

Minutes of the Houston Planning Commission

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

March 27, 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 2:39 p.m. with a quorum present.

Carol Abel Lewis, Chair	
Mark A. Kilkenny, Vice Chair	Left at 4:38 p.m.
John W. H. Chiang	
David Collins	
Kay Crooker	
Sonny Garza	
Jim Jard	
D. Fred Martinez	Absent
Robin Reed	Absent
Richard A. Rice	
David Robinson	
Jeff Ross	
Algenita Segars	Left at 5:24 p.m.
Lee Schlanger	Absent
Talmadge Sharp, Sr.	
Jon N. Strange	Arrived at 2:44 p.m.
Beth Wolff	Left at 5:22 p.m.
Shaukat Zakaria	
The Honorable Ed Emmett	Absent
The Honorable Ed Chance	Absent
D. Jesse Hegemier for:	
The Honorable Grady Prestage	

EXOFFICIO MEMBERS

M. Marvin Katz	Absent
Mike Marcotte	Absent
Dawn Ullrich	Absent
Frank Wilson	Absent

CHAIRMAN'S REPORT

NONE

DIRECTOR'S REPORT

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

APPROVE THE MARCH 13, 2008 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the March 13, 2008 Planning Commission Meeting Minutes.

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

I. PLATTING ACTIVITY (Consent items A and B, 1-82)

Items removed for separate consideration: **1, 2, 13, 14, 15, 32, 50, 51, 60 and 79**. Item **25** was changed from defer to approve.

Staff recommendation: Approve staff's recommendations for items **1-82**, subject to the 101 form conditions.

Commission action: Approved staff's recommendations for items **1-82**, subject to the 101 form conditions.

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

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

Staff recommendation: Approve staff's recommendation for items **1, 2, 13, 14, 15, 32, 50, 51, 60 and 79** subject to the 101 form conditions.

Commission action: Approved staff's recommendation for items **1, 2, 13, 14, 15, 32, 50, 51, 60 and 79** subject to the 101 form conditions.

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

Commissioners Rice, Ross and Kilkenny returned.

C PUBLIC HEARINGS

83 Aliana Sec. 9 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: **Kilkenny** Second: **Chiang** Vote: **Unanimous** Abstaining: **None**

- 84 Briar Hollow Commons Subdivision C3N Approve**
 Staff recommendation: Approve the plat subject to the 101 form conditions.
 Commission action: Disapproved the plat.
 Motion: **Crooker** Second: **Jard** Vote: **Carries** Abstaining:
- Chiang, Segars, Strange and Wolff**
 For disapproval: **Collins, Garza, Robinson, Ross and Zakaria**
 Opposed to disapproval: **Hegemier, Kilkenny, Rice and Sharp**
 Speakers for Item 84: Kerry Gilbert, Mark Markell, Malcom Gipson, Kent Rutter, Dixon Montague, Mary Lou Henry, Vicki Yoemans, Sherrie Massin and Rudy Valesquez.
- 85 Canyon Lakes West Sec. 3 and 7 Partial C3N Defer**
Replat No. 1
 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: **Sharp** Second: **Chiang** Vote: **Unanimous** Abstaining: **None**
- 86 Fieldstone Sec. 4 Partial Replat No. 1 C3N Defer**
 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: **Kilkenny** Second: **Robinson** Vote: **Unanimous** Abstaining: **None**
- 87 Gaea Place Three Subdivision C3N 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: **Robinson** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**
- 88 Hutchison Fifteen 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: **Rice** Vote: **Unanimous** Abstaining: **None**
- 89 Kiam Street Townhomes Replat No. 1 C3N Defer**
 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: **Ross** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

90 KIPP McGallion Subdivision C3N Defer
Staff recommendation: Defer the plat for two weeks for further study and legal review.
Commission action: Deferred the plat for two weeks for further study and legal review.
Motion: **Wolff** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**
Speaker for Item 90: Tom Northrup.

Motion was made by Mrs. Crooker, seconded by Mr. Strange to approve Item 90 with conditions was withdrawn.

