

Minutes of the Houston Planning Commission

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

June 7, 2007
Meeting to be held in
Council Chambers, Public Level, City Hall Annex
2:30 p.m.

Call to order:

Madam Chair, Carol Abel Lewis, called the meeting to order at 2:34 p.m. with a quorum present.

Carol Abel Lewis, Chair	
Mark A. Kilkenny, Vice Chair	Absent
John W. H. Chiang	
David Collins	Absent
Kay Crooker	
Algenita Scott-Davis	Absent
Sonny Garza	
Jim Jard	
D. Fred Martinez	Arrived at 3:27 p.m./Left at 4:49 p.m.
Robin Reed	
Richard A. Rice	
Jeff Ross	Absent
Lee Schlanger	
Talmadge Sharp, Sr.	
Jon N. Strange	Absent
Shaukat Zakaria	Arrived at 2:40 p.m.
Jackie L. Freeman for:	Left at 4:44 p.m.
The Honorable Ed Emmett	
Mark. J. Mooney for:	Arrived at 3:37 p.m./Left at 4:19 p.m.
The Honorable Ed Chance	
D. Jesse Hegemier for:	Left at 3:44 p.m.
The Honorable Grady Prestage	

EXOFFICIO MEMBERS

M. Marvin Katz	Absent
John Sakolosky for:	
Mike Marcotte	
Dawn Ullrich	Absent

CHAIRMAN'S REPORT

NONE

DIRECTOR'S REPORT

NONE

APPROVE THE MAY 24, 2007 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the May 24, 2007 Planning Commission Meeting Minutes.

Motion: **Sharp** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

I. PRESENTATION ON PUBLIC WORKS AND ENGINEERING DRAFTING OF TRAFFIC IMPACT ANALYSIS AND ACCESS MANAGEMENT GUIDELINES

Presentation was given by Raymond Chong, Deputy Director, Traffic and Transportation, Public Works and Engineering Department.

II. PUBLIC HEARING AND CONSIDERATION OF ITEMS FOR THE 1700 BLOCK OF SUL ROSS, NORTH AND SOUTH SIDES

a. Special Minimum Lot Size Area Application

b. Special Minimum Building Line Application

Staff recommendation: Approve the special minimum lot size area application and the special minimum building line application and forward to City Council for approval.

Commission action: Approved the special minimum lot size area application and the special minimum building line application and forward to City Council for approval.

Motion: **Crooker** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

See Section VII, Public Comment, for additional information regarding Agenda Item II.

III. PLATTING ACTIVITY (Consent items A and B, 1-145)

Item **46** was changed from disapprove to approve and items **54** and **55** were changed from approve to defer.

Staff recommendation: Approve staff's recommendations for items **1-145**, subject to the 101 form conditions.

Commission action: Approved staff's recommendations for items **1-145**, subject to the 101 form conditions.

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

C PUBLIC HEARINGS

146 Falcon Ranch Sec. 6 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: **Hegemier** Second: **Reed** Vote: **Unanimous** Abstaining: **None**

147 Fisher Court 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: **Zakaria** Vote: **Unanimous** Abstaining: **None**
Speakers for Item 147: Kirsten Cohoon, Paul Matranga, Geoff Jones and Grace McNeill.

148 Green Trails Park Sec. 11 Partial 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: **Freeman** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**
Speakers for Agenda Item 148: Barbara Simpson, Don Simpson and Kerry Gilbert.

149 On Point Commons Sec. 2 **C3N** **Withdraw**

150 Woodhead Court 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: **Jard** Second: **Rice** Vote: **Unanimous** Abstaining: **None**
Speaker for Agenda Item 150: Frank Filice.

151 Woodland Pines Sec. 4 Amending Plat No. 1 **C3N** **Approve**
Partial Replat No. 1
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: **Garza** Vote: **Carries** Oppose: **Crooker**

D VARIANCES

152 Ainsworth Subdivision **C2R** **Defer**
Staff recommendation: Defer the plat for two weeks to allow the applicant time to meet Chapter 42 planning standards.
Commission action: Deferred the plat for two weeks to allow the applicant time to meet Chapter 42 planning standards.
Motion: **Reed** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

153 Bingle at Pinemont Commercial Reserves Sec. 1 **C2R** **Defer**
Staff recommendation: Defer the plat for two weeks at the request of Council Member Toni Lawrence.
Commission action: Deferred the plat for two weeks at the request of Council Member Toni Lawrence.
Motion: **Crooker** Second: **Reed** Vote: **Unanimous** Abstaining: **None**

