

Minutes of the Houston Planning Commission

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

April 10, 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 2:35 p.m. with a quorum present.

| | |
|------------------------------|--|
| Carol Abel Lewis, Chair | |
| Mark A. Kilkenny, Vice Chair | Absent |
| John W. H. Chiang | |
| David Collins | Arrived at 2:36 p.m. |
| Kay Crooker | |
| Sonny Garza | Arrived at 2:39 p.m. |
| Jim Jard | |
| D. Fred Martinez | Absent |
| Robin Reed | Arrived at 2:38 p.m. |
| Richard A. Rice | |
| David Robinson | |
| Jeff Ross | |
| Lee Schlanger | |
| Algenita Segars | Absent |
| Talmadge Sharp, Sr. | |
| Jon N. Strange | |
| Beth Wolff | Absent |
| Shaukat Zakaria | Arrived at 2:58 p.m. |
| The Honorable Ed Emmett | Absent |
| Mark J. Mooney for: | Left at 4:36 p.m. |
| The Honorable Ed Chance | |
| D. Jesse Hegemier for: | Left at 3:58 p.m. |
| The Honorable Grady Prestage | Arrived at 3:59 p.m./Left at 4:14 p.m. |

EXOFFICIO MEMBERS

| | |
|----------------|--------|
| M. Marvin Katz | Absent |
| Mark Loethen | |
| 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 27, 2008 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the April 10, 2008 Planning Commission Meeting Minutes.

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

I. PLATTING ACTIVITY (Consent items A and B, 1- 95)

Items removed for separate consideration: **2, 3, 4, 8, 9, 20, 53, 64, 65, 80 and 81**. Item 28 was taken separately to allow for a speaker.

Staff recommendation: Approve staff's recommendations for items **1- 95**, subject to the 101 form conditions.

Commission action: Approved staff's recommendations for items **1- 95**, subject to the 101 form conditions.

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

Commissioners Reed, Ross and Schlanger abstained and left the room.

Staff recommendation: Approve staff's recommendation for items **2, 3, 4, 8, 9, 20, 53, 64, 65, 80 and 81** subject to the 101 form conditions.

Commission action: Approved staff's recommendation for items **2, 3, 4, 8, 9, 20, 53, 64, 65, 80 and 81** subject to the 101 form conditions.

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

Commissioners Reed, Ross and Schlanger returned.

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

C PUBLIC HEARINGS

96 Barrington Sec. 2 Partial Replat No. 1 C3N Defer
Staff recommendation: Defer the plat for two weeks to allow time for the applicant to coordinate with the Parks Department concerning the dedication of park land.
Commission action: Deferred the plat for two weeks to allow time for the applicant to coordinate with the Parks Department concerning the dedication of park land.
Motion: **Collins** Second: **Chiang** Vote: **Unanimous** Abstaining: **None**

97 Canyon Lakes West Sec. 3 and 7 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: **Reed** Second: **Crooker** Vote: **Unanimous** Abstaining: **None**

98 Fieldstone Sec. 4 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: **Strange** Second: **Hegemier** Vote: **Unanimous** Abstaining: **None**
Speakers for Item 98: Kerry Dennis Riley and Mr. Rogers.

99 Gaea Place Three 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: **Sharp** Second: **Chiang** Vote: **Unanimous** Abstaining: **None**

100 Kiam Street Townhomes 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: **Robinson** Vote: **Unanimous** Abstaining: **None**

Commissioner Schlanger abstained and left the room.

101 KIPP McGallion 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: **Garza** Vote: **Unanimous** Abstaining: **None**

Commissioner Schlanger returned.

102 Legends Trace 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: **Mooney** Second: **Strange** Vote: **Unanimous** Abstaining: **None**

103 Residences at Woodland Hills 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: **Garza** Second: **Strange** Vote: **Unanimous** Abstaining: **None**

104 Royal Shores Sec. 5 Replat No. 1 C3N Defer
Staff recommendation: Defer the plat for two weeks to allow time for the applicant to coordinate with the Parks Department concerning the dedication of park land.
Commission action: Deferred the plat for two weeks to allow time for the applicant to coordinate with the Parks Department concerning the dedication of park land.
Motion: **Garza** Second: **Zakaria** Vote: **Carries** Opposed: **Ross**
Speaker for Item 104: Mila Sinyak.

105 Westbrooke Cornerbrook Apartments C3N Withdrawn

106 Westheimer Lakes North 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: **Collins** Second: **Strange** Vote: **Unanimous** Abstaining: **None**

107 Woodlands Village of Sterling Ridge Sec. 89 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: **Strange** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

Commissioner Ross abstained and left the room.