91 Minola Park Townhomes 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: **Zakaria** Vote: **Unanimous** Abstaining: **None**

92 Plantation Lakes South Sec. 8 Partial C3N Approve
Replat No. 1
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**

93 Residences at Woodland Hills Subdivision C3N Defer
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: **Strange** Second: **Jard** Vote: **Unanimous** Abstaining: **None**

94 Royal Shores Sec. 5 Replat No. 1 C3N Defer
Staff recommendation: Defer the plat for two weeks to for further study and legal review of the separately filed deed restrictions.
Commission action: Deferred the plat for two weeks to for further study and legal review of the separately filed deed restrictions.
Motion: **Garza** Second: **Rice** Vote: **Unanimous** Abstaining: **None**

95 Westheimer Lakes North Sec. 9 Replat No. 1 C3N Defer
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: **Sharp** Second: **Wolff** Vote: **Unanimous** Abstaining: **None**

96 Woodlands Village of Sterling Ridge Sec. 89 C3N Defer
Staff recommendation: Defer the plat for two weeks for further study and legal review.
Commission action: Deferred the plat for two weeks for further study and legal review.
Motion: **Kilkenny** Second: **Robinson** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

97 Harris County MUD No. 82 Wastewater Treatment Plant 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: **Strange** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**

98 Hawks Landing GP GP Approve

Staff recommendation: Approve the general plan subject to the 101 form conditions.

Commission action: Approve the general plan subject to the 101 form conditions.

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

99 Hawks Landing Sec. 1 C3P Defer

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

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

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

100 Holly Reserve Subdivision C2R Defer

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

101 Kennedy Greens GP GP Withdrawn

102 KIPP Scott Street Subdivision C3P Defer

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

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

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

103 Klein ISD Kimmel Intermediate School GP GP Defer

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

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

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

Agenda Items 106, 107, 109, 112 and 113 are taken at this time.

Commissioner Ross abstained and left the room.

106	Metropolitan CME Church Subdivision	C2	Defer
107	Mody Plaza Subdivision	C2R	Defer
109	Riverwood Village GP	GP	Defer
112	Warwana Reserve Subdivision	C2R	Defer
113	World Houston International Business Center	C3R	Defer

Sec. 9

Staff recommendation: Defer the requested variances, the general plan and the plats for two weeks to allow time for the applicant to provide revised information.

Commission action: Deferred the requested variances, the general plan and the plats for two weeks to allow time for the applicant to provide revised information.

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

Commissioner Ross returned.

104	Leon Subdivision	C2	Approve
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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: **Chaing** Vote: **Unanimous** Abstaining: **None**

105	Liberty 10 At Central Green Subdivision	C2R	Approve
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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: **Strange** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

108	Potomac Gardens Subdivision	C2R	Defer
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Staff recommendation: Defer the plat for two weeks to allow time for the applicant to provide revised information.

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

Motion: **Strange** Second: **Segars** Vote: **Unanimous** Abstaining: **None**

Speaker for Item 108: Joe Perina.

110	Saddle Ridge Sec. 5	C3P	Withdrawn
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111 Vansar Village Subdivision

C2

Defer

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

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

Motion: **Jard**

Second: **Segars**

Vote: **Unanimous**

Abstaining: **None**

E SPECIAL EXCEPTIONS

114 Park Lakes Northeast GP

GP

Approve

Staff recommendation: Approve the general plan subject to the 101 form conditions.

Commission action: Approved the general plan subject to the 101 form conditions.

Motion: **Jard**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

Speaker for Item 114: Mary Lou Henry.

115 Sixty Four Hundred Romona Subdivision

C2R

Defer

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

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

Motion: **Strange**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

F RECONSIDERATION OF REQUIREMENTS

NONE

G ADMINISTRATIVE

NONE

H DEVELOPMENT PLAT VARIANCES

116 2111 S. Voss Road

DPV

Defer

Staff recommendation: Defer the requested variance for two weeks to allow time for the applicant to coordinate with the Legal Department and Fire and to submit revised information.

Commission action: Deferred the requested variance for two weeks to allow time for the applicant to coordinate with the Legal Department and Fire and to submit revised information.

Motion: **Sharp**

Second: **Crooker**

Vote: **Unanimous**

Abstaining: **None**

Speakers for Item 116: Alice Smith and Dana Busa.

117	2200 Rosedale Street	DPV	Defer
118	2710 Louisiana Street	DPV	Defer
119	401 Emerson Avenue	DPV	Defer
120	5826 Conley Street	DPV	Defer

Staff recommendation: Defer the requested variance for two weeks to allow time for the applicant to meet with staff and the Public Works & Engineering Department.

Commission action: Deferred the requested variance for two weeks to allow time for the applicant to meet with staff and the Public Works & Engineering Department

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

121	6749 Calhoun Road	DPV	Deny
122	6945 Liverpool Avenue	DPV	Deny
123	7026 Dumble Avenue	DPV	Deny

Staff recommendation: Grant the requested variances.

Commission action: Denied the requested variances.

