

Minutes of the Houston Planning Commission

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

December 4, 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 2:38 p.m. with a quorum present.

Carol Abel Lewis, Chair	
Mark A. Kilkenny, Vice Chair	Absent
John W. H. Chiang	
David Collins	Arrived at 2:40 p.m. during Item III/Left at 4:02 p.m. during Item 84
Kay Crooker	
Sonny Garza	
Jim Jard	
D. Fred Martinez	Arrived at 2:36 during the Director's report
Robin Reed	Absent
Richard A. Rice	
David Robinson	
Jeff Ross	Absent
Lee Schlanger	
Algenita Segars	Arrived at 3:02 during discussion of Item 79
Talmadge Sharp, Sr.	
Jon N. Strange	
Beth Wolff	Left at 4:16 p.m. during Items 90 and 25
Shaukat Zakaria	Absent
The Honorable Ed Chance	Absent
Jackie L. Freeman for The Honorable Ed Emmett	Arrived at 2:47 during discussion of Item 86
D. Jesse Hegemier for The Honorable Grady Prestage	Left at 3:25 p.m. during Item 80

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, Chair, Houston Planning Commission.

DIRECTOR'S REPORT

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

APPROVAL OF THE NOVEMBER 6, 2008 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the November 6, 2008 Planning Commission Meeting Minutes for corrections.

Motion: **Garza** Second: **Wolff** Vote: **Carries** Opposed: **Crooker**

APPROVAL OF THE NOVEMBER 20, 2008 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the November 20, 2008 Planning Commission Meeting Minutes for corrections.

Motion: **Wolff** Second: **Rice** Vote: **Carries** Opposed: **Crooker**

I. PLATTING ACTIVITY (Consent items A and B, 1- 76)

Item removed for separate consideration: **34 and 45**. Item 26 is to be taken out of order and presented along with item 90 in the special exceptions section.

Staff's recommendation: Approve staff's recommendations for items **1- 76** subject to the 101 form conditions.

Commission action: Approved staff's recommendations for items **1- 76** subject to the 101 form conditions.

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

Commissioners Rice and Schlanger abstained and left the room.

Staff's recommendation: Approve staff's recommendations for items **34 and 45** subject to the 101 form conditions.

Commission action: Approved staff's recommendations for items **34 and 45** subject to the 101 form conditions.

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

Commissioners Rice and Schlanger returned.

Agenda Item 86 was taken at this time.

86 Bayou Oaks at West Orem 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 approve the general plan subject to the 101 form conditions.

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

C PUBLIC HEARINGS

77 Bayou Oaks at West Orem Sec. 1 Replat No. 1 C3N 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: **Wolff** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

78 Bayou Oaks at West Orem Sec. 2 Replat No. 1 C3N 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: **Crooker** Vote: **Unanimous** Abstaining: **None**

79 Hutchison Sixteen Subdivision C3N Defer
Staff recommendation: Defer the plat for two weeks to allow the applicant time to coordinate with the Parks and Recreation Department and for chapter 42 planning standards.
Commission action: Deferred the plat for two weeks to allow the applicant time to coordinate with the Parks and Recreation Department and for chapter 42 planning standards.
Motion: **Collins** Second: **Robinson** Vote: **Unanimous** Abstaining: **None**
Speaker for Item 79: Roger Barnaby – Opposed.

Commissioner Schlanger abstained and left the room.

80 Montalbano Reserve Subdivision C3N 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: **Segars** Second: **Rice** Vote: **Carries** Opposed: **Crooker**
Speaker for Item 80: Belinda King – supportive.

Commissioner Schlanger returned.

81 Oakcrest North Sec. 5 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: **Collins** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

82 On Point Driscoll 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: **Wolff** Vote: **Unanimous** Abstaining: **None**

83 Spring Branch Estates No. 2 Partial Replat No. 5 C3N Defer
Staff recommendation: Defer the plat for two weeks to allow the applicant time to coordinate with the Parks and Recreation Department and for chapter 42 planning standards.
Commission action: Deferred the plat for two weeks to allow the applicant time to coordinate with the Parks and Recreation Department and for chapter 42 planning standards.
Motion: **Crooker** Second: **Robinson** Vote: **Unanimous** Abstaining: **None**

84 Windemere 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: **Garza** Second: **Segars** Vote: **Unanimous** Abstaining: **None**
Speaker for Item 84: Jim Ikonomou – opposed and Mary Lou Henry – supportive.

D VARIANCES

85 Barajas Subdivision C2 Defer
Staff recommendation: Defer the requested variance and the plat for two weeks to allow time for the applicant to provide additional information.
Commission action: Defer the requested variance and the plat for two weeks to allow time for the applicant to provide additional information.
Motion: **Crooker** Second: **Martinez** Vote: **Unanimous** Abstaining: **None**

Commissioner Rice abstained and left the room.

