

Minutes of the Houston Planning Commission

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

January 17, 2008
Meeting to be held in
Council Chambers, Public Level, City Hall Annex
2:30 p.m.

Call to order:

Mark A. Kilkenny, Vice Chair, called the meeting to order at 2:40 p.m. with a quorum present.

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|---|----------------------|
| Carol Abel Lewis, Chair | |
| Mark A. Kilkenny, Vice Chair | |
| John W. H. Chiang | |
| David Collins | Left at 3:51 p.m. |
| Kay Crooker | |
| Algenita Scott-Davis | |
| Sonny Garza | Arrived at 2:41 p.m. |
| Jim Jard | |
| D. Fred Martinez | Left at 3:53 p.m. |
| Robin Reed | |
| Richard A. Rice | |
| David Robinson | |
| Jeff Ross | |
| Lee Schlanger | Absent |
| Talmadge Sharp, Sr. | |
| Jon N. Strange | Absent |
| Beth Wolff | |
| Shaukat Zakaria | |
| Mark J. Mooney for The Honorable Ed Chance | Left at 3:53 p.m. |
| Jackie L. Freeman for The Honorable Ed Emmett | Arrived at 2:50 p.m. |
| D. Jesse Hegemier for The Honorable Grady Prestage | Left at 3:53 p.m. |

EXOFFICIO MEMBERS

| | |
|--------------------------------------|--------|
| M. Marvin Katz | Absent |
| John Sakolosky for: Mike Marcotte | |
| Dawn Ullrich | Absent |
| Frank Wilson | Absent |

CHAIRMAN'S REPORT

NONE

DIRECTOR'S REPORT

The Director's report was given by Marlene L. Gafrick, Director, Chair, Planning and Development Department.

APPROVE THE JANUARY 3, 2008 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the December 13, 2007 Planning Commission Meeting Minutes.

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

Agenda items I and 113 are taken together at this time.

I CONSIDERATION OF AN OFF STREET PARKING VARIANCE APPLICATION FOR HESSED DEVELOPMENT NO. 10 LOCATED AT 5511 ALMEDA ROAD

113 Hessed Development No. 10 Subdivision C2R Defer

Staff recommendation: Withdraw the off-street parking and subdivision plat at the applicant's request. Staff changed the recommendation at the podium to defer the plat for two weeks to allow time for staff to notify the appropriate council members, TIRZ representatives, and members of the public who expressed concerns about the status change with the subdivision plat application.

Commission action: Deferred the plat for two weeks to allow time for staff to notify the appropriate council members, TIRZ representatives, and members of the public who expressed concerns about the status change with the subdivision plat application.

Motion: **Wolff** Second: **Sharp** Vote: **Carries** Abstaining: **Collins**

II. PLATTING ACTIVITY (Consent items A and B, 1-105)

Items removed for separate consideration: 11, 21, 25, 27, 45, 59 and 88. Item 102 was taken separately to allow for a speaker.

Staff recommendation: Approve staff's recommendations for items 1-105, subject to the 101 form conditions.

Commission action: Approved staff's recommendations for items 1-105, subject to the 101 form conditions.

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

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

Staff recommendation: Approve staff's recommendation for items 11, 21, 25, 27, 45, 59 and 88 subject to the 101 form conditions.

Commission action: Approved staff's recommendation for items 11, 21, 25, 27, 45, 59 and 88 subject to the 101 form conditions.

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

Commissioners Freeman, Rice and Ross returned.

Agenda item 102 is taken at this time.

102 Sutton Place Apartments Subdivision

C3R

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: **Chiang**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Carol Abel Lewis chairs the meeting at this time.

C PUBLIC HEARINGS

106 Belgravia Reserve Subdivision

C3N

Defer

Staff recommendation: Disapprove the plat.

Commission action – First motion was superseded by the substitute motion: Deferred the plat for two weeks for further study and review.

Motion: **Jard**

Second: **Rice**

Vote: **Carries**

Opposed: **Collins,**

Crooker, Davis, Garza, Sharp and Wolff.