108 Beltway Lakes Office Park Sec. 1 C2 Approve
Staff recommendation: Grant the requested variance and approve the plat subject to the applicant coordinating with TXDOT regarding abandonment of excess Right of Way along State Highway 249 and the 101 form conditions.
Commission action: Granted the requested variance and approved the plat subject to the applicant coordinating with TXDOT regarding abandonment of excess Right of Way along State Highway 249 and the 101 form conditions.
Motion: **Rice** Second: **Reed** Vote: **Carries** Opposed: **Crooker**

Commissioner Ross returned.

109 Burchfield Rayford 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: **Reed**

Second: **Crooker**

Vote: **Unanimous**

Abstaining: **None**

Speaker for Item 109: Mary Lou Henry.

110 Carisma East End Subdivision

C2R

Defer

Staff recommendation: Defer the plat for two weeks for further study and review/Chap. 42 planning standards.

Commission action: Deferred the plat for two weeks for further study and review/Chap. 42 planning standards.

Motion: **Strange**

Second: **Reed**

Vote: **Unanimous**

Abstaining: **None**

111 Cypress Creek YMCA Sec. 2

C2

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: **Chiang**

Second: **Strange**

Vote: **Unanimous**

Abstaining: **None**

112 Hawks Landing Sec. 1

C3P

Approve

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

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

Motion: **Ross**

Second: **Reed**

Vote: **Unanimous**

Abstaining: **None**

113 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: **Sharp**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

114 Kennedy Greens 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 general plan subject to the 101 form conditions.

Motion: **Garza**

Second: **Rice**

Vote: **Carries**

Opposed: **Crooker**

Speaker for Item 114: Joe Crumbley and Steve Hobbs.

115 Klein ISD Krimmel Intermediate School GP GP Approve
116 Klein ISD Elementary School No. 26 C3P Approve
Staff recommendation: Approve the general plan and the plat subject to the 101 form conditions.
Commission action: Approved the general plan and the plat subject to the 101 form conditions.
Motion: **Reed** Second: **Collins** Vote: **Unanimous** Abstaining: **None**

117 Metropolitan CME Church Subdivision C2 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: **Garza** Vote: **Carries** Opposed: **Crooker**
Speaker for Item 117: Tracy Youngblood.

118 Mody Plaza 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: **Collins** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

119 Potomac Gardens Subdivision C2R Disapprove
Staff recommendation: Deny the requested variance and disapprove the plat because the applicant did not provide revised and/or requested information by the established deadline.
Commission action: Denied the requested variance and disapproved the plat because the applicant did not provide revised and/or requested information by the established deadline.
Motion: **Zakaria** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

120 Reserves at Dow Park Subdivision C3R 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: **Zakaria** Second: **Reed** Vote: **Unanimous** Abstaining: **None**

Commissioner Ross abstained and left the room.

121 Riverwood Village GP GP Defer
Staff recommendation: Defer the plat for two weeks to allow time for traffic analysis review.
Commission action: Deferred the plat for two weeks to allow time for traffic analysis review.
Motion: **Jard** Second: **Crooker** Vote: **Unanimous** Abstaining: **None**

122 Saddle Ridge Sec. 5 **C3P** **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: **Crooker** Vote: **Unanimous** Abstaining: **None**

Commissioner Ross returned.

123 Vansar Village Subdivision **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: **Sharp** Second: **Chiang** Vote: **Unanimous** Abstaining: **None**

124 Warwana Reserve Subdivision **C2R** **Withdrawn**

125 Westside Business Park 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: **Reed** Second: **Crooker** Vote: **Unanimous** Abstaining: **None**

126 World Houston International Business Center Sec. 9 **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: **Chiang** Second: **Zakaria** Vote: **Unanimous** Abstaining: **None**

E SPECIAL EXCEPTIONS

127 Sixty Four Hundred Romona Subdivision **C3R** **Approve**
Staff recommendation: Deny the requested special exception and approve the plat subject to the 101 form conditions.
Commission action: Denied the requested special exception and approved the plat subject to the 101 form conditions.
Motion: **Sharp** Second: **Crooker** Vote: **Unanimous** Abstaining: **Collins**

F RECONSIDERATION OF REQUIREMENTS

128 Reign Plaza Subdivision

C2

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: **Collins**

Second: **Crooker**

Vote: **Unanimous**

Abstaining: **None**

Speaker for Item 128: Cathy Clark.

129 W R Baker Subdivision

C2

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: **Strange**

Vote: **Unanimous**

Abstaining: **None**

G ADMINISTRATIVE

NONE

H DEVELOPMENT PLAT VARIANCES

Commissioner Schlanger abstained on Item 130 and left the room.

130 2111 S. Voss Road

DPV

Withdrawn

Speaker for Item 130: Charles Peckham.

