Minutes of the Houston Planning Commission

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

January 05, 2006
Meeting to be held in
Council Chambers, Public Level, City Hall Annex
2:30 p.m.

Call to order:

Vice Chair, Mark Kilkenny, 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
Kay Crooker
Algenita Scott-Davis
Sonny Garza
Jim Jard
D. Fred Martinez
Etan M. Minwis
Robin Reed
Richard A. Rice
Jeff Ross
Lee Schlanger
Talmadge Sharp, Sr.
Jon N. Strange
B. J. Walter
Shaukat Zakaria
The Honorable Robert Eckels
D. Jesse Hegemier for:
   The Honorable Grady Prestage
Mark Mooney for:
   The Honorable Ed Chance

EXOFFICIO MEMBERS

M. Marvin Katz
John Sakolosky for:
   Mike Marcotte
Jawn Ullrich

Absent
Left at 5:31 p.m.
Arrived at 2:30/Left at 5:10 p.m.
Left at 5:38 p.m.
Absent
Left at 5:15 p.m.
Absent
CHAIRMAN’S REPORT
   DIRECTOR’S REPORT

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

APPROVE THE DECEMBER 22, 2005, PLANNING COMMISSION MEETING MINUTES
  Motion: Sharp          Second: Crooker      Vote: Unanimous       Abstaining:

I.      PRESENTATION OF HOLCOMBE SQUARE PROJECT

The presentation was given by Mr. Tom Cooney of Planning Services Section of the Planning and Development Department.

II.     PUBLIC HEARING AND CONSIDERATION OF PREVAILING LOT SIZE APPLICATION
        FOR 300, 400, 500 AND 600 BLOCKS OF E. 26TH STREET, 300, 400, 500, 600, 700
        BLOCKS OF AURORA STREET, 300, 400, 500, 600 AND 700 BLOCKS OF E. 25TH
        STREET, 300, 400, 500, 600 AND 700 BLOCKS OF E. 24TH STREET, 400, 500 AND 600
        BLOCKS OF E. 23RD STREET.

Staff recommendation: No recommendation.
Commission action: Denied the Prevailing Lot Size Application.
  Motion: Sharp          Second: Jard       Vote: Carried          Opposed: Chiang,
Collins, Crooker, Davis, Ross and Walter


III.    PLATTING ACTIVITY    (Consent items A and B, 1-86)

Items removed for separate consideration: 5, 18, 20, 27, 29, 56, 57, 58, 62 and 71. Item 18 is changed from defer to approve and items 39 and 71 are taken separately.
Staff recommendation: Approve staff’s recommendation for items 1-86, subject to the 101 form conditions.
Commission action: Approved staff’s recommendations for items 1-86 subject to the 101 form conditions.
  Motion: Sharp          Second: Chiang      Vote: Unanimous       Abstaining:

Commissioners Chiang and Ross left the room.
Staff recommendation: Approve staff’s recommendations for items 5, 20, 27, 29, 56, 57 and 58.
Commission action: Approved staff’s recommendation for items 5, 20, 27, 29, 56, 57 and 58.
Motion: Sharp Second: Crooker Vote: Unanimous Abstaining:

Commissioners Chiang and Ross returned.

Commissioners Jard and Schlanger left the room

Staff recommendation: Approve staff’s recommendations for items 62 and 71.
Commission action: Approved staff’s recommendations for items 62 and 71.
Motion: Rice Second: Reed Vote: Unanimous Abstaining:

Items 39 and 71 are taken at this time.

39 Regency Arms Apartments C3P Defer
Staff recommendation: Defer item 39 for two weeks for further study and review.
Commission action: Deferred item 39 for two weeks for further study and review.
Motion: Crooker Second: Reed Vote: Unanimous Abstaining: None
Speaker for item 39: Stephen A. Hester, Jr.

71 Memorial City Gateway Subdivision C2R Defer
Staff recommendation: Defer item 71 for two weeks for further study and review.
Commission action: Deferred item 71 for two weeks for further study and review.
Motion: Reed Second: Crooker Vote: Unanimous Abstaining: None

Vice Chair, Mark Kilkenny, left the meeting and Acting Chair, Algenita Scott-Davis, chaired the remainder of the meeting.

