Minutes of the Houston Planning Commission

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

July 20, 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 2:32 p.m. with a quorum present.

Carol Abel Lewis, Chair
Mark A. Kilkenny, Vice Chair
John W. H. Chiang
Arrived at 2:37 p.m.
David Collins
Kay Crooker
Absent
Algenita Scott-Davis
Sonny Garza
Arrived at 3:02 p.m.
Jim Jard
Fred Martinez
Etan M. Minwis
Robin Reed
Richard A. Rice
Jeff Ross
Lee Schlanger
Talmadge Sharp, Sr.
Absent
Jon N. Strange
B. J. Walter
Shaukat Zakaria
The Honorable Robert Eckels
The Honorable Grady Prestage
Absent
Mark Mooney for:
The Honorable Ed Chance
Arrived at 2:45 p.m.

EXOFFICIO MEMBERS

M. Marvin Katz
Absent
John Sakolosky for:
Mike Marcotte
Dawn Ullrich
Absent
CHAIRMAN’S REPORT

JONE

DIRECTOR’S REPORT

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

APPROVE THE JULY 20, 2006 PLANNING COMMISSION MEETING MINUTES

Motion: Davis  Second: Sharp  Vote: Unanimous  Abstaining: None

Agenda item 136 is taken out of order at this time.

136 Villas at Monarch Oaks  C3N  Disapprove
Staff recommendation: Disapprove the plat.
Commission action: Disapproved the plat.
Motion: Collins  Second: Mirvis  Vote: Unanimous  Abstaining: None
Speakers for item 136: Council Member Toni Lawrence, Nick Carretas, Karen Rogers and Reid Wilson.

I. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL LOT SIZE REQUIREMENT AREA APPLICATION FOR THE 800, 900 AND 1000 BLOCKS OF EAST 27TH STREET, NORTH SIDE, BETWEEN CORNELL STREET AND LINK ROAD

Staff recommendation: Approve Special Lot Size Requirement Area application.
Commission action: Approved the Special Lot Size Requirement Area application.
Motion: Ross  Second: Crooker  Vote: Unanimous  Abstaining: None
Speakers for item I: Vicki Davis and Janet E. Vanderlee.

II. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL LOT SIZE REQUIREMENT AREA APPLICATION FOR 2300 BLOCK OF DRYEN ROAD, NORTH SIDE AND SOUTH SIDE BETWEEN MORNINGSIDE DRIVE AND GREENBRIAR DRIVE

Staff recommendation: Approve the Special Lot Size Requirement Area application.
Commission action: Approved the Special Lot Size Requirement Area application.
Motion: Crooker  Second: Collins  Vote: Unanimous  Abstaining: None
Speakers for item II: Karen Wagner and David Olsen.

III. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL BUILDING INE APPLICATION FOR THE 600-700 BLOCKS OF MARSHALL, NORTH SIDE BETWEEN STANFORD AND AUDUBON PLACE

Staff recommendation: Withdraw the application at the applicant’s request.
Commission action: Withdrawed the application at the applicant’s request.
Motion: Reed  Second: Crooker  Vote: Unanimous  Abstaining: None
IV. CONSIDERATION OF A PARKING VARIANCE FOR A SELF-STORAGE BUILDING LOCATED AT 5311 RICHMOND AVENUE

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: Reed    Vote: Unanimous    Abstaining: None

Commissioner Schlanger abstained and left the room.

V. CONSIDERATION OF A PARKING VARIANCE FOR A RESTAURANT BUILDING LOCATED AT UH UNIVERSITY DRIVE

Staff recommendation: Grant the requested variance.
Commission action: Granted the requested variance.
Motion: Reed    Second: Ross    Vote: Unanimous    Abstaining: None
Speaker for item V: Mary Lou Henry.

Commissioner Schlanger returned.

VI. PLATTING ACTIVITY    (Consent items A and B, 1-133)

Items removed for separate consideration: 17, 19, 20, 29 and 62. Item 15 was changed from defer to approve. Item 104 was taken separately to allow the applicant to speak.
Staff recommendation: Approve staff’s recommendations for items 1-133, subject to the 101 form conditions.
Commission action: Approved staff’s recommendations for items 1-133, subject to the 101 form conditions.
Motion: Collins    Second: Chiang    Vote: Unanimous    Abstaining: None

Commissioners Ross left the room.

