

Minutes of the Houston Planning Commission

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

May 8, 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 2:41 p.m. with a quorum present.

Carol Abel Lewis, Chair	
Mark A. Kilkenny, Vice Chair	
John W. H. Chiang	
David Collins	
Kay Crooker	
Sonny Garza	Arrived at 2:56 p.m.
Jim Jard	Absent
D. Fred Martinez	
Robin Reed	
Richard A. Rice	
David Robinson	
Jeff Ross	
Lee Schlanger	
Algenita Segars	Absent
Talmadge Sharp, Sr.	Absent
Jon N. Strange	Arrived at 2:53 p.m.
Beth Wolff	
Shaukat Zakaria	
The Honorable Ed Emmett	Absent
The Honorable Ed Chance	Absent
D. Jesse Hegemier for:	Left at 3:55 p.m.
The Honorable Grady Prestage	

EXOFFICIO MEMBERS

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

CHAIRMAN'S REPORT

NONE

The Director's report was deferred until later in the meeting after Marlene L. Gafrick, Director, Planning and Development Department arrived.

APPROVE THE APRIL 24, 2008 PLANNING COMMISSION MEETING MINUTES

Commission action: Deferred the April 24, 2008 Planning Commission Meeting Minutes for two weeks for suggested enhancements.

I. PLATTING ACTIVITY (Consent items A and B, 1- 114)

Items removed for separate consideration: **14, 15, 19, 20, 21, 32, 36, 37, 42, 51, 52, 61, 78, 79, 95, 98 and 100.** Item 1 was changed from defer to approve.

Staff recommendation: Approve staff's recommendations for items 1- 114, subject to the 101 form conditions.

Commission action: Approved staff's recommendations for items 1- 114, subject to the 101 form conditions.

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

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

Staff recommendation: Approve staff's recommendation for items **14, 15, 19, 20, 21, 32, 36, 37, 42, 51, 52, 61, 78, 79, 95, 98 and 100** subject to the 101 form conditions.

Commission action: Approved staff's recommendation for items **14, 15, 19, 20, 21, 32, 36, 37, 42, 51, 52, 61, 78, 79, 95, 98 and 100** subject to the 101 form conditions.

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

Commissioners Rice, Ross and Schlanger returned.

C PUBLIC HEARINGS

115 Richard Taylor Park

C3N

Defer

Staff recommendation: Defer the plat for two weeks to allow the applicant time to provide revised information and for Chapter 42 planning standards.

Commission action: Deferred the plat for two weeks to allow the applicant time to provide revised information and for Chapter 42 planning standards.

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

116 Villas of Longmont Subdivision

C3N

Withdrawn

Staff recommendation: Withdrawn at the applicant's request.

Commission action: Withdrawn at the applicant's request and a public hearing date of June 5, 2008 was established.

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

Commissioner Strange arrived at 2:53 and Commissioner Garza arrived at 2:56 as Item 117 was being discussed.

117 Vrndavana Dhama 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: **Rice** Vote: **Carries** Opposed: **Collins**
and **Ross**

118 Westbrooke Cornerbrook Apartments **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: **Wolff** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

119 Carisma East End 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: **Kilkenny** Second: **Reed** Vote: **Carries** Opposed: **Crooker**

Marlene Gafrick, Director of Planning and Development Department, arrived at 3:24 while Item 120 was being discussed.

120 Heights View Subdivision **C2R** **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: **Zakaria** Second: **Garza** Vote: **Carries** Abstaining: **None**
For: Chiang, Crooker, Garza, Martinez, Rice, Robinson, Strange and Zakaria.
Opposed: Collins, Kilkenny, Reed, Ross, Schlanger and Wolff.
Speaker for Item 120: Paul Tucciarone.

121 Northwest Mall Redevelopment Subdivision **C2** **Defer**
Staff recommendation: Defer the plat for two weeks at the applicant's request and to allow the applicant time to provide revised information and for Chapter 42 planning standards.
Commission action: Deferred the plat for two weeks at the applicant's request and to allow the applicant time to provide revised information and for Chapter 42 planning standards.
Motion: **Strange** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**

122 Potomac Gardens Subdivision

C2R

Defer

Staff recommendation: Defer the plat for two weeks to allow the applicant time to coordinate with staff regarding the separately filed deed restrictions and to provide revised information and for Chapter 42 planning standards.

Commission action: Deferred the plat for two weeks to allow the applicant time to coordinate with staff regarding the separately filed deed restrictions and to provide revised information and for Chapter 42 planning standards.

Motion: **Collins**

Second: **Chiang**

Vote: **Unanimous**

Abstaining: **None**

123 Quitman Estates Subdivision

C2R

Defer

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

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

Motion: **Kilkenny**

Second: **Zakaria**

Vote: **Unanimous**

Abstaining: **None**

124 Stuebner Warehouse Facility

GP

Defer

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

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

Motion: **Collins**

Second: **Kilkenny**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Ross abstained and left the room.

E SPECIAL EXCEPTIONS

125 Brunswick Meadows Sec. 15

C3P

Defer

Staff recommendation: Defer the requested special exceptions and the plat for two weeks for further study and review and to allow the applicant time to provide revised information and for Chapter 42 planning standards.

