
</tr>
<tr>
<td>118</td>
<td>The Woodlands Creekside Park West Sec. 2</td>
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<td>Approve</td>
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<td>119</td>
<td>The Woodlands Creekside Park West Sec. 3</td>
<td>NC</td>
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<td>120</td>
<td>The Woodlands Creekside Park West Sec. 4</td>
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<td>121</td>
<td>Waterstone Sec. 3</td>
<td>EOA</td>
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<td>122</td>
<td>Woodridge Forest Sec. 2</td>
<td>EOA</td>
<td>Approve</td>
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<tr>
<td>123</td>
<td>Woodridge Forest Sec. 3</td>
<td>EOA</td>
<td>Approve</td>
</tr>
</tbody>
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Staff recommendation: Approve staff’s recommendations for items 108 – 123.

Commission action: Approved staff’s recommendations for items 108 - 123

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

Commissioners Rice and Ross returned.

**IV. ESTABLISH A PUBLIC HEARING DATE OF SEPTEMBER 11, 2008 FOR:**

- a. Enclave at Hanover Subdivision
- b. Houston Heights Centre Subdivision
- c. Merfish Sabine Dart Partial Replat No. 1
- d. Peckham Manor Subdivision

Staff recommendation: Establish a public hearing date September 11, 2008 for items IV a-d.

Commission action: Established a public hearing date of September 11, 2008 for items IV a-d.

Motion: Chiang Second: Robinson Vote: Unanimous Abstaining: None
V. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR THE 2300 BLOCK OF QUENBY ROAD, NORTH AND SOUTH SIDE, BETWEEN MORNINGSIDE DRIVE AND GREENBRIAR DRIVE.

Staff recommendation: No recommendation from staff.
Commission action: Approved the special minimum lot size area applications for the 2300 block of Quenby Road, north and south side, between Morningside Drive and Greenbriar Drive.

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

Speakers for Item V: Melissa Hall and Ann Hightower – supportive; Susan Soletsky – opposed.

VI. EXCUSE THE ABSENCES OF THE HONORABLE ED EMMETT.
Absences were excused.

VII. PUBLIC COMMENTS
NONE

VIII. ADJOURNMENT
There being no further business, Chair, Carol Abel Lewis, adjourned the meeting at 4:46 p.m.

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

Carol Abel Lewis, Chair

Marlene L. Gafrick, Secretary