

Minutes of the Houston Planning Commission

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

January 31, 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	Absent
John W. H. Chiang	
David Collins	
Kay Crooker	
Algenita Scott-Davis	Arrived at 2:46 p.m.
Sonny Garza	
Jim Jard	
D. Fred Martinez	Absent
Robin Reed	
Richard A. Rice	
David Robinson	
Jeff Ross	
Lee Schlanger	
Talmadge Sharp, Sr.	
Jon N. Strange	Arrived at 3:02 p.m.
Beth Wolff	Absent
Shaukat Zakaria	Absent
The Honorable Ed Chance	Absent
Jackie L. Freeman for The Honorable Ed Emmett	Arrived at 2:45 p.m.
D. Jesse Hegemier for The Honorable Grady Prestage	Left at 3:34 p.m.

EXOFFICIO MEMBERS

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

CHAIRMAN'S REPORT

The Chairman's report was given by Carol Abel Lewis, Ph. D., Chair, Houston Planning Commission.

DIRECTOR'S REPORT

The Director's report was given by Michael Kramer, Assistant Director, Planning and Development Department.

APPROVE THE JANUARY 17, 2008 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the January 17, 2007 Planning Commission Meeting Minutes with amendment.

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

I. PLATTING ACTIVITY (Consent items A and B, 1-108)

Items removed for separate consideration: **24, 25, 26, 64, 65, 66, 70, and 71**. Items **92 and 95** were taken separately.

Staff recommendation: Approve staff's recommendations for items **1-108**, subject to the 101 form conditions.

Commission action: Approved staff's recommendations for items **1-108**, subject to the 101 form conditions.

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

Commissioners Chiang, Reed, Rice and Ross abstained and left the room.

Staff recommendation: Approve staff's recommendation for items **24, 25, 26, 64, 65, 66, 70, and 71** subject to the 101 form conditions.

Commission action: Approved staff's recommendation for items **24, 25, 26, 64, 65, 66, 70, and 71** subject to the 101 form conditions.

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

Commissioners Chiang, Reed, Rice and Ross returned.

Motion to remove item 49 from the consent agenda.

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

Commissioner Chiang abstained and left the room.

Staff recommendation: Approve staff's recommendation for item **49** subject to the 101 form conditions.

Commission action: Approved staff's recommendation for item **49** subject to the 101 form conditions.

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

Commissioner Chiang returned.

Agenda items 110, 115 and 128 were taken at this time and withdrawn. Agenda item 115 was taken later to establish a public hearing.

110	Briar Hollow Commons Subdivision	C3N	Withdrawn
115	Victoria Pine Subdivision	C3N	Withdrawn
128	W. R. Baker Subdivision	C2	Withdrawn

Agenda items 92 and 95 are taken at this time.

Commissioner Collins abstained and left the room.

92	Hessed Development No. 10 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: Garza		Second: Rice	Vote: Carries
			Opposed: Sharp

Commissioner Collins returned.

95	Memorial Heights Redevelopment 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: Rice		Second: Jard	Vote: Carries
			Opposed: Sharp

Item 116 is taken out of order at this time.

116	One Origin Center Subdivision	C2R	Approve
Staff recommendation: Approve the plat subject to the 101 form conditions. The requested variance was withdrawn.			
Commission action: Approved the plat subject to the 101 form conditions. The requested variance was withdrawn.			
Motion: Jard		Second: Reed	Vote: Unanimous
			Abstaining: None

C PUBLIC HEARINGS

109	Belgravia Reserve 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: Freeman		Second: Sharp	Vote: Unanimous
			Abstaining: None

Item 111 is taken at this time.

