

Minutes of the Houston Planning Commission

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

November 29, 2007
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 2:35 p.m. with a quorum present.

Carol Abel Lewis, Chair	
Mark A. Kilkenny, Vice Chair	Left at 3:52 p.m.
John W. H. Chiang	
David Collins	Left at 4:03 p.m.
Kay Crooker	
Algenita Scott-Davis	Arrived at 2:49 p.m.
Sonny Garza	
Jim Jard	Absent
D. Fred Martinez	Arrived at 2:38 p.m.
Robin Reed	Arrived at 2:38 p.m.
Richard A. Rice	
David Robinson	
Jeff Ross	
Lee Schlanger	
Talmadge Sharp, Sr.	
Jon N. Strange	Absent
Beth Wolff	Absent
Shaukat Zakaria	Absent
Mark J. Mooney for	Arrived at 2:39 p.m.
The Honorable Ed Chance	
Jackie L. Freeman for	Left at 4:11 p.m.
The Honorable Ed Emmett	
The Honorable Grady Prestage	Absent

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 Marlene L. Gafrick, Director, Planning and Development Department.

APPROVE THE NOVEMBER 8, 2007 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the November 8, 2007 Planning Commission Meeting Minutes.

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

Vote: **Unanimous**

Abstaining: **None**

APPROVE THE AUGUST 9, 2007 PLANNING COMMISSION MEETING MINUTES FOR THE MAJOR THOROUGHFARE AND FREEWAY PLAN RECOMMENDATIONS

Commission action: Deferred for two weeks.

I. PLATTING ACTIVITY (Consent items A and B, 1-128)

Items removed for separate consideration: **22, 38, 51, 53, 86, 94, 112 and 127**. Items **79 and 120** were changed from defer to approve.

Staff recommendation: Approve staff's recommendations for items **1-128**, subject to the 101 form conditions.

Commission action: Approved staff's recommendations for items **1-128**, subject to the 101 form conditions.

Motion: **Ross**

Second: **Sharp**

Vote: **Unanimous**

Abstaining: **None**

Commissioners Reed and Schlanger abstained and left the room.

Staff recommendation: Approve staff's recommendation for item **38, 53, 86, 94, 112 and 127** subject to the 101 form conditions.

Commission action: Approved staff's recommendation for item **38, 53, 86, 94, 112 and 127** subject to the 101 form conditions.

Motion: **Rice**

Second: **Sharp**

Vote: **Unanimous**

Abstaining: **None**

Commissioners Reed and Schlanger returned.

Commissioners Chiang and Collins abstained and left the room.

Staff recommendation: Approve staff's recommendation for item **22 and 51** subject to the 101 form conditions.

Commission action: Approved staff's recommendation for item **22 and 51** subject to the 101 form conditions.

Motion: **Ross**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

Commissioners Chiang and Collins returned.

Variance Items 147 – 180 are taken at this time.

D VARIANCES

147 Carrabbas Reserve Subdivision

C2R

Defer

Staff recommendation: Defer the plat for two weeks to allow time for the applicant to submit a revised variance request and for further review of previous development plat variances on this property.

Commission action: Deferred the plat for two weeks to allow time for the applicant to submit a revised variance request and for further review of previous development plat variances on this property.

Motion: **Kilkenny** Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

148 Greenhouse Road Extension South of West Road STD

SP

Withdrawn

149 Lamar Heights 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: **Collins** Second: **Kilkenny**

Vote: **Carries**

Opposed: **Crooker**

Speakers for Item 149: Mary Villareal, Joey Mahmoud and Mark Michell.

Amended motion to hold the applicant to flipping the garage and denying access to the alley.

Motion: **Robinson** Second: **Collins**

Vote: **Unanimous**

Abstaining: **None**

150 Las Terras De Matute Subdivision

C2R

Withdrawn

151 Pine Valley Development

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: **Rice** Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

152 Sanctuary Subdivision

C3P

Defer

Staff recommendation: Defer the requested variance and the plat for two weeks to allow time for the applicant to meet with Planning and Development Department staff to discuss options for second point of access along Slippery Rock Lane.

Commission action: Deferred the requested variance and the plat for two weeks to allow time for the applicant to meet with Planning and Development Department staff to discuss options for second point of access along Slippery Rock Lane.

Motion: **Reed** Second: **Crooker**

Vote: **Unanimous**

Abstaining: **None**

153 Schlumberger Technology Corporation Sec. 2 C3R Defer
 Staff recommendation: Defer the requested variance and the plat for two weeks to allow time for the applicant to meet with Public Works and Engineering and Planning and Development staff.
 Commission action: Deferred the requested variance and the plat for two weeks to allow time for the applicant to meet with Public Works and Engineering and Planning and Development staff.
 Motion: **Collins** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**

Commissioner Ross abstained and left the room.

