Minutes of the Houston Planning Commission

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

May 11, 2006
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 2:40 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. Mirvis
Robin Reed
Richard A. Rice
Jeff Ross
Talmadge Sharp, Sr.
Lee Schlanger
Jon N. Strange
B. J. Walter
Shaukat Zakaria
Jackie Freeman for:
    The Honorable Robert Eckels
The Honorable Grady Prestage
Mark Mooney for:
    The Honorable Ed Chance

EXOFFICIO MEMBERS

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

Left at 5:10 p.m.
Absent
Arrived/Left
Arrived at 2:54 p.m.
Left at 5:16 p.m.
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 April 27, 2006 PLANNING COMMISSION MEETING MINUTES
    Motion: Crooker  Second: Reed  Vote: Unanimous  Abstaining: None

I. CONSIDERATION OF AMENDMENTS TO HOUSTON’S CODE OF ORDINANCES,
CHAPTER 33, ARTICLE VII, HISTORIC PRESERVATION
Staff recommendation: Support the amendments as recommended by the Houston Archaeological and Historical Commission and send to City Council for adoption.
Commission action: Supported the amendments as recommended by the Houston Archaeological and Historical Commission and sent to City Council for adoption.
    Motion: Crooker  Second: Davis  Vote: Unanimous  Abstaining: None

Commissioner Garza abstained and left the room.

II. PUBLIC HEARING AND CONSIDERATION OF A PREVAILING BUILDING LINE
APPLICATION FOR THE 4600 BLOCK OF MCKINNEY STREET, NORTH SIDE BETWEEN
SOUTH LOCKWOOD STREET AND EDDINGTON STREET
Staff recommendation: Approve the prevailing building line application.
Commission action: Approved the prevailing building line application.
    Motion: Crooker  Second: Zakaria  Vote: Unanimous  Abstaining: None
Speakers for item II: Joe Villarreal, Paul Sullivan and Bill England.

III. PUBLIC HEARING AND CONSIDERATION OF A PREVAILING BUILDING LINE
APPLICATION FOR THE 4400 AND 4500 BLOCKS OF WALKER STREET, NORTH SIDE,
BETWEEN EASTWOOD STREET AND SOUTH LOCKWOOD STREET
Staff recommendation: Approve the prevailing building line application.
Commission action: Approved the prevailing building line application.
    Motion: Crooker  Second: Freeman  Vote: Unanimous  Abstaining: None
Speakers for item III: James Knight, Bill England, Dixie Dudley, Tom Carnes and Paul O’Sullivan.

Commissioner Garza returned.
V. PLATTING ACTIVITY  (Consent items A and B, 1-140)

Items removed for separate consideration: 4, 18, 33, 34, 56, 70, 93, 102, 116, 117, 136 and 193. Items 53 and 63 were changed from defer to approve. Item 20 was taken separately
Staff recommendation: Approve staff's recommendation for items 1-140, subject to the 101 form conditions.
Commission action: Approved staff's recommendations for items 1-140, subject to the 101 form conditions.
    Motion: Kilkenny  Second: Chiang   Vote: Unanimous   Abstaining: None

Commissioners Reed, Ross and Schlanger left the room.

Staff recommendation: Approve staff's recommendations for items 4, 18, 33, 34, 56, 70, 93, 102, 116, 117, 136 and 193, subject to the 101 form conditions.
Commission action: Approved staff's recommendation for items 4, 18, 33, 34, 56, 70, 93, 102, 116, 117, 136 and 193, subject to the 101 form conditions.
    Motion: Rice  Second: Garza  Vote: Unanimous  Abstaining: None

Commissioners Reed, Ross and Schlanger returned.

20  Cullen at Louetta Apartments
    C3F
    Approve

Staff recommendation: Approve the plat subject to the 101 form conditions.
Commission action: Approved the plat subject to the 101 form conditions.
    Motion: Crooker  Second: Schlanger  Vote: Unanimous  Abstaining: Chiang and Kilkenny

C  PUBLIC HEARINGS

Public Hearing items 151 and 154 are taken with Variance item 180 at this time.

Commissioner Schlanger abstained and left the room.

151  Maya Court Subdivision
    C3N
    Approve

Staff recommendation: Grant the requested variance and approve the plat subject to an ornamental metal fence being built and landscaping design implemented and the 101 form conditions.
Commission action: Granted the requested variance and approved the plat subject to an ornamental metal fence being built and landscaping design implemented and the 101 form conditions.
    Motion: Jard  Second: Mirwis  Vote: Unanimous  Opposed: Collins
Speaker for items 151: Mary Lou Henry.
154  Pemberton Crescent Replat No. 1
C3N  Defer
Staff recommendation: Defer the plat for two weeks to allow applicant time to submit drawing of the requested variance.
Commission action: Deferred the plat for two weeks to allow applicant time to submit drawing of the requested variance.
Motion: Kilkenny  Second: Jard  Vote: Unanimous  Abstaining: None
Speaker for item 154: Belinda King.

180  Tuscan One 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: Jard  Second: Mirwis  Vote: Unanimous  Opposed: Collins
Speaker for item 180: John Elford.