87 Berry Elementary School Subdivision C2 Defer
Staff recommendation: Defer the requested variance and the plat for two weeks to allow time for the applicant to provide additional information.
Commission action: Defer the requested variance and the plat for two weeks to allow time for the applicant to provide additional information.
Motion: **Martinez** Second: **Wolff** Vote: **Unanimous** Abstaining: **None**

Commissioner Rice returned.

88 Bute Addition Partial Replat No. 1 C2R Defer
Staff recommendation: Defer the requested variance and the plat for two weeks to allow to coordinate with Metro regarding proposed METRO rail alignments near the subject site.
Commission action: Deferred the requested variance and the plat for two weeks to allow to coordinate with Metro regarding proposed METRO rail alignments near the subject site.
Motion: **Martinez** Second: **Segars** Vote: **Unanimous** Abstaining: **None**

89 Magnolia at Fleur Gardens Subdivision C2R Withdrawn

E SPECIAL EXCEPTIONS

90 Katy Creek Ranch GP GP Approve
26 Katy Creek Ranch Sec. 5 C3P Approve

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

Commission action: Granted the requested variance and the special exception and approve the general plan and the plat subject to the 101 form conditions.

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

F RECONSIDERATION OF REQUIREMENTS

91 Appelt Reserve Subdivision C2 Approve

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

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

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

92 Shops at Bella Terra Sec. 6 C2 Defer

93 Shops at Bella Terra Sec. 7 C2 Defer

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

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

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

**G ADMINISTRATIVE
NONE**

**H DEVELOPMENT PLAT VARIANCES
NONE**

I CERTIFICATES OF COMPLIANCE

94 Ingrid Gomez COC Approve

95 Larry Chapman COC Approve

96 Mark Larson COC Approve

Staff recommendation: Issue the Certificates of Compliance for items **94 – 96**.

Commission action: Issued the Certificates of Compliance for items **94 96**.

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

Commissioner Rice abstained and left the room on item 105.

J EXTENSIONS OF APPROVAL AND NAME CHANGES

97	Birnham Woods Dr. and Rayford Rd. Extension STD	EOA	Approve
98	Kings Lake Estates Sec 8	EOA	Approve
99	Klein ISD Klein High School Complex GP (Previously Klein ISD Mittelstadt Elem. School GP.)	EOA	Approve
100	Pearland Parkway Village Subdivision	EOA	Approve
101	Sawyer Heights Village Sec. 1 Replat and Extension	EOA	Approve
102	Schlumberger Technology Corporation Sec. 2	EOA	Approve
103	Shoppes at Cinco Ranch East Subdivision	EOA	Approve
104	Shoppes at Cinco Ranch West Subdivision	EOA	Approve
106	Villages of Northpointe Sec. 14	EOA	Approve
109	Winifield Lakes Sec. 12	EOA	Approve
110	Winifield Lakes Sec. 14	EOA	Approve
111	Winifield Lakes Sec. 15	EOA	Approve

Staff recommendation: Approve staff's recommendations to approve items 97 – 111, excluding item 105 which was taken separately.

Commission action: Approved staff's recommendations to approve items 97 – 111 excluding item 105 which was taken separately.

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

105 Towne Lake Sec. 9 EOA Approve

Staff recommendation: Approve staff's recommendation to approve item 105.

Commission action: Approved staff's recommendation to approve item 105.

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

Commissioner Rice returned.

Items 107 and 108 are taken separately.

107	Waterstone Sec. 2	EOA	Approve
108	Waterstone Sec. 6	EOA	Approve

Staff recommendation: Approve staff's recommendations to approve items 107 – 108.

Commission action: Approved staff's recommendations to approve items 107 – 108.

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

II. ESTABLISH A PUBLIC HEARING DATE OF JANUARY 8, 2009 FOR:

a. Houston Community College Eastside Extension No. 3 Subdivision

b. Hutchison Fifteen Replat No. 1

Staff recommendation: Establish a public hearing date of January 8, 2009 for items II a-b.

Commission action: Established a public hearing date of January 8, 2009 for items II a-b.

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

III. CONTINUATION OF A PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR THE 2300 BLOCK OF ALBANS ROAD, NORTH AND SOUTH SIDES, BETWEEN GREENBRIAR DRIVE AND MORNINGSIDE DRIVE

Staff recommendation: Defer the special minimum lot size area application for the 2300 block of Albans Road, North and South side, between Greenbriar Drive and Morningside Drive for two weeks for legal review.

Commission action: Deferred the special minimum lot size area application for the 2300 block of Albans Road, North and South side, between Greenbriar Drive and Morningside Drive for two weeks for legal review.

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

IV. EXCUSE THE ABSENCES OF THE HONORABLE ED EMMITT

Commissioner Ed Emmitt's absences were excused.


V. PUBLIC COMMENT

NONE

VI. ADJOURNMENT

There being no further business brought before the Commission, Chair, Carol Abel Lewis, adjourned the meeting at 4:02 p.m.

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


Carol Abel Lewis, Chair


Marlene L. Gafrick, Secretary