Speakers for Item 106: Mary Lou Henry, Vance Ryan, Leslie Abuso and Norma Eiman.

107 Briar Hollow Commons Subdivision

C3N

Defer

Staff recommendation: Defer the plat for two weeks for further study and legal review of the access easements and to determine if the applicant needs a variance request not to provide a public street.

Commission action: Deferred the plat for two weeks for further study and legal review of the access easements and to determine if the applicant needs a variance request not to provide a public street.

Motion: **Jard**

Second: **Robinson**

Vote: **Unanimous**

Abstaining: **None**

Agenda item 117 is taken at this time.

117 One Origin Center Subdivision

C2R

Defer

Staff recommendation: Defer the plat for two weeks for further study and review.

Commission action: Deferred the plat for two weeks for further study and review.

Motion: **Kilkenny**

Second: **Crooker**

Vote: **Unanimous**

Abstaining: **None**

Agenda item 108 is taken at this time.

108 Del Monte Gardens Subdivision

C3N

Withdrawn

Staff recommendation: Disapprove the plat. Staff changed the recommendation at the podium to withdraw the plat at the applicant's request.

Speakers for Item 108: Clorie Smiley and Council Member Pam Holm.

109 MUD No. 148 Recreational Administration Center 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: **Kilkenny** Vote: **Unanimous** Abstaining: **None**

110 Round Robin Drive and Plantation Myrtles C3N Defer
Drive STD
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: **Garza** Second: **Zakaria** Vote: **Unanimous** Abstaining: **None**

111 Team Autoplex 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: **Zakaria** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

112 HCMUD No. 406 Lift Station No. 1 Subdivision C2 Approve
Staff recommendation: Defer the plat for two weeks to allow time for the applicant to provide revised information. Staff changed the recommendation at the podium to grant the requested variance and approve the plat subject to the 101 form conditions.
Commission action: Granted the requested variance and approve the plat subject to the 101 form conditions.
Motion: **Zakaria** Second: **Rice** Vote: **Unanimous** Abstaining: **None**

Agenda item 113 was taken earlier along with Agenda item I.

114 Kipp Inc. Subdivision C3R Approve
Staff recommendation: Defer the plat for two weeks to allow time for further study and review of the proposed property's legal description and boundary. Staff changed the recommendation at the podium to 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: **Kilkenny** Second: **Zakaria** Vote: **Unanimous** Abstaining: **None**

115 Matzinger Tract GP GP Approve
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: **Freeman** Second: **Sharp** Vote: **Carries** Opposed: **Crooker**

116 Mens Center Subdivision

C2R

Defer

Staff recommendation: Defer the plat for two weeks to allow time for the applicant to coordinate with the Midtown TIRZ, and continue to work with staff on addressing site plan concerns.

Commission action: Deferred the plat for two weeks to allow time for the applicant to coordinate with the Midtown TIRZ, and continue to work with staff on addressing site plan concerns.

Motion: **Kilkenny**

Second: **Sharp**

Vote: **Unanimous**

Abstaining: **None**

Agenda item 117 was taken earlier.

118 Reserves at Dow Park Subdivision

C3P

Defer

Staff recommendation: Defer the plat for two weeks to allow time for the applicant to provide additional information.

Commission action: Deferred the plat for two weeks to allow time for the applicant to provide additional information.

Motion: **Wolff**

Second: **Reed**

Vote: **Unanimous**

Abstaining: **None**

119 Sheldon ISD Garrett Road GP

GP

Defer

Staff recommendation: Defer the general plan for two weeks to allow time for the applicant to coordinate with the property owner to the north of the relocation of a north-south stub street.

Commission action: Deferred the general plan for two weeks to allow time for the applicant to coordinate with the property owner to the north of the relocation of a north-south stub street.

Motion: **Sharp**

Second: **Crooker**

Vote: **Unanimous**

Abstaining: **None**

120 Volta Business Park Subdivision

C3P

Defer

Staff recommendation: Grant the requested variance and approve the plat subject to the 101 form conditions. Staff changed recommendation at the podium to defer the plat at Council Member Jarvis Johnson's request.