131 2200 Rosedale Street

DPV

Defer

Staff recommendation: Defer the requested variance for two weeks to allow time for the applicant to provide supporting documentation from TxDOT.

Commission action: Deferred the requested variance for two weeks to allow time for the applicant to provide supporting documentation from TxDOT.

Motion: **Collins**

Second: **Strange**

Vote: **Unanimous**

Abstaining: **None**

132 2710 Louisiana Street

DPV

Defer

Staff recommendation: Defer the requested variance for two weeks at the applicant's request.

Commission action: Deferred the requested variance for two weeks at the applicant's request.

Motion: **Zakaria**

Second: **Strange**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Schlanger returned.

133 401 Emerson Avenue **DPV** **Approve**
Staff recommendation: Grant the requested variance.
Commission action: Granted the requested variance.
Motion: **Robinson** Second: **Chiang** Vote: **Unanimous** Abstaining: **None**

134 5826 Conley Street **DPV** **Defer**
Staff recommendation: Defer the requested variance for two weeks to allow time for staff to meet with both the applicant and the O.S.T./Alameda TIRZ.
Commission action: Deferred the requested variance for two weeks to allow time for staff to meet with both the applicant and the O.S.T./Alameda TIRZ.
Motion: **Robinson** Second: **Chiang** Vote: **Unanimous** Abstaining: **None**

I CERTIFICATES OF COMPLIANCE

135 Juan & Griselda Tolentino-Silva **COC** **Defer**
Staff recommendation: Defer the Certificate of Compliance for item **135** for two weeks.
Commission action: Deferred the Certificate of Compliance for item **135** for two weeks.
Motion: **Sharp** Second: **Reed** Vote: **Unanimous** Abstaining: **None**

J EXTENSIONS OF APPROVAL AND NAME CHANGES

| | | | |
|------------|---|------------|----------------|
| 136 | Augusta Pines Plaza Reserve | EOA | Approve |
| 137 | Deerbrook Estates Section 8 | EOA | Approve |
| 138 | Northchase South Apartments | EOA | Approve |
| 139 | Patel Plaza (previously Porter Plaza) | NC | Approve |
| 140 | Timbers at Broad Oaks (previously Broad Oaks Court Subdivision) | NC | Approve |
| 141 | West Greens Business Park (previously GSL Tadano Partial Replat) | NC | Approve |
| 142 | West Pointe Center (previously White Rock Commercial) | NC | Approve |

Staff recommendation: Approve staff's recommendations for items **136 - 142**.

Commission action: Approved staff's recommendations for items **136 - 142**.

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

II. ESTABLISH A PUBLIC HEARING DATE OF MAY 8, 2008 FOR:

a. Richard Taylor Park

Staff recommendation: Establish a public hearing date of May 8, 2008 for item **II a**.

Commission action: Established a public hearing date of May 8, 2008 for item **II a**.

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

Item 105 was reconsidered at this time to establish a public hearing date of May 8, 2008.

105 Westbrooke Cornerbrook Apartments

C3N

Withdrawn

Staff recommendation: Establish a public hearing date of May 8, 2008 for item **105**.

Commission action: Established a public hearing date of May 8, 2008 for item **105**.

Motion: **Ross**

Second: **Strange**

Vote: **Unanimous**

Abstaining: **None**

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: Approved the special minimum lot size area application.

Motion: **Robinson**

Second: **Ross**

Vote: **Carries**

Abstaining: **Jard**

For: Chiang, Collins, Crooker, Garza, Ross and Zakaria.

Opposed: Reed, Rice, Schlanger, Sharp and Strange.

Speakers for Item III: Janaeya Carmouche for Council Member Sue Lovell, Sat Kartar Khalsa, Jennifer Day and Cathy Chiffer.

IV. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR THE 2200-2300 BLOCK OF ROSEDALE AVENUE, NORTH AND SOUTH SIDES, BETWEEN DOWLING STREET AND SOUTH FREEWAY/HWY 288

Staff recommendation: No recommendation by staff.

Commission action: Approve the special minimum lot size area application.

Motion: **Robinson**

Second: **Strange**

Vote: **Unanimous**

Abstaining: **None**

Speaker for Item IV: Margaret Page and Mona Hilliard.

V. EXCUSE THE ABSENCES OF COMMISSIONER LEE SCHLANGER

The absences for Commissioner Lee Schlanger are excused.

VI. PUBLIC COMMENTS

NONE

VII. ADJOURNMENT

There being no further business, Chair, Carol Abel Lewis, adjourned the meeting at 5:27 p.m.

Motion: **Strange** Second: **Crooker**

Vote: **Unanimous**

Abstaining: **None**

Carol Abel Lewis
Carol Abel Lewis, Chair

Marlene L. Gafrick
Marlene L. Gafrick, Secretary