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

Speaker for Items 121 - 123: Kenneth Hawkins.

I CERTIFICATES OF COMPLIANCE

124	Lozano Inc.	COC	Approve
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Staff recommendation: Issue the Certificates of Compliance for item **124**.

Commission action: Issued the Certificates of Compliance for item **124**.

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

125	Erik Edgar Duran	COC	Defer
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Staff recommendation: Defer the Certificates of Compliance for two weeks for further study and review of the stub street Wayne Lane.

Commission action: Deferred the Certificates of Compliance for two weeks for further study and review of the stub street Wayne Lane.

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

J EXTENSIONS OF APPROVAL AND NAME CHANGES

126	Bavaria Sec. 1	EOA	Approve
127	Baybrook Sec. 7	EOA	Approve
128	Childrens Courtyard – FM 2920 at Rhodes Rd	EOA	Approve
129	Greenland Way Peanut Gallery	EOA	Approve
130	GST Subdivision Sec. 2	EOA	Approve
131	Hamill (previously Champions Point Villas Section 2)	NC	Approve
132	Kensington Crossings Apartments (previously Kensington Club)	NC	Approve
133	Klein ISD Benfer Elementary School	EOA	Approve
134	Northwest Harris Co. MUD No. 24 Waste Water Treatment Plant	EOA EOA	Approve Approve
135	Parkway Ranch	EOA	Approve
136	Plantation Lakes Sec. 14	EOA	Approve
137	Rosslyn Landing Sec. 3	EOA	Approve

Staff recommendation: Approve staff's recommendations for items 126 - 137.

Commission action: Approved staff's recommendations for items 126 - 137.

Motion: **Chiang** Second: **Sharp** Vote: **Carries** Abstaining: **Ross**

Agenda Item III is taken at this time.

III. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR THE 1100 BLOCK OF JACKSON BOULEVARD, NORTH AND SOUTH SIDES, BETWEEN VAN BUREN STREET AND MONTROSE BOULEVARD

Staff recommendation: No recommendation by staff.

Commission action: Deferred the special minimum lot size area application for two weeks for further study and review.

Motion: **Rice** Second: **Zakaria** Vote: **Carries** Opposed: **Crooker, Ross and Sharp.**

For Deferral: Chiang, Garza, Jard, Strange, Robinson.

Motion was made by Mr. Robinson, seconded by Mrs. Crooker to approve the plat, it failed.

II. ESTABLISH A PUBLIC HEARING DATE OF APRIL 24, 2008 FOR:

- a. Aliana Sec. 2 Replat No. 1
- b. Moataz Court
- c. On Point Hazard Street Sec. 2
- d. Texas Baptist Children's Home and Family Center
- e. Townhomes on Petty Street Replat No. 1
- f. Uvalde Commercial Corner
- g. Villas of Longmont
- h. Vrndavana Dhama Replat No. 1

Staff recommendation: Establish a public hearing date of April 24, 2008 for items **II a-h**.

Commission action: Established a public hearing date of April 24, 2008 for items **II a-h**.

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

IV. CONSIDERATION OF AN OFF STREET PARKING VARIANCE APPLICATION FOR KROGER – KIRBY FUEL STATION, LOCATED AT 7747 KIRBY DRIVE

Staff recommendation: No recommendation by staff.

Commission action: Deferred the off street parking variances for two weeks for further study and review.

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

Speaker for Items IV: Randy Kolosky.

V. CONSIDERATION OF AN OFF STREET PARKING VARIANCE APPLICATION FOR KROGER – WESTHEIMER FUEL STATION, LOCATED AT 9919 WESTHEIMER ROAD

Staff recommendation: No recommendation by staff.

Commission action: Deferred the off street parking variances for two weeks for further study and review.

Motion: **Rice** Second: **Garza** Vote: **Carries** Abstaining: **Collins**

VI. EXCUSE THE ABSENCES OF COMMISSIONER TALMADGE SHARP

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

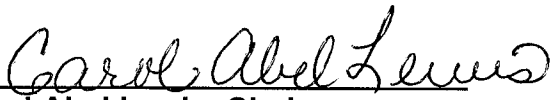
VII. PUBLIC COMMENTS

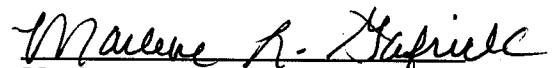
NONE

VIII. ADJOURNMENT

There being no further business, Chair, Carol Abel Lewis, adjourned the meeting at 5:41 p.m.

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


Carol Abel Lewis, Chair


Marlene L. Gafrick, Secretary