Commission action: Deferred the plat for two weeks at Council Member Jarvis Johnson's request.

Motion: **Sharp**

Second: **Wolff**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Rice abstained and left the room.

121 Westside Office Park GP

GP

Approve

122 Westside Office Park Sec. 1

C3P

Approve

123 Westside Office Park Sec. 2

C3P

Approve

Staff recommendation: Grant the requested variances and approve the general plan and the plats subject to the 101 form conditions.

Commission action: Granted the requested variances and approved the general plan and the plats subject to the 101 form conditions.

Motion: **Ross**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Rice returned.

124 Woodlands Village of Sterling Ridge

GP

Approve

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: **Kilkenny**

Second: **Sharp**

Vote: **Unanimous**

Abstaining: **None**

E SPECIAL EXCEPTIONS

NONE

F RECONSIDERATION OF REQUIREMENTS

125 W R Baker Subdivision

C2

Defer

Staff recommendation: Defer the reconsideration of requirements and the plat for two weeks to allow time for the Texas Department of Transportation to complete verification as to the existence of proposed and/or potential plans for the surplus right-of-way adjoining the subject tract.

Commission action: Deferred the reconsideration of requirements and the plat for two weeks to allow time for the Texas Department of Transportation to complete verification as to the existence of proposed and/or potential plans for the surplus right-of-way adjoining the subject tract.

Motion: **Crooker**

Second: **Robinson**

Vote: **Unanimous**

Abstaining: **None**

G ADMINISTRATIVE

NONE

H DEVELOPMENT PLAT VARIANCES

NONE

I CERTIFICATES OF COMPLIANCE

126 Larry Garza

COC

Approve

127 Miguel Espinoza

COC

Approve

Staff recommendation: Issue the Certificates of Compliance for items 126 - 127.

Commission action: Issued the Certificates of Compliance for items 126 - 127.

Motion: **Chiang**

Second: **Kilkenny**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Ross abstained on items 130 and 131 and left the room.

J EXTENSIONS OF APPROVAL AND NAME CHANGES

| | | | |
|-----|---|-----|---------|
| 128 | Central Green Sec. 1 Replat No. 2 | EOA | Approve |
| 129 | Cottage Grove Sec. 8 | EOA | Approve |
| 130 | Edgewood Village NEHC MUD No. 1 WWTP | EOA | Approve |
| 131 | Hidden Meadow Sec. 13 | EOA | Approve |
| 132 | Lakeshore Sec. 10 | EOA | Approve |
| 133 | Lakeshore Sec. 11 | EOA | Approve |
| 134 | Northgate Crossing Villas | EOA | Approve |
| 135 | Terravista Lakes Sec. 2 | EOA | Approve |
| 136 | Falcon Heights (previously Yale Street Townhomes) | NC | Approve |

Staff recommendation: Approve staff's recommendations for items 128 - 136.

Commission action: Approved staff's recommendations for items 128 - 136.

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

Commissioner Ross returned.

III. ESTABLISH A PUBLIC HEARING DATE OF FEBRUARY 14, 2008 FOR:

- a. Benders Landing Sec. 4 Partial Replat No. 1
- b. Lakeshore Sec. 9 Partial Replat No. 1
- c. Pecan Park Place Addition
- d. Terravista Sec. 1 Partial Replat No. 1
- e. Wenlock Place Subdivision

Staff recommendation: Establish a public hearing date of February 14, 2008 for items III a-e.

Commission action: Established a public hearing date of February 14, 2008 for items III a-e.

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

IV. PUBLIC COMMENTS

Speakers for Item IV: Linda Mercer and Roberta Prazak.

V. ADJOURNMENT

There being no further business, Chair, Carol Abel Lewis, adjourned the meeting at 4:56 p.m.

Motion: **Crooker** Second: **Wolff**

Vote: **Unanimous**

Abstaining: **None**

Carol Abel Lewis
Carol Abel Lewis, Chair

Marlene L. Gafrick
Marlene L. Gafrick, Secretary