E SPECIAL EXCEPTIONS

154 Ashford Grove 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: **Reed** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

Commissioner Ross returned.

155 Eagle Springs Sec. 34 C3F Approve
156 Eagle Springs Sec. 38 C3P Approve
157 Eagle Springs Sec. 39 C3P Approve
 Staff recommendation: Grant the requested special exception and approve the plats subject to the 101 form conditions.
 Commission action: Granted the requested special exception and approved the plats subject to the 101 form conditions.
 Motion: **Garza** Second: **Freeman** Vote: **Unanimous** Abstaining: **None**

Commissioner Ross abstained on item 158, left the room and returned on item 167.

158 Bridgeland GP GP Approve
159 Water Haven at Bridgeland Sec. 1 C3P Approve
160 Water Haven at Bridgeland Sec. 2 C3P Approve
161 Water Haven at Bridgeland Sec. 3 C3P Approve
162 Water Haven at Bridgeland Sec. 4 C3P Approve
163 Water Haven at Bridgeland Sec. 5 C3P Approve
164 Water Haven at Bridgeland Sec. 6 C3P Approve
165 Water Haven at Bridgeland Sec. 7 C3P Approve
166 Water Haven at Bridgeland Sec. 8 C3P Approve
 Staff recommendation: Grant the requested special exception and approve the general plan and the plats subject to the 101 form conditions.
 Commission action: Granted the requested special exception and approved the general plan and the plats subject to the 101 form conditions.
 Motion: **Freeman** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**

Commissioner Ross returned.

F RECONSIDERATION OF REQUIREMENTS

167 Museum Terrace Subdivision

C2R

Approve

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

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

Motion: **Kilkenny** Second: **Freeman**

Vote: **Unanimous**

Abstaining: **None**

G ADMINISTRATIVE

NONE

H DEVELOPMENT PLAT VARIANCES

NONE

I CERTIFICATES OF COMPLIANCE

168 Lidia Molina

COC

Approve

169 Graciela Hernandez

COC

Approve

170 Marcelo Garcia

COC

Approve

171 Carl Skero

COC

Approve

Staff recommendation: Issue the Certificates of Compliance for items **168 - 171**.

Commission action: Issued the Certificates of Compliance for items **168 - 171**.

Motion: **Sharp** Second: **Freeman**

Vote: **Unanimous**

Abstaining: **None**

J EXTENSIONS OF APPROVAL AND NAME CHANGES

172 Central Gardens Replat No. 1

EOA

Approve

173 Cinco Ranch Center Sec. 3 Partial Replat No. 2

NC

Approve

**(Previously Cinco Ranch Center Sec. 3
Partial Replat No. 3)**

174 Conroe ISD Flex 10

EOA

Approve

175 Deer Run Subdivision

EOA

Approve

176 Fort Bend MUD No. 185 Water Plant No. 1

EOA

Approve

177 Grand Mission Estates Sec. 7

EOA

Approve

178 Imperial Trace Sec. 2

EOA

Approve

179 Inverness Estates Sec. 7

EOA

Approve

180 Stablewood Farms North Sec. 4

EOA

Approve

Staff recommendation: Approve staff's recommendations for items **172 - 180**.

Commission action: Approved staff's recommendations for items **172 - 180**.

Motion: **Kilkenny** Second: **Collins**

Vote: **Unanimous**

Abstaining: **None**

Public Hearing Items 129 – 146 are taken at this time.

C PUBLIC HEARINGS

129 Atasca Oaks Estates Partial Replat No. 2 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: **Garza** Vote: **Unanimous** Abstaining: **None**
Speakers for Item 129: Robert Arnold and Jack Carter.

Commissioner Schlanger abstained and left the room.

130 Baer Street Mews 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: **Kilkenny** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

Commissioner Schlanger returned.

131 Beltway 8 at Ralston Road Limited 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: **Collins** Second: **Reed** Vote: **Unanimous** Abstaining: **None**

132 Butterfras 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: **Ross** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

Commissioner Schlanger abstained and left the room.

133 Capitol Oaks Sec. 3 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: **Freeman** Vote: **Unanimous** Abstaining: **None**

Commissioner Schlanger returned.

134 Cypresswood Place Apartments C3N Defer
Staff recommendation: Defer the plat for two weeks to allow time for the applicant to provide revised information and for further study and legal review of the separately filed deed restrictions.
Commission action: Deferred the plat for two weeks to allow time for the applicant to provide revised information and for further study and legal review of the separately filed deed restrictions.
Motion: **Collins** Second: **Robinson** Vote: **Unanimous** Abstaining: **None**
Speakers for Item 134: Carol Oeller and Richard Miranda.