C PUBLIC HEARINGS

87 Atasca Oaks Estates Partial Replat No. 1 C3N Defer
Staff recommendation: Defer the plat for two weeks for further study and review.
Commission action: Deferred the plat for two weeks for further study and review.
Motion: Crooker Second: Reed Vote: Unanimous Abstaining: None

88 Autumn Park Subdivision C3N 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: Collins Vote: Unanimous Abstaining: None
89  Avalon at Seven Meadows Sec. 3  
Partial Replat No. 1  
C3N  
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: Crooker  
Second: Reed  
Vote: Unanimous  
Abstaining: None  

90  Beechnut Crossing Estates  
C3N  
Defer  
Staff recommendation: Defer the plat for two weeks for further study and review and Legal review.  
Commission action: Deferred the plat for two weeks for further study and review and Legal review.  
Motion: Reed  
Second: Crooker  
Vote: Unanimous  
Abstaining: None  

91  Bellefontaine Lots  
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  

92  Creekridge Sec. 2  
Lots 5 and 5A, Block 34 Replat No. 1  
C3N  
Defer  
Staff recommendation: Defer the plat for two weeks for further study and review and Legal review.  
Commission action: Deferred the plat for two weeks for further study and review and Legal review.  
Motion: Crooker  
Second: Reed  
Vote: Unanimous  
Abstaining: None  

93  Garden Oaks Court Partial Replat and Extension No. 1  
C3N  
Defer  
Staff recommendation: Defer the plat for two weeks for further study and review.  
Commission action: Deferred the plat for two weeks for further study and review.  
Motion: Collins  
Second: Sharp  
Vote: Unanimous  
Abstaining: None  

94  Gulf Meadows Sec. 3  
C3N  
Defer  
Staff recommendation: Defer the plat for two weeks for further study and review and Legal review.  
Commission action: Deferred the plat for two weeks for further study and review and Legal review.  
Motion: Chiang  
Second: Sharp  
Vote: Unanimous  
Abstaining: None  

95  Keystone Estates  
C3N  
Defer  
Staff recommendation: Defer the plat for two weeks for further study and review and Legal review.  
Commission action: Deferred the plat for two weeks for further study and review and Legal review.  
Motion: Reed  
Second: Crooker  
Vote: Unanimous  
Abstaining: None  

96  Morton Ranch Sec. 1 Partial Replat No. 1  
C3N  
Defer  
Staff recommendation: Defer the plat for two weeks for further study and review and Legal review.  
Commission action: Deferred the plat for two weeks for further study and review and Legal review.  
Motion: Crooker  
Second: Chiang  
Vote: Unanimous  
Abstaining: None
Palm Crest View Subdivision  C3N  Defer
Staff recommendation: Defer the plat for two weeks for further study and review and Legal review.
Commission action: Deferred the plat for two weeks for further study and review and Legal review.
Motion: Crooker  Second: Sharp  Vote: Unanimous  Abstaining: None

Pearl Park Subdivision  C3N  Withdraw
Staff recommendation: Withdraw the plat at the applicant's request.
Commission action: Withdrew the plat at the applicant's request,
Motion: Crooker  Second: Reed  Vote: Unanimous  Abstaining: None

Shores Sec. 2 Replat No. 1  C3N  Defer
Staff recommendation: Defer the plat for two weeks for further study and review and Legal review.
Commission action: Deferred the plat for two weeks for further study and review and Legal review.
Motion: Reed  Second: Crooker  Vote: Unanimous  Abstaining: None

Timber Forest Recreation Parking Subdivision  C3N  Defer
Staff recommendation: Defer the plat for two weeks for further study and review and Legal review.
Commission action: Deferred the plat for two weeks for further study and review and Legal review.
Motion: Sharp  Second: Reed  Vote: Unanimous  Abstaining: None

Village at Glen Iris Community Center Subdivision  C3N  Defer
Staff recommendation: Defer the plat for two weeks for further study and review and Legal review.
Commission action: Deferred the plat for two weeks for further study and review and Legal review.
Motion: Crooker  Second: Rice  Vote: Unanimous  Abstaining: None

West Bend Anderson Homes Subdivision  C3N  Defer
Staff recommendation: Defer the plat for two weeks for further study and review and Legal review.
Commission action: Deferred the plat for two weeks for further study and review and Legal review.
Motion: Sharp  Second: Crooker  Vote: Unanimous  Abstaining: None

Wimbledon Country North Partial Replat No. 1  C3N  Defer
Staff recommendation: Defer the plat for two weeks for further study and review and Legal review.
Commission action: Deferred the plat for two weeks for further study and review and Legal review.
Motion: Sharp  Second: Crooker  Vote: Unanimous  Abstaining: None