Commission action: Deferred the requested special exceptions and the plat for two weeks for further study and review and to allow the applicant time to provide revised information and for Chapter 42 planning standards.

Motion: **Kilkenny**

Second: **Strange**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Ross returned.

126 Cloisters

GP

Defer

Staff recommendation: Defer the requested special exceptions and the general plan for two weeks for further traffic analysis review.

Commission action: Deferred the requested special exceptions and the general plan for two weeks for further traffic analysis review.

Motion: **Chiang**

Second: **Reed**

Vote: **Unanimous**

Abstaining: **None**

F RECONSIDERATION OF REQUIREMENTS

127 Hawks Landing Sec. 1

C3P

Defer

Staff recommendation: Defer the plat for two weeks for further study and review and to allow the applicant time to provide additional information and for Chapter 42 planning standards.

Commission action: Deferred the plat for two weeks for further study and review and to allow the applicant time to provide additional information and for Chapter 42 planning standards.

Motion: **Strange**

Second: **Wolff**

Vote: **Unanimous**

Abstaining: **None**

G ADMINISTRATIVE

NONE

H DEVELOPMENT PLAT VARIANCES

128 6677 W. Belfort Avenue

DPV

Approve

Staff recommendation: Defer the plat for two weeks for further study and legal review, fire review and to allow the applicant time to submit revised information.

Commission action: Grant the variance and approve the plat and allow the applicant to precede pending review by the Legal Department, the Fire Department and the Planning Department.

Motion: **Collins** Second: **Strange**

Vote: **Carries**

Opposed: **Crooker**

Speaker for Item 128: Terry Norwood.

I CERTIFICATES OF COMPLIANCE

129 Alvin & Eleanor Smith

COC

Approve

130 All Community Veterinary Clinic

COC

Defer

131 Jose Gonzalez

COC

Approve

132 Jack B. Rice

COC

Approve

133 Gemini Originals Inc.

COC

Approve

134 Good Shepherd Apostolic Church Family

COC

Approve

135 B. L. Carrell

COC

Defer

Staff recommendation: Defer the Certificate of Compliance for items **130 and 135** for two weeks for further study and review and for chapter 42 planning standards and issue the Certificates of Compliance for items **129, 131, 132, 133 and 134**.

Commission action: Deferred the Certificate of Compliance for items **130 and 135** for two weeks for further study and review and for chapter 42 planning standards and issued the Certificates of Compliance for items **129, 131, 132, 133 and 134**.

Motion: **Ross**

Second: **Reed**

Vote: **Unanimous**

Abstaining: **None**

J EXTENSIONS OF APPROVAL AND NAME CHANGES

136	AD Player Subdivision (previously After Dark Player Subdivision)	NC	Approve
137	Aldine ISD Champion Forest Elementary School Expansion	EOA	Approve
138	Cutten Business Park	EOA	Approve
139	Cy-Fair Cinemark	EOA	Approve
140	Parc Houston (previously Parc Houston Apartments)	NC	Approve
141	Tomball ISD Shaw Road Section 1	EOA	Approve
142	Tomball ISD Shaw Road Section 2	EOA	Approve
143	Twelve Thousand Fifty Proctor	EOA	Approve

Staff recommendation: Approve staff's recommendations for items 136 - 143.

Commission action: Approved staff's recommendations for items 136 - 143.

Motion: **Kilkenny** Second: **Reed**

Vote: **Unanimous**

Abstaining: **None**

Agenda Item III is taken at this time.

Commissioner Schlanger abstained and left the room.

III. CERTIFICATION OF THE PLANNING COMMISSION'S ACTION TAKEN ON BRIAR HOLLOW COMMONS ON MARCH 27

Staff recommendation: No recommendation by staff.

Commission action: Deferred for two weeks for further study and review.

Motion: **Ross** Second: **Robinson**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Schlanger returned.

II. ESTABLISH A PUBLIC HEARING DATE OF JUNE 5, 2008 FOR:

- a. Grants Trace Partial Replat No. 1
- b. Greensbrook Sec. 5 Partial Replat No. 1
- c. Greensbrook Sec. 5 Partial Replat No. 2
- d. Our Lady of Czestochowa Catholic Church

Staff recommendation: Establish a public hearing date of May 22, 2008 for item II a-d.

Commission action: Established a public hearing date of May 22, 2008 for item II a-d.

Motion: **Garza**

Second: **Zakaria**

Vote: **Unanimous**

Abstaining: **None**

Agenda item IV is taken at this time.

IV. CONTINUATION OF PUBLIC HEARING AND CONSIDERATION OF CHAPTER 42 AMENDMENTS FOR RULES GOVERNING REPLATS AND AVERAGE LOT SIZES

Staff recommendation: No recommendation by staff.

Commission action: Deferred for two weeks for further study and review.

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

Speaker for Item IV: Marlene Gafrick.

The Director's Report was given at this time by Marlene L. Gafrick, Director of the Planning and Development Department.

V. EXCUSE THE ABSENCES OF THE HONORABLE ED EMMETT

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

VI. PUBLIC COMMENTS

NONE

VII. ADJOURNMENT

There being no further business, Chair, Carol Abel Lewis, adjourned the meeting at 4:31 p.m.

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


Carol Abel Lewis, Chair


Marlene L. Gafrick, Secretary