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

December 4, 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 2:38 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
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 Chance
Jackie L. Freeman for
The Honorable Ed Emmett
D. Jesse Hegemier for
The Honorable Grady Prestage

EXOFFICIO MEMBERS

M. Marvin Katz
Mark Loethen
Mike Marcotte
Dawn Ullrich
Frank Wilson
Absent
Absent
Absent
Absent
CHAIRMAN’S REPORT
The Chairman’s report was given by Carol Abel Lewis, Chair, Houston Planning Commission.

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

APPROVAL OF THE NOVEMBER 6, 2008 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the November 6, 2008 Planning Commission Meeting Minutes for corrections.

Motion: Garza Second: Wolff Vote: Carries Opposed: Crooker

APPROVAL OF THE NOVEMBER 20, 2008 PLANNING COMMISSION MEETING MINUTES

Motion: Wolff Second: Rice Vote: Carries Opposed: Crooker

I. PLATTING ACTIVITY (Consent items A and B, 1-76)
Item removed for separate consideration: 34 and 45. Item 26 is to be taken out of order and presented along with item 90 in the special exceptions section.
Staff’s recommendation: Approve staff’s recommendations for items 1-76 subject to the 101 form conditions.
Commission action: Approved staff’s recommendations for items 1-76 subject to the 101 form conditions.

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

Commissioners Rice and Schlanger abstained and left the room.

Staff’s recommendation: Approve staff’s recommendations for items 34 and 45 subject to the 101 form conditions.
Commission action: Approved staff’s recommendations for items 34 and 45 subject to the 101 form conditions.

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

Commissioners Rice and Schlanger returned.

Agenda Item 86 was taken at this time.

86 Bayou Oaks at West Orem GP GP Approve
Staff recommendation: Grant the requested variances and approve the general plan subject to the 101 form conditions.
Commission action: Granted the requested variances and approve the general plan subject to the 101 form conditions.

Motion: Crooker Second: Garza Vote: Unanimous Abstaining: None
C  PUBLIC HEARINGS

77  Bayou Oaks at West Orem Sec. 1 Replat No. 1  C3N  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: Wolff   Second: Garza   Vote: Unanimous   Abstaining: None

78  Bayou Oaks at West Orem Sec. 2 Replat No. 1  C3N  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: Crooker   Vote: Unanimous   Abstaining: None

79  Hutchison Sixteen Subdivision  C3N  Defer
Staff recommendation: Defer the plat for two weeks to allow the applicant time to coordinate with the Parks and Recreation Department and for chapter 42 planning standards.
Commission action: Deferred the plat for two weeks to allow the applicant time to coordinate with the Parks and Recreation Department and for chapter 42 planning standards.
   Motion: Collins   Second: Robinson   Vote: Unanimous   Abstaining: None
Speaker for Item 79: Roger Barnaby – Opposed.

Commissioner Schlanger abstained and left the room.

80  Montalbano Reserve Subdivision  C3N  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: Rice   Vote: Carries   Opposed: Crooker
Speaker for Item 80: Belinda King – supportive.

Commissioner Schlanger returned.

81  Oakcrest North Sec. 5 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: Collins   Second: Garza   Vote: Unanimous   Abstaining: None

82  On Point Driscoll Street 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: Wolff   Vote: Unanimous   Abstaining: None
83  Spring Branch Estates No. 2 Partial Replat No. 5  C3N  Defer
Staff recommendation: Defer the plat for two weeks to allow the applicant time to coordinate with the Parks and Recreation Department and for chapter 42 planning standards.
Commission action: Deferred the plat for two weeks to allow the applicant time to coordinate with the Parks and Recreation Department and for chapter 42 planning standards.
Motion: Crooker    Second: Robinson    Vote: Unanimous    Abstaining: None

84  Windemere 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: Garza    Second: Segars    Vote: Unanimous    Abstaining: None
Speaker for Item 84: Jim Ikonomou – opposed and Mary Lou Henry – supportive.

D  VARIANCES

85  Barajas Subdivision  C2  Defer
Staff recommendation: Defer the requested variance and the plat for two weeks to allow time for the applicant to provide additional information.
Commission action: Defer the requested variance and the plat for two weeks to allow time for the applicant to provide additional information.
Motion: Crooker    Second: Martinez    Vote: Unanimous    Abstaining: None
Commissioner Rice abstained and left the room.

87  Berry Elementary School Subdivision  C2  Defer
Staff recommendation: Defer the requested variance and the plat for two weeks to allow time for the applicant to provide additional information.
Commission action: Defer the requested variance and the plat for two weeks to allow time for the applicant to provide additional information.
Motion: Martinez    Second: Wolff    Vote: Unanimous    Abstaining: None
Commissioner Rice returned.