Staff recommendation: Approve staff’s recommendation for item 29, subject to the 101 form conditions.
Commission action: Approved staff’s recommendation for item 29 subject to the 101 form conditions.
Motion: Chiang    Second: Collins    Vote: Unanimous    Abstaining: None

Commissioner Ross returned.

Commissioner Reed left the room.

Staff recommendation: Approve staff’s recommendation for item 17, subject to the 101 form conditions.
Commission action: Approved staff’s recommendation for item 17, subject to the 101 form conditions.
Motion: Ross    Second: Crooker    Vote: Unanimous    Abstaining: None

Commissioner Reed returned.
Commissioner Schlanger left the room.

Staff recommendation: Approve staff’s recommendations for items 17, 19, 20 and 62, subject to the 101 form conditions.
Commission action: Approved staff’s recommendations for items 17, 19, 20 and 62, subject to the 101 form conditions.
   Motion: Crooker    Second: Reed    Vote: Unanimous    Abstaining: None

Commissioner Schlanger returned.

104 Cambrian Homes Subdivision C3P Approve
Staff recommendation: Disapprove the plat with amendment to waive the base fee when refilled.
Commission action: Disapproved the plat with amendment to waive the base fee when refilled.
   Motion: Crooker    Second: Collins    Vote: Unanimous    Abstaining: None

C PUBLIC HEARINGS

134 Avalon at Seven Meadows Sec.3 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: Mooney    Second: Rice    Vote: Unanimous    Abstaining: None

135 Avalon C3N Disapprove
Staff recommendation: Disapprove the plat.
Commission action: Disapproved the plat.
   Motion: Rice    Second: Crooker    Vote: Unanimous    Abstaining: None

D VARIANCES

135 ASI Woodlands Apartments C3P Approve
Staff recommendation: Approve the plat subject to the 101 form conditions. The variance request was withdrawn by the applicant.
Commission action: Approved the plat subject to the 101 form conditions. The variance request was withdrawn by the applicant.
   Motion: Reed    Second: Mooney    Vote: Unanimous    Abstaining: None

136 Bushwood Business Park C3R Withdraw
Staff recommendation: Withdraw the plat at the applicant’s request.
Commission action: Withdrew the plat at the applicant’s request.
   Motion: Kilkenny    Second: Chiang    Vote: Carried    Opposed: Crooker

137 Cottage Grove Extension GP
138 Cottage Grove Sec. 8
Staff recommendation: Deferred the plat for two weeks to allow the applicant and the neighborhood to meet and confer.
Commission action: Deferred the plat for two weeks to allow the applicant and the neighborhood to meet and confer.
Motion: Ross Second: Kilkenny Vote: Unanimous Abstaining: None

139 Fairway Crossing at Lake Houston C3P Approve
Staff recommendation: Approve the plat subject to the 101 form conditions. The variance was not required.
Commission action: Approved the plat subject to the 101 form conditions. The variance was not required.
Motion: Chiang Second: Sharp Vote: Unanimous Abstaining: None

140 Fort Bend County MUD No. 58 Wastewater Treatment Plant No. 1 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: Prestage Second: Mooney Vote: Unanimous Abstaining: None

141 Grand Mission Estates Revised GP GP Approve
142 Grand Mission Estates Sec. 4 C3P Approve
Staff recommendation: Grant the requested variance, approve the general plan and the plat subject to the 101 form conditions.
Commission action: Granted the requested variance, approved the general plan and the plat subject to the 101 form conditions.
Motion: Prestage Second: Sharp Vote: Carries Abstaining: Collins

143 Greenspoint Business Center 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: Kilkenny Second: Chiang Vote: Unanimous Abstaining: None
Speakers for item 143: Doug Johnson and Brandon Middleton.

144 Harris County MUD 434 WTP C2 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: Jard Second: Zakaria Vote: Unanimous Abstaining: None

145 Houston Community College Central Campus C3R 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: Kilkenny Second: Reed Vote: Unanimous Abstaining: None
<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
<th>Action</th>
<th>Motion</th>
<th>Second</th>
<th>Vote</th>
<th>Abstaining</th>
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<tbody>
<tr>
<td>146</td>
<td>Institute Place Partial Replat No. 2 GP</td>
<td>GP</td>
<td>Approve</td>
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<td></td>
<td>Staff recommendation: Grant the requested variance and special exception and approve the general plan and the plat subject to the 101 form conditions.</td>
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<td>Commission action: Granted the requested variance and special exception and approved the general plan and the plat subject to the 101 form conditions.</td>
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<td>Motion: Rice Second: Kilkenny Vote: Unanimous