Commissioner Schlanger returned.

141  14 ½ Street Addition
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: Ross  Second: Chiang  Vote: Unanimous  Abstaining: None

142  Culberson Westview
C3N  Defer
Staff recommendation: Defer the plat for two weeks to allow applicant to provide additional information and for legal review.
Commission action: Deferred the plat for two weeks to allow applicant to provide additional information and for legal review.
Motion: Collins  Second: Kilkenny  Vote: Unanimous  Abstaining: None

143  Exxon at Beltway 8 and Ralston Road 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: Freeman  Second: Chiang  Vote: Unanimous  Abstaining: None

144  Fulton Court Subdivision
C3N  Approve
Staff recommendation: Approve the plat subject to include visual blockage and an 8' opaque fence and the 101 form conditions.
Commission action: Approved the plat subject to include visual blockage and an 8' opaque fence and the 101 form conditions.
Motion: Davis  Second: Reed  Vote: Unanimous  Opposed: Collins

Commissioner Ross abstained and left the room.
145 Garden Terrace Subdivision  C3N
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: Freeman    Vote: Unanimous
Approve
Abstaining: None

146 Hannover Village Sec. 3 partial Replat No. 1  C3N
Staff recommendation: Approve the plat subject to the 101 form conditions.
Commission action: Approved the plat subject to the 101 form conditions.
Motion: Jard    Second: Davis    Vote: Unanimous
Approve
Abstaining: None

147 Holly Reserve Subdivision  C3N
Staff recommendation: Withdraw the plat at the applicant’s request.
Commission action: Withdrew the plat at the applicant’s request.
Motion: Kilkenny    Second: Crooker    Vote: Unanimous
Withdraw
Abstaining: None

148 Ivanhoe Park Villas Sec. 2  C3N
Staff recommendation: Approve the plat subject to the 101 form conditions.
Commission action: Approved the plat subject to the 101 form conditions.
Motion: Ross    Second: Freeman    Vote: Unanimous
Approve
Abstaining: None

149 Kings River Estates Sec. 1 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: Rice    Second: Jard    Vote: Unanimous
Abstaining: Collins
Speakers for item 149: Deborah Currin, Jim Gifford and Gerrardo F. Cardenas.

150 Mason’s Place  C3N
Staff recommendation: Defer the plat for two weeks for further study and legal review.
Commission action: Deferred the plat for two weeks for further study and legal review.
Motion: Freeman    Second: Crooker    Vote: Unanimous
Abstaining: None

152 Meadowview Farms Sec. 10  C3N
Staff recommendation: Withdraw the plat at the applicant’s request.
Commission action: Withdrew the plat at the applicant’s request.
Motion: Kilkenny    Second: Schlanger    Vote: Unanimous
Withdraw
Abstaining: None

153 Murray Estates Subdivision  C3N
Staff recommendation: Approve the plat subject to the 101 form conditions.
Commission action: Approved the plat subject to the 101 form conditions.
Motion: Freeman    Second: Kilkenny    Vote: Unanimous
Approve
Abstaining: None

Speaker for item 153: Ariel McConnell.
155  **Pine Shadows Partial 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: Jard  Second: Chiang  Vote: Unanimous  Abstaining: None

156  **Potomac Land Holdings Subdivision**  C3N  Withdraw
Staff recommendation: Withdraw the plat at the applicant’s request.
Commission action: Withdrew the plat at the applicant’s request.
   Motion: Reed  Second: Crooker  Vote: Unanimous  Abstaining: None

157  **Skyline Terrace 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: Jard  Second: Kilkenney  Vote: Unanimous  Abstaining: None
   Opposed: Collins
Speakers for item 157: Susan Bruneni and William Pesota.

159  **Uptown Townhomes at Bering Drive and Dolores Street**  C3N  Defer
Staff recommendation: Defer the plat for two weeks to allow the applicant to provide additional information.
Commission action: Deferred the plat for two weeks to allow the applicant to provide additional information.
   Motion: Collins  Second: Kilkenney  Vote: Unanimous  Abstaining: None

160  **Village of Kings Lake Sec. 1 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: Rice  Second: Reed  Vote: Unanimous  Abstaining: None

161  **Windsor Park Lakes Sec. 6 Partial C3N Replat No. 1**  Approve
Staff recommendation: Approve the plat subject to the 101 form conditions.
Commission action: Approved the plat subject to the 101 form conditions.
   Motion: Freeman  Second: Davis  Vote: Unanimous  Abstaining: None

162  **Woodland Lakes Estates Sec. 6**  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: Davis  Second: Chiang  Vote: Unanimous  Abstaining: None
D  VARIANCES

Commissioner Schlanger abstained on items 163 and 173 and left the room.

ITEMS 163, 170, 171, 172, 173, 174, 177, 178, 181 AND 182 ARE RECOMMENDED FOR DEFERRAL.

Motion: Collins  Second: Reed  Vote: Unanimous  Abstaining: None

Commissioner Schlanger returned.

Item 173 is taken at this time to allow for speakers only.

