

Minutes of the Houston Planning Commission

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

September 13, 2007
Meeting to be held in
Council Chambers, Public Level, City Hall Annex
2:30 p.m.

Call to order:

Madam Chair, Carol Abel Lewis, called the meeting to order at 2:42 p.m. with a quorum present.

Carol Abel Lewis, Chair	
Mark A. Kilkenny, Vice Chair	Absent
John W. H. Chiang	
David Collins	
Kay Crooker	
Algenita Scott-Davis	Absent
Sonny Garza	
Jim Jard	Absent
D. Fred Martinez	Absent
Robin Reed	Absent
Richard A. Rice	
David Robinson	
Jeff Ross	Absent
Lee Schlanger	Absent
Talmadge Sharp, Sr.	
Jon N. Strange	Absent
Beth Wolff	
Shaukat Zakaria	
The Honorable Ed Emmett	Absent
Mark J. Mooney for:	Left at 3:57 p.m.
The Honorable Ed Chance	
The Honorable Grady Prestage	

EXOFFICIO MEMBERS

M. Marvin Katz	Absent
John Sakolosky for:	
Mike Marcotte	
Dawn Ullrich	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 AUGUST 30, 2007 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the August 30, 2007 Planning Commission Meeting.

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

I. PLATTING ACTIVITY (Consent items A and B, 1-113)

Item removed for separate consideration: **26. Item 27** was changed from approve to defer at the applicant's request and **item 71** was taken separately to allow for speakers.

Staff recommendation: Approve staff's recommendations for items **1-113**, subject to the 101 form conditions.

Commission action: Approved staff's recommendations for items **1-113**, subject to the 101 form conditions.

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

Commissioner Collins abstained and left the room.

Staff recommendation: Approve staff's recommendation for item **26** subject to the 101 form conditions.

Commission action: Approved staff's recommendation for item **26** subject to the 101 form conditions.

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

Commissioners Collins returned.

Item 71 was taken at this time.

71 Woodway Estates Subdivision

C2

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: **Garza** Vote: **Unanimous** Abstaining: **None**

C PUBLIC HEARINGS

114 Chelsea Harbour Sec. 1 Partial Replat No. 1 C3N Defer

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

Commission action: Deferred the plat for two weeks to allow time for the applicant to coordinate with the City of Sugar Land for the extension of Auckland Drive and to provide written correspondence from the City of Sugarland concerning the extension of Auckland Drive prior to final submittal.

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

Speakers for Item 114: Austin Barsarol, Manette Tegethoff, William Lee, Gerald Sill, Mary Simco and Mike Ramirez.

115 Escamilla Subdivision C3N Defer

Staff recommendation: Defer the plat for two weeks for further study and legal review of the separately filed deed restrictions and to allow the applicant time to provide revised information.

Commission action: Deferred the plat for two weeks for further study and legal review of the separately filed deed restrictions and to allow the applicant time to provide revised information.

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

116 Gibson Grove 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: **Wolff** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

117 Gramercy Park Homes Subdivision C3N Defer

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

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**

Speaker for Item 117: Michael Lesser.

118 Mendoza Plaza 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**

Speaker for Item 118: Richard Castro.

119 Park Gardens 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: **Chiang** Vote: **Unanimous** Abstaining: **None**

120 Sunset Heights Place Sec. 2 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: **Rice** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

121 Auburn Lakes GP

GP

Defer

Staff recommendation: Defer the requested variance and the general plan for two weeks for further study and review and to allow the applicant time to revise their proposal.

Commission action: Deferred the requested variance and the general plan for two weeks for further study and review and to allow the applicant time to revise their proposal.

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

122 Austin Townhomes Subdivision

C2R

Defer

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

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

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

123 Contemporary Garden Oaks Subdivision

C3P

Approve

Staff recommendation: Grant the requested variance and approve the plat subject to providing 5' wide sidewalks and 3" caliper trees along West Cross Drive and Crosston Street.

Commission action: Granted the requested variance and approved the plat subject to the providing 5' wide sidewalks and 3" caliper trees along West Cross Drive and Crosston Street.

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

124 Courtyard on Richmond Subdivision

C2R

Defer

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

Commission action: Deferred the requested variance and the plat for two weeks for further study and review.

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

Speakers for Item 124: Daniel West, Stephen Longmire and Mary Lou Henry.