111	Gillespie Street Sec. 2 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: Ross		Second: Collins	Vote: Unanimous
			Abstaining: None

112 Hewitt Project Subdivision **C3N** **Approve**
Staff recommendation: Defer the plat for two weeks for further study and review. Staff changed the recommendation at the podium to approve the plat subject to the 101 form conditions.
Commission action: Approved the plat subject to the 101 form conditions.
Motion: **Reed** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

113 Round Robin Drive and Plantation **C3N** **Approve**
Myrtles Drive STD
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: **Garza** Vote: **Unanimous** Abstaining: **None**

114 Skyline Terrace Subdivision Replat No. 1 **C3N** **Approve**
Myrtles Drive
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: **Sharp** Vote: **Unanimous** Abstaining: **None**

115 Victoria Pine Subdivision **C3N** **Withdrawn**
Staff recommendation: Withdraw the plat at the applicant's request and a public hearing date of February 28, 2008 was established.
Commission action: Withdrew the plat at the applicant's request and a public hearing date of February 28, 2008 was established.
Motion: **Ross** Second: **Chiang** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

117 Chelsea Market Subdivision **C2R** **Defer**
Staff recommendation: Defer the plat for two weeks to allow time for staff to coordinate with Public Works and Engineering regarding future infrastructure improvements on Montrose Blvd.
Commission action: Deferred the plat for two weeks to allow time for staff to coordinate with Public Works and Engineering regarding future infrastructure improvements on Montrose Blvd.
Motion: **Jard** Second: **Robinson** Vote: **Unanimous** Abstaining: **None**
Speaker for Item 117: Mary Lou Henry.

118 Memorial Hills Wastewater Treatment Plant **C3P** **Defer**
Subdivision
Staff recommendation: Defer the plat for two weeks to allow time for the applicant to coordinate with Harris County Engineers Office for the access to the Wastewater Plant site via an access easement.
Commission action: Deferred the plat for two weeks to allow time for the applicant to coordinate with Harris County Engineers Office for the access to the Wastewater Plant site via an access easement.
Motion: **Collins** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

119 Mens Center 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: **Garza**

Second: **Rice**

Vote: **Unanimous**

Abstaining: **None**

120 Reserves at Dow Park Subdivision

C3P

Defer

Staff recommendation: Deny the requested variance and disapprove the plat.

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

Motion: **Jard**

Second: **Davis**

Vote: **Carries**

Opposed: **Crooker**

Speaker for Item 120: Michael Ramirez.

121 San Felipe Court Apartments Replat No. 1

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: **Robinson**

Second: **Sharp**

Vote: **Unanimous**

Abstaining: **None**

122 Sheldon ISD Garrett Road GP

GP

Approve

Staff recommendation: Deny the requested variance and approve the general plan subject to the 101 form conditions.

Commission action: Denied the requested variance and approved the general plan subject to the 101 form conditions.

Motion: **Collins**

Second: **Reed**

Vote: **Carries**

Opposed:

Crooker, Davis and Rice

Commissioner Ross abstained and left the room.

123 Thrustmaster GP

GP

Defer

124 Thrustmaster Sec. 1

C3P

Defer

Staff recommendation: Defer the general plan and the plat for two weeks to allow time for the applicant to meet with Harris County regarding existing east-west circulation and Emmett Road.

Commission action: Deferred the general plan and the plat for two weeks to allow time for the applicant to meet with Harris County regarding existing east-west circulation and Emmett Road.

Motion: **Collins**

Second: **Crooker**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Ross returned.

125 TMH West Houston Campus GP

GP

Defer

Staff recommendation: Defer the general plan for two weeks to allow time for the applicant to coordinate with traffic and to submit revised information.

Commission action: Deferred the general plan for two weeks to allow time for the applicant to coordinate with traffic and to submit revised information.

Motion: **Reed**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

126 Volta Business Park 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: **Garza**

Second: **Reed**

Vote: **Carries**

Opposed: **Collins,**

Crooker, Ross and Sharp.

E SPECIAL EXCEPTIONS

127 Cypress Creek High School Subdivision

C2

Approve

Staff recommendation: Grant the requested special exception and approve the plat subject to the 101 form conditions.