88  Bute Addition Partial Replat No. 1  C2R  Defer
Staff recommendation: Defer the requested variance and the plat for two weeks to allow to coordinate with Metro regarding proposed METRO rail alignments near the subject site.
Commission action: Deferred the requested variance and the plat for two weeks to allow to coordinate with Metro regarding proposed METRO rail alignments near the subject site.
Motion: Martinez    Second: Segars    Vote: Unanimous    Abstaining: None

89  Magnolia at Fleur Gardens Subdivision  C2R  Withdrawn
E  SPECIAL EXCEPTIONS

90  Katy Creek Ranch GP        GP        Approve
26  Katy Creek Ranch Sec. 5   C3P        Approve
Staff recommendation: Grant the requested variance and the special exception and approve the general plan and the plat subject to the 101 form conditions.
Commission action: Granted the requested variance and the special exception and approve the general plan and the plat subject to the 101 form conditions.
       Motion: Rice    Second: Martinez    Vote: Unanimous    Abstaining: None

F  RECONSIDERATION OF REQUIREMENTS

91  Appelt Reserve Subdivision  C2        Approve
Staff recommendation: Grant the requested reconsideration of requirement and the variance and approve the plat subject to the 101 form conditions.
Commission action: Granted the requested reconsideration of requirement and the variance and approve the plat subject to the 101 form conditions.
       Motion: Chiang    Second: Garza    Vote: Unanimous    Abstaining: None
92  Shops at Bella Terra Sec. 6 C2        Defer
93  Shops at Bella Terra Sec. 7 C2        Defer
Staff recommendation: Defer the requested reconsideration of requirement and the plat for two weeks to allow time for the applicant to provide revised information and for Chapter 42 planning standards.
Commission action: Deferred the requested reconsideration of requirement and the plat for two weeks to allow time for the applicant to provide revised information and for Chapter 42 planning standards.
       Motion: Martinez    Second: Crooker    Vote: Unanimous    Abstaining: None

G  ADMINISTRATIVE
NONE

H  DEVELOPMENT PLAT VARIANCES
NONE

I  CERTIFICATES OF COMPLIANCE

94  Ingrid Gomez           COC        Approve
95  Larry Chapman          COC        Approve
96  Mark Larson            COC        Approve
Staff recommendation: Issue the Certificates of Compliance for items 94 – 96.
Commission action: Issued the Certificates of Compliance for items 94, 96.
       Motion: Crooker    Second: Martinez    Vote: Unanimous    Abstaining: None
Commissioner Rice abstained and left the room on item 105.

J  EXTENSIONS OF APPROVAL AND NAME CHANGES

97  Birnham Woods Dr. and Rayford Rd.  EOA  Approve
Extension Std
98  Kings Lake Estates Sec 8  EOA  Approve
99  Klein ISD  Klein High School Complex GP  EOA  Approve
(Previously Klein ISD Mittelstadt Elem. School GP.)
100  Pearland Parkway Village Subdivision  EOA  Approve
101  Sawyer Heights Village Sec. 1 Replat and Extension  EOA  Approve
102  Schlumberger Technology Corporation Sec. 2  EOA  Approve
103  Shoppes at Cinco Ranch East Subdivision  EOA  Approve
104  Shoppes at Cinco Ranch West Subdivision  EOA  Approve
106  Villages of Northpointe Sec. 14  EOA  Approve
109  Winifield Lakes Sec. 12  EOA  Approve
110  Winifield Lakes Sec. 14  EOA  Approve
111  Winifield Lakes Sec. 15  EOA  Approve

Staff recommendation: Approve staff's recommendations to approve items 97 – 111, excluding item 105 which was taken separately.
Commission action: Approved staff's recommendations to approve items 97 – 111 excluding item 105 which was taken separately.

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

105  Towne Lake Sec. 9  EOA  Approve

Staff recommendation: Approve staff's recommendation to approve item 105.
Commission action: Approved staff's recommendation to approve item 105.

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

Commissioner Rice returned.

Items 107 and 108 are taken separately.

107  Waterstone Sec. 2  EOA  Approve
108  Waterstone Sec. 6  EOA  Approve

Staff recommendation: Approve staff's recommendations to approve items 107 – 108.
Commission action: Approved staff's recommendations to approve items 107 – 108.

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

II.  ESTABLISH A PUBLIC HEARING DATE OF JANUARY 8, 2009 FOR:
  a. Houston Community College Eastside Extension No. 3 Subdivision
  b. Hutchison Fifteen Replat No. 1

Staff recommendation: Establish a public hearing date of January 8, 2009 for items II a-b.
Commission action: Established a public hearing date of January 8, 2009 for items II a-b.

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

Staff recommendation: Defer the special minimum lot size area application for the 2300 block of Albans Road, North and South side, between Greenbriar Drive and Morningside Drive for two weeks for legal review.

Commission action: Deferred the special minimum lot size area application for the 2300 block of Albans Road, North and South side, between Greenbriar Drive and Morningside Drive for two weeks for legal review.

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

IV. EXCUSE THE ABSENCES OF THE HONORABLE ED EMMITT

Commissioner Ed Emmitt's absences were excused.

V. PUBLIC COMMENT

NONE

VI. ADJOURNMENT

There being no further business brought before the Commission, Chair, Carol Abel Lewis, adjourned the meeting at 4:02 p.m.

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

Carol Abel Lewis, Chair

Marlene L. Gafrick, Secretary