173  Fifty-Seven Hundred Woodway Drive  C2  Defer

Subdivision

Speakers for item 173: Vicki Kanaly, Gloria Gillespie, John Ogden, Chris Hingle, Norman Miller and Brian Moer.

164  Auburn Trails GP  GP  Approve
165  Auburn Trails Sec. 1  C3P  Approve
166  Auburn Trails Sec. 2  C3P  Approve
167  Auburn Trails Sec. 3  C3P  Approve

Staff recommendation: Grant the requested variance, approve the general plan and the plats subject to the 101 form conditions.

Commission action: Granted the requested variance, approved the general plan and the plats subject to the 101 form conditions.

Motion: Mooney  Second: Davis  Vote: Unanimous  Opposed: None

168  Beltway 8 and US 90 Commercial  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: Ross  Second: Kilkenny:  Vote: Unanimous  Abstaining: None

169  Brenwood Village  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: Crooker  Second: Davis  Vote: Unanimous  Abstaining: None
175  McCall Sound 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: Mooney  Second: Kilkenny  Vote: Unanimous  Abstaining: None

176  Montes 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: Freeman  Vote: Unanimous  Abstaining: None

Commissioner Schlanger abstained and left the room.

179  Strathmore Sec. 4  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: Davis  Second: Freeman  Vote: Unanimous  Abstaining: None

Commissioner Schlanger returned.

Item 180 was taken with Public Hearing items 151 and 154.

E  SPECIAL EXCEPTIONS

183  Champions Point Villas Sec. 1  C3P  Approve
Staff recommendation: Approve the special exception subject to the 101 form conditions.
Commission action: Approved the special exception subject to the 101 form conditions.
Motion: Kilkenny  Second: Ross  Vote: Unanimous  Abstaining: None

184  Fall Creek Sec. 27  C3P  Approve
185  Fall Creek Sec. 28  C3P  Approve
Staff recommendation: Approve the special exceptions for items 184 and 185, subject to the 101 form conditions.
Commission action: Approved the special exceptions for items 184 and 185, subject to the 101 form conditions.
Motion: Rice  Second: Freeman  Vote: Carries  Opposed: Crooker
F  RECONSIDERATION OF REQUIREMENTS
NONE

G  ADMINISTRATIVE
NONE

H  DEVELOPMENT PLAT VARIANCES

186  Holmes CDC  DPV  Approve
Staff recommendation: Grant the requested variance.
Commission action: Granted the requested variance.
  Motion: Davis  Second: Collins  Vote: Unanimous  Opposed: None

I  CERTIFICATES OF COMPLIANCE

187  Sam Chranya  COC  Approve
188  David Knight  COC  Approve
Staff recommendation: Issue the Certificates of Compliance for items 187 and 188.
Commission action: Issued the Certificates of Compliance for items 187 and 188.
  Motion: Kilkenny  Second: Reed  Vote: Unanimous  Abstaining: None

J  EXTENSIONS OF APPROVAL AND NAME CHANGES

189  City Park Sec. 5  EOA  Approve
190  Forest Village Sec. 3  EOA  Approve
191  Metro Lofts at Knox (Formerly Knox Court) (formerly Park Business Park Sec. 2)  NC  Approve
192  Northern Point Sec. 4  EOA  Approve
193  Sawyer Heights Village Sec. 2  EOA  Approve
194  Umland Park Sec. 2  EOA  Approve
195  Whitestone Sec. 1  EOA  Approve
196  Whitestone Sec. 2  EOA  Approve
197  Whitestone Sec. 3  EOA  Approve
198  Wilshire Court Sec. 2  EOA  Approve
Staff recommendation: Approve staff’s recommendations for items 189-198.
Commission action: Approved staff’s recommendations for items 189-198.
  Motion: Kilkenny  Second: Sharp  Vote: Unanimous  Abstaining: None
V. ESTABLISH A PUBLIC HEARING DATE OF JUNE 08, 2006 FOR:
   a. Briarcraft Meadows Townhomes Subdivision
   b. Chasewood Meadows Townhomes
   c. Grand Lakes Phase 3 Sec. 8 Block 1 Lot 9 Partial Replat
   d. Houston Community College Eastside Campus Extension No. 2
   e. Lakeshore Sec. 1 Partial Replat No. 1
   f. Lakewood Forest Office Park
   g. Patten Oak Partial Replat No. 1
   h. Prolific Manor Subdivision

Staff recommendation: Establish a public hearing date of June 08, 2006 or items V a-h.
Commission action: Established a public hearing date of June 08, 2006 for items V a-h.
   Motion: Kilkenny  Second: Collins  Vote: Unanimous  Abstaining: None

VI. PUBLIC COMMENT

Commissioner Rice spoke about the need for staff to enlarge the packet drawings for better viewing.
Commissioner Ross spoke about the meeting for Sunset Heights.

VII. ADJOURNMENT

There being no further business, Madam Chair, Carol Abel Lewis, adjourned the meeting at 5:38 p.m.

Carol Abel Lewis
Madam Chair, Carol Abel Lewis

Marlene L. Gafrick, Secretary