- 154 Costa Viscaya GP** **GP** **Defer**
155 Costa Viscaya Sec. 1 **C3P** **Defer**
Staff recommendation: Defer the plats for two weeks to coordinate with PW&E Traffic to address access to the site along Gessner Road.
Commission action: Deferred the plats for two weeks to coordinate with PW&E Traffic to address access to the site along Gessner Road.
Motion: **Freeman** Second: **Zakaria** Vote: **Unanimous** Abstaining: **None**
- 156 Cypress Creek Lakes Revised GP** **GP** **Defer**
Staff recommendation: Defer the plat for two weeks to allow the applicant time to provide additional information.
Commission action: Deferred the plat for two weeks to allow the applicant time to provide additional information.
Motion: **Jard** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**
- 157 Eight Centre Subdivision** **C3P** **Defer**
Staff recommendation: Defer the plat for two weeks to allow the applicant time to provide additional information.
Commission action: Deferred the plat for two weeks to allow the applicant time to provide additional information.
Motion: **Freeman** Second: **Reed** Vote: **Unanimous** Abstaining: **None**
- 158 Holman Court Addition Partial Replat No. 1** **C2** **Withdraw**
159 Holman Place Partial Replat No. 1 **C2R** **Withdraw**
- 160 Humble ISD High School No. 6** **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: **Jard** Second: **Zakaria** Vote: **Unanimous** Abstaining: **None**
- 161 Kingsland Boulevard Lift Station No. 3** **C3P** **Defer**
Staff recommendation: Defer the plat for two weeks to allow time to coordinate with Public Works and Engineering.
Commission action: Deferred the plat for two weeks to allow time to coordinate with Public Works and Engineering.
Motion: **Jard** Second: **Crooker** Vote: **Unanimous** Abstaining: **None**
- 162 Nolda Terrace Townhomes Subdivision** **C2R** **Defer**
Staff recommendation: Defer the plat for two weeks to allow the applicant time to provide additional information.
Commission action: Deferred the plat for two weeks to allow the applicant time to provide additional information.
Motion: **Crooker** Second: **Chiang** Vote: **Unanimous** Abstaining: **None**

163 Ritz at West McGregor Estates

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: **Crooker** Second: **Sharp**

Vote: **Unanimous**

Abstaining: **None**

164 Rosa Colina 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: **Reed** Second: **Sharp**

Vote: **Unanimous**

Abstaining: **None**

165 Salem Lutheran Church of Rosehill

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 approved the plat subject to the 101 form conditions.

Motion: **Jard** Second: **Sharp**

Vote: **Unanimous**

Abstaining: **None**

166 Sheldon Ridge 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 approved the plat subject to the 101 form conditions.

Motion: **Jard** Second: **Chiang**

Vote: **Unanimous**

Abstaining: **None**

Agenda Items 167 and 168 are taken out of order at this time with item 168 being addressed first.

168 Vintage Royale 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: **Zakaria** Second: **Sharp**

Vote: **Unanimous**

Abstaining: **None**

167 Trinity Lutheran Church Subdivision

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: **Jard** Second: **Rice**

Vote: **Unanimous**

Abstaining: **None**

E SPECIAL EXCEPTIONS

NONE

F RECONSIDERATION OF REQUIREMENTS

169 Mason Equicap Subdivision

C2

Approve

Staff recommendation: Grant the requested reconsideration of requirements and approve the plat subject to the 101 form conditions.

Commission action: Granted the requested reconsideration of requirements and approved the plat subject to the 101 form conditions.

Motion: **Jard**

Second: **Rice**

Vote: **Unanimous**

Abstaining: **None**

G ADMINISTRATIVE

NONE

H DEVELOPMENT PLAT VARIANCES

NONE

I CERTIFICATES OF COMPLIANCE

170 Phil Meadows

COC

Approved

Staff recommendation: Approve staff's recommendations for items 170.

Commission action: Approved staff's recommendations for items 170.

Motion: **Jard**

Second: **Schlanger**

Vote: **Unanimous**

Abstaining: **None**

J EXTENSIONS OF APPROVAL AND NAME CHANGES

171 Burney Road Center Subdivision

EOA

Approved

172 Sunset Ridge West Sec. 4

EOA

Approved

173 Urban Purchasing Sec. 1

EOA

Approved

174 Villages of Northpointe West Drainage Sec. 13

EOA

Approved

175 West Lake Houston Subdivision

EOA

Approved

Staff recommendation: Approve staff's recommendations for items 171-175.

Commission action: Approved staff's recommendations for items 171-175.

Motion: **Sharp**

Second: **Chiang**

Vote: **Unanimous**

Abstaining: **None**

IV. ESTABLISH A PUBLIC HEARING DATE OF JULY 5, 2007 FOR:

- a. Audley Square Subdivision**
- b. Briar Hollow Commons Subdivision**

Staff recommendation: Establish a public hearing date of July 5, 2007 for items **IV a-b**.

Commission action: Established a public hearing date of July 5, 2007 for items **IV a-b**.

Motion: **Sharp** Second: **Crooker** Vote: **Unanimous** Abstaining: **None**

V. PUBLIC HEARING AND CONSIDERATION OF PROPOSED AMENDMENTS TO CHAPTER 42:

- a. Stub streets**
- b. Multi family fire protection**

Staff recommendation: Approve the public hearing and consideration of proposed amendments to Chapter 42 and forward to City Council.

Commission action: Approved the public hearing and consideration of proposed amendments to Chapter 42 and forwarded to City Council.

Motion: **Garza** Second: **Sharp** Vote: **Carries** Oppose: **Crooker**

VI. EXCUSE THE ABSENCES OF COMMISSIONER JAMES JARD

Commission action: Commissioner Jard's absences are excused as he is in attendance today.

VII. PUBLIC COMMENT

Agenda Item II is reconsidered at this time to allow for a speaker.

Commissioner Jard moved to reconsider Agenda Item II

Motion: **Jard** Second: **Schlanger** Vote: **Carries** Oppose: **Garza**

Speaker for Agenda Item VII: James Sivco, speaking on Agenda item II.

Commissioner Jard moved to defer Agenda Item II for two weeks and continue the Public Hearing on June 21, 2007.

Motion: **Jard** Second: **Reed** Vote: **Unanimous** Abstaining: **None**

VIII. ADJOURNMENT

There being no further business, Madam Chair, Carol Abel Lewis adjourned the meeting at 4:54 p.m.

Carol Abel Lewis
Carol Able Lewis, Madam Chair

Marlene L. Gafrick
Marlene L. Gafrick, Secretary