125 Holly Reserve Subdivision

C2R

Defer

Staff recommendation: Defer the requested variance and the plat for two weeks for further study and legal review of the separately filed deed restrictions.

Commission action: Deferred the requested variance and 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**

126 Landmark at Sugarland Apartments Sec. 2

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: **Rice** Second: **Zakaria** Vote: **Unanimous** Abstaining: **None**

127 Marine Isle at East Shore Subdivision

C3R

Defer

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

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

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

128 Midtown Estate Subdivision

C2R

Disapprove

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

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

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

129 NexGen Two Subdivision

C2R

Withdrawn

130 Pipe Yard No. 69 Subdivision

C3P

Defer

Staff recommendation: Defer the requested variance and the plat for two weeks for further study and review.

Commission action: Deferred the requested variance and the plat for two weeks for further study and review.

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

131 Ponderosa Elementary School 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: **Crooker** Second: **Zakaria** Vote: **Unanimous** Abstaining: **None**

132 Providence Grand Parkway Apartments

C3P

Approve

Staff recommendation: Deny the requested variance and disapprove 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: **Prestage** Second: **Rice** Vote: **Carries** Abstaining: **Collins**

Opposed: **Crooker**

Speakers for Item 132: Tom Northrup, Lance Gordon and Matt Fuqua.

133 Schlumberger Technology Corporation Sec. 2

C2R

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: Deferred the requested variance and the plat for two weeks to allow time for the applicant to provide additional information.

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

134 Texas Children's Maternity Center Subdivision C2 Defer
Staff recommendation: Defer the requested variance and the plat for two weeks to allow time for the applicant to provide revised information.

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

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

135 Washington Gardens Subdivision C2 Defer
Staff recommendation: Defer the requested variance and the plat for two weeks to allow time for the applicant to provide revised information.

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

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

E SPECIAL EXCEPTIONS

NONE

F RECONSIDERATION OF REQUIREMENTS

NONE

G ADMINISTRATIVE

NONE

H DEVELOPMENT PLAT VARIANCES

NONE

I CERTIFICATES OF COMPLIANCE

136	Roselia Hernandez	COC	Approve
137	Tommy Cox	COC	Approve
138	Carmelo Calindo	COC	Approve
139	Gary White	COC	Approve
140	Gary White	COC	Approve

Staff recommendation: Issue the Certificate of Compliance for items **136-140**.

Commission action: Issued the Certificate of Compliance for items **136-140**.

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

J EXTENSIONS OF APPROVAL AND NAME CHANGES

141	College Heights Addition Replat No. 1	EOA	Approve
142	Foxwood Meadows Sec. 1	EOA	Approve
143	Lake Way Village Sec. 1	EOA	Approve
144	Stablewood Farms North Sec. 9	EOA	Approve
145	Sunset Ridge Recreation Center Subdivision	EOA	Approve
146	Texas On The Peddie Subdivision	EOA	Approve
147	Aliana Binion Lane Cloudy Mills Road to West Airport STD (formerly Aliana Binion Boulevard Edgeworth Road to West Airport Boulevard STD)	NC	Approve

Staff recommendation: Approve staff's recommendations for items **141 - 147**.

Commission action: Approved staff's recommendations for items **141 - 147**.

Motion: **Sharp** Second: **Prestage** Vote: **Unanimous** Abstaining: **Ross**

II. ESTABLISH A PUBLIC HEARING DATE OF OCTOBER 11, 2007 FOR:

- a. Antonio Mini Market
- b. Auburn Lakes Sec. 1 Replat and Extension No. 1
- c. Childress Court Subdivision
- d. Longmont Place Subdivision
- e. OST Acres Second Addition Amending Plat No. 1 Replat No. 1
- f. Park at Clearview Amending Plat No. 1 Partial Replat No. 1

Staff recommendation: Establish a public hearing date of October 11, 2007 for items **II a-f**.

Commission action: Established a public hearing date of October 11, 2007 for items **II a-f**.

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

III. PUBLIC COMMENTS

NONE

IV. ADJOURNMENT

There being no further business, Madam Chair, Carol Abel Lewis adjourned the meeting at 4:49 p.m.

Carol Abel Lewis
Carol Able Lewis, Madam Chair

Marlene L. Gafrick
Marlene L. Gafrick, Secretary