D  VARIANCES

Items 105, 107, 115 and 118 are recommended for deferral and item 116 is withdrawn at the applicant's request.
Motion: Strange  Second: Sharp  Vote: Unanimous  Abstaining: None
104  Bauman Villas Subdivision  C3P  Defer
Staff recommendation: Defer the plat for two weeks for further study and review and additional information.
Commission action: Deferred the plat for two weeks for further study and review and additional information.
Motion: Reed    Second: Crooker    Vote: Unanimous    Abstaining: None
Speaker for item 104: Brian E. Bro.

106  Carpenters Landing Lift Station  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 101 form conditions.
Motion: Jard    Second: Rice    Vote: Unanimous    Abstaining: None

108  Remington Ranch Sec. 26  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: Strange    Second: Zakaria    Vote: Unanimous    Abstaining: None

109  Swift Transportation Center Subdivision  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: Sharp    Second: Chiang    Vote: Unanimous    Abstaining: None
Speaker or item 109: Cornelius Settles.

110  Waters Edge GP  GP  Approve
111  Waters Edge Sec. 1  C3P  Approve
112  Waters Edge Sec. 3  C3P  Approve
113  Waters Edge Sec. 4  C3P  Approve
114  Edge Lake Boulevard and Lake Superior Lane STD  SP  Approve

Staff recommendation: Grant the requested variance, approve the general plan and the plats for sections 1, 3 and 4, and street dedication, subject to the street pattern being revised as shown in the mark-up and subject to the 101 form conditions.
Commission action: Granted the requested variance, approved the general plan and the plats for sections 1, 3 and 4, and street dedication, subject to the street pattern being revised as shown in the mark-up and subject to the 101 form conditions.
Motion: Crooker    Second: Schlanger    Vote: Unanimous    Abstaining: None
E  SPECIAL EXCEPTIONS

NONE

F  RECONSIDERATION OF REQUIREMENTS

117  Pine Mill Ranch Sewage Treatment Plat Site  C3P  Approve
Staff recommendation: Grant the requested special exception and reconsideration of requirement and approve the plat subject to the 101 form conditions.
Commission action: Granted the requested special exception and reconsideration of requirement and approved the plat subject to the 101 form conditions.
    Motion: Sharp  Second: Crooker  Vote: Unanimous  Abstaining: None

G  ADMINISTRATIVE

NONE

H  DEVELOPMENT PLAT VARIANCES

119  University House  DPV  Defer
Staff recommendation: Defer the request for two weeks for further study and review.
Commission action: Deferred the request for two weeks for further study and review.
    Motion: Reed  Second: Rice  Vote: Unanimous  Abstaining: None

H  CERTIFICATES OF COMPLIANCE

NONE

I  EXTENSIONS OF APPROVAL AND NAME CHANGES

120  Lowe's Cypress  EOA  Approve
121  Rankin Plaza (formerly Rankin Shopping Center)  NC  Approve
122  Tidwell Lakes Sec. 5  EOA  Approve
Staff recommendations: Approve staff's recommendations for items 120-122.
Commission action: Approved staff's recommendations for items 120-122.
    Motion: Chiang  Second: Sharp  Vote: Unanimous  Abstaining: None
IV ESTABLISH A PUBLIC HEARING DATE OF FEBRUARY 2, 2006 FOR:

a. Avalon Estates Subdivision  
b. Courtyards at Lawrence Replat No. 1  
c. La Estancia Replat No. 1  
d. Lamar Terrace Sec. 5  
e. Three Thousand Seven Hundred Thirty Eight Meadow Lake Lane Subdivision  
f. Villages of Northpointe Sec. 1 Replat of Lot 14 Block 2  
g. Graustark Estates

Staff recommendation: Establish a public hearing date of February 2, 2006 for items IV a-g
Commission action: Established a public hearing date of February 2, 2006 for items IV a-g
Motion: Sharp  Second: Chiang  Vote: Unanimous  Abstaining: None

V. PUBLIC COMMENT

NONE

VI. ADJOURNMENT

There being no further business, Acting Chair, Algenita Scott-Davis, adjourned the meeting at 6:14 p.m.

[Signatures]

Algenita Scott-Davis, Acting Chair

Marlene L. Gafrick, Secretary