

Minutes of the Houston Planning Commission

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

August 14, 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 2:37 p.m. with a quorum present.

Carol Abel Lewis, Chair	
Mark A. Kilkenny, Vice Chair	
John W. H. Chiang	
David Collins	Absent
Kay Crooker	
Sonny Garza	Absent
Jim Jard	Absent
D. Fred Martinez	Absent
Robin Reed	Absent
Richard A. Rice	
David Robinson	
Jeff Ross	
Lee Schlanger	Left at 4:21 p.m. during Item 99
Algenita Segars	
Talmadge Sharp, Sr.	
Jon N. Strange	Absent
Beth Wolff	
Shaukat Zakaria	Arrived at 2:44 p.m. during Item I
Jackie L. Freeman for:	
The Honorable Ed Emmett	
The Honorable Ed Chance	Absent
D. Jesse Hegemier for:	
The Honorable Grady Prestage	Left at 4:22 p.m. during Item 99

EXOFFICIO MEMBERS

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

CHAIRMAN'S REPORT

The Chairman's report was given by Carol Abel Lewis.

APPROVAL OF THE JULY 31, 2008 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved July 31, 2008 Planning Commission Meeting Minutes.

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

DIRECTOR'S REPORT

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

I. UPDATE ON HIGH DENSITY DEVELOPMENT

Presentation was given by Andy Icken, Deputy Director and Mark Loethen, City Engineer of Public Works and Engineering Department.

II. RESENTATION ON ALTERNATIVE STREET STANDARDS

Presentation was given by Mark Loethen, City Engineer of Public Works and Engineering Department.

III. PLATTING ACTIVITY (Consent items A and B, 1- 89)

Items removed for separate consideration: **22, 33, 54, 55, 58, 61 and 86**. **Item 8** was changed from defer to approve and **Item 70** was withdrawn at the applicant's request.

Staff's recommendation: Approve staff's recommendations for items **1- 89** subject to the 101 form conditions.

Commission action: Approved staff's recommendations for items **1- 89** subject to the 101 form conditions.

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

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

Staff recommendation: Approve staff's recommendation for items **22, 33, 54, 55, 58, 61, 70 and 86** subject to the 101 form conditions.

Commission action: Approved staff's recommendation for items **22, 33, 54, 55, 58, 61, 70 and 86** subject to the 101 form conditions.

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

Commissioners Freeman, Ross and Schlanger returned.

C PUBLIC HEARINGS

90 Brookhollow Townsite 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: **Sharp** Vote: **Unanimous** Abstaining: **None**

91 Childress Court Sec. 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: **Wolff** Second: **Chiang** Vote: **Unanimous** Abstaining: **None**

Commissioner Schlanger abstained and left the room.

92 Hilshire Lakes Sec. 1 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: **Kilkenny** Second: **Zakaria** Vote: **Carries** Opposed: **Crooker**

Commissioner Schlanger returned.

93 Perez Warehouse Subdivision C3N Withdrawn

94 Singh Crosby 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: **Sharp** Vote: **Unanimous** Abstaining: **None**

95 Valley Ranch Sec. 7 C3N Defer
Staff recommendation: Defer the plat for two weeks for further study and legal review of deed restrictions.
Commission action: Deferred the plat for two weeks for further study and legal review of deed restrictions.
Motion: **Kilkenny** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

96 Atco Valley Plaza 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: **Rice** Second: **Segars** Vote: **Unanimous** Abstaining: **None**

Chair Lewis recused herself and left the room; Commissioner Kilkenny chaired.

97 First Metropolitan Baptist Church C3P Approve
Subdivision

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: **Segars** Second: **Wolff** Vote: **Unanimous** Abstaining: **None**

98 Friendswood Investments Properties C2R Approve
Subdivision

Staff recommendation: Approve the plat subject to the 101 form conditions.

Commission action: Approved the plat subject to the 101 form conditions.

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

99 Glammalva Site No. 805948 Subdivision C2 Disapprove

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

Commission action: Denied the requested variance and disapproved the plat.

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

Opposed: **Wolf**

Speakers for Item 99: Council Member Toni Lawrence – opposed; David Strauss – supportive.

Chair Lewis returned and resumed as chair.

100 Harris County MUD No. 148 Wastewater C2 Approve
Treatment Plant No. 2

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

Commission action: Granted the requested variances and approved the plat subject to the 101 form conditions.

Motion: **Kilkenny** Second: **Sharp** Vote: **Carried** Opposed: **Crooker**

Commissioner Zakaria was out of the room and did not vote on Items 101 and 102.