Commissioner Schlanger abstained and left the room.

135 Durham Park 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: **Freeman** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

Commissioner Schlanger returned.

136 Fairview Townhomes 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: **Ross** Second: **Robinson** Vote: **Unanimous** Abstaining: **None**
Speakers for Item 136: Rudy Velasquez and Jack Sakolosky.

137 Featherston Homes Subdivision C3N Defer
Staff recommendation: Defer the plat for two weeks for Chapter 42 planning standards and to allow time for the applicant to coordinate with Public Works and Engineering for driveway design and to provide a site plan.
Commission action: Deferred the plat for two weeks for Chapter 42 planning standards and to allow time for the applicant to coordinate with Public Works and Engineering for driveway design and to provide a site plan.
Motion: **Reed** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

Commissioner Reed and Schlanger abstained and left the room. Commissioner Reed abstained on item 138 and Commissioner Schlanger abstained on items 138 – 139.

138 Landing at Park 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: **Garza** Vote: **Unanimous** Abstaining: **None**

139 Sommerset Cottages at West 22nd Street C3N Approve
Partial 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: **Garza** Second: **Ross** Vote: **Unanimous** Abstaining: **None**

Commissioner Reed and Schlanger returned.

140 Tanglewood Sec. 1 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: **Sharp** Second: **Martinez** Vote: **Unanimous** Abstaining: **None**

141 Towne Lake Sec. 3 Partial Replat No. 1 and Extension 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: **Reed** Second: **Chiang** Vote: **Unanimous** Abstaining: **None**

142 Victoria Pine Subdivision 1 **C3N** **Withdrawn**

143 Winograd Estates Partial Replat No. 3 and Extension Subdivision **C3N** **Defer**
Staff recommendation: Approve the plat subject to the 101 form conditions.
Commission action: Deferred the plat for two weeks to allow the applicant time to talk to the neighbor.
Motion: **Ross** Second: **Crooker** Vote: **Unanimous** Abstaining: **None**
Speaker for Item 143: Jack Sakolosky and Ray Barazandeh.

1st motion made by Reed, second by Crooker to approve item 143. 2nd Motion made by Reed, second by Crooker to withdraw the 1st motion.

144 Witt Corner 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: **Rice** Second: **Reed** Vote: **Unanimous** Abstaining: **None**

Commissioner Reed and Schlanger abstained and left the room.

145 Woodhead Live Oak 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: **Crooker** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

Commissioner Reed and Schlanger returned.

146 Wynden Gardens Subdivisions **C3N** **Disapprove**
Staff recommendation: Disapprove the plat.
Commission action: Disapproved the plat.
Motion: **Chiang** Second: **Robinson** Vote: **Unanimous** Abstaining: **None**
Speaker for Item 146: Lynn Friedman.

II. ESTABLISH A PUBLIC HEARING DATE OF JANUARY 3, 2008 FOR:

- a. **Belgravia Reserve**
- b. **Briar Hollow Commons Subdivision**
- c. **Caceres Partial Replat No. 1**
- d. **Del Monte Garden Subdivision**
- e. **MUD 148 Recreational Administration Center**
- f. **Terraces of Portsmouth Subdivision**
- g. **Towne Lake Sec. 4 Partial Replat No. 1 and Extension**

Staff recommendation: Establish a public hearing date of January 3, 2008 for items **II a-g**.

Commission action: Established a public hearing date of January 3, 2008 for items **II a-g**.

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

III. CONSIDERATION OF A HOTEL/MOTEL VARIANCE FOR LA QUINTA INN LOCATED IN THE 2600 BLOCK OF MCGOWEN STREET

Staff recommendation: Defer the requested variance for two weeks and continue the public hearing on December 13, 2007.

Commission action: Deferred the requested variance for two weeks and continue the public hearing on December 13, 2007.

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

Speaker for Item III: Caroline Ordener, Castro Walker, Brent Nyquist and Hazel Cebrun.

IV. CONSIDERATION OF HOTEL/MOTEL VARIANCE FOR ALOFT HOTEL LOCATED AT 5415 WESTHEIMER ROAD

Withdrawn by the applicant.

V. CONSIDERATION OF THE 2008 PLANNING COMMISSION'S MEETING SCHEDULE

Staff recommendation: No staff recommendation.

Commission action: Approved the 2008 Planning Commission's Meeting Schedule.

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

VI. PUBLIC COMMENTS

NONE

VII. ADJOURNMENT

There being no further business, Chair, Carol Abel Lewis, adjourned the meeting at 5:15 p.m.

Carol Abel Lewis
Carol Abel Lewis, Chair

Marlene L. Gafrick
Marlene L. Gafrick, Secretary