Commission action: Grant the requested special exception and approve the plat subject to the 101 form conditions.

Motion: **Jard**

Second: **Strange**

Vote: **Carries**

Opposed: **Davis**

F RECONSIDERATION OF REQUIREMENTS

Item 128 was taken earlier.

G ADMINISTRATIVE

NONE

H DEVELOPMENT PLAT VARIANCES

129 2258 Shakespeare Street

DPV

Approve

Staff recommendation: Grant the requested variance.

Commission action: Granted the requested variance.

Motion: **Collins**

Second: **Sharp**

Vote: **Carries**

Opposed: **Crooker**

I CERTIFICATES OF COMPLIANCE

130	Michael Jasonis	COC	Approve
131	Richard & Linda Davidson	COC	Approve
132	Jason Hagendorf	COC	Approve

Staff recommendation: Issue the Certificates of Compliance for items 130 - 132.

Commission action: Issued the Certificates of Compliance for items 130 - 132.

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

J EXTENSIONS OF APPROVAL AND NAME CHANGES

133	Copperfield Retirement Residence Apartments	EOA	Approve
134	Greens at Oakhurst Sec. 5	EOA	Approve
135	Greens at Oakhurst Sec. 6	EOA	Approve
136	Long Meadow Farms Sec. 22	EOA	Approve
137	Long Meadows Farms Sec. 23	EOA	Approve
138	Louetta Road STD from Stablefield to Stablewood Farms	EOA	Approve
139	Northcrest Village Sec. 3 Partial Replat No. 1	EOA	Approve
140	Skymeadows Sec. 2	EOA	Approve
141	South Lake Houston YMCA (previously Summerwood YMCA)	NC	Approve
142	South Meadow Place Detention Reserve	EOA	Approve
143	Viewpoint at the Heights	EOA	Approve
144	Villages of Northpointe West Sec. 12	EOA	Approve
145	Werrington Sec. 3	EOA	Approve
146	West Little York Road Extension and Westfield Manor Lane	EOA	Approve
147	ZOM South Oak Subdivision	EOA	Approve

Staff recommendation: Approve staff's recommendations for items 133 - 147.

Commission action: Approved staff's recommendations for items 133 - 147.

Motion: Sharp Second: Chiang Vote: Unanimous Abstaining: Ross
abstained on item 133

II. ESTABLISH A PUBLIC HEARING DATE OF FEBRUARY 28, 2008 FOR:

- a. Briar Hollow Commons
- b. Katy Creek Ranch Sec. 3 Partial Replat No. 1
- c. King Lakes Sec. 3
- d. Tuscan Woods Villas Sec. 2

Staff recommendation: Establish a public hearing date of February 28, 2008 for items II a-d.

Commission action: Established a public hearing date of February 28, 2008 for items II a-d.

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

III. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR THE 6000 BLOCK OF GLENCOVE STREET, SOUTH SIDE, BETWEEN MEMORIAL DRIVE AND 6039 GLENCOVE STREET

Staff recommendation: Defer the special minimum lot size area application for two weeks at staff's request.

Commission action: Deferred the special minimum lot size area application for two weeks at staff's request.

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

IV. PUBLIC HEARING AND CONSIDERATION OF A HOTEL/MOTEL VARIANCE APPLICATION FOR DAYS INN LOCATED OFF OF STANCLIFF ROAD AND US 59

Staff recommendation: Defer the hotel/motel variance application for two weeks to allow applicant time to provide revised information.

Commission action: Deferred the hotel/motel variance application for two weeks to allow applicant time to provide revised information.

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

V. PUBLIC COMMENTS

NONE

VI. ADJOURNMENT

There being no further business, Chair, Carol Abel Lewis, adjourned the meeting at 4:24 p.m.

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


Carol Abel Lewis, Chair


Marlene L. Gafrick, Secretary