101 Harris County MUD No. 153 Water C2 Approve
Plant No. 2

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: **Sharp** Vote: **Unanimous** Abstaining: **None**

102 Heights Garden Subdivision

C2R

Approve

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

Commission action: Granted the requested variances and approved the plat subject to 101 form conditions.

Motion: **Sharp**

Second: **Kilkenny**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Zakaria returned.

**E SPECIAL EXCEPTIONS
NONE**

**F RECONSIDERATION OF REQUIREMENTS
NONE**

**G ADMINISTRATIVE
NONE**

H DEVELOPMENT PLAT VARIANCES

103 3807 South MacGregor Way

DPV

Withdrawn

I CERTIFICATES OF COMPLIANCE

104 New Caney Gold Inc.

COC

Approve

105 Rafael Rivera

COC

Approve

106 Colony Ridge LTD.

COC

Approve

107 Juan & Griselda Tolentino-Silva

COC

Approve

Staff recommendation: Issue the Certificates of Compliance for items **104 – 107**.

Commission action: Issued the Certificates of Compliance for Items **104 – 107**.

Motion: **Kilkenny**

Second: **Crooker**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Rice abstained on Item 112 and Commissioner Ross abstained on Items 116 – 120 and both left the room.

J EXTENSIONS OF APPROVAL AND NAME CHANGES

108	Ashley Pointe Sec. 9	EOA	Approve
109	Ashley Sec. 10	EOA	Approve
110	Cutten Road Apartments	EOA	Approve
111	Eagle Springs Sec. 37	EOA	Approve
112	Lakecrest Forest Sec. 3	EOA	Approve
113	Memorial City Gateway Replat No. 1	EOA	Approve
114	Northwest Memorial Hospital Sec. 2	EOA	Approve
115	Shady Acres Manor (previously Shady Acres Estates)	NC	Approve
116	The Woodlands Creekside Park West at Timarron Drive (previously The Woodlands Windsor Creek Drive at the Village of Creekside Park)	NC	Approve
117	The Woodlands Creekside Park West Sec. 1 (previously The Winsor Creek Sec. 1 at the Village of Creekside Park)	NC	Approve
118	The Woodlands Creekside Park West Sec. 2 (previously The Woodlands Windsor Creek Sec. 2 at the Village of Creekside Park)	NC	Approve
119	The Woodlands Creekside Park West Sec. 3 (previously The Woodlands Windsor Creek Sec. 3 at the Village of Creekside Park)	NC	Approve
120	The Woodlands Creekside Park West Sec. 4 (previously The Woodlands Windsor Creek Sec. 4 at the Village of Creekside Park)	NC	Approve
121	Waterstone Sec. 3	EOA	Approve
122	Woodridge Forest Sec. 2	EOA	Approve
123	Woodridge Forest Sec. 3	EOA	Approve

Staff recommendation: Approve staff's recommendations for items 108 – 123.

Commission action: Approved staff's recommendations for items 108 - 123

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

Commissioners Rice and Ross returned.

IV. ESTABLISH A PUBLIC HEARING DATE OF SEPTEMBER 11, 2008 FOR:

- a. Enclave at Hanover Subdivision**
- b. Houston Heights Centre Subdivision**
- c. Merfish Sabine Dart Partial Replat No. 1**
- d. Peckham Manor Subdivision**

Staff recommendation: Establish a public hearing date September 11, 2008 for items IV a-d.

Commission action: Established a public hearing date of September 11, 2008 for items IV a-d.

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

V. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR THE 2300 BLOCK OF QUENBY ROAD, NORTH AND SOUTH SIDE, BETWEEN MORNINGSIDE DRIVE AND GREENBRIAR DRIVE.

Staff recommendation: No recommendation from staff.

Commission action: Approved the special minimum lot size area applications for the 2300 block of Quenby Road, north and south side, between Morningside Drive and Greenbriar Drive.

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

Speakers for Item V: Melissa Hall and Ann Hightower – supportive; Susan Soletsky – opposed.

VI EXCUSE THE ABSENCES OF THE HONORABLE ED EMMETT.

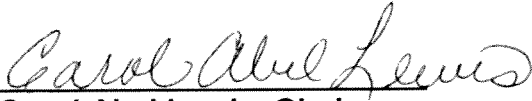
Absences were excused.

**VII. PUBLIC COMMENTS
NONE**

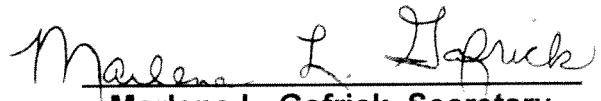
VIII. ADJOURNMENT

There being no further business, Chair, Carol Abel Lewis, adjourned the meeting at 4:46 p.m.

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



Carol Abel Lewis, Chair



Marlene L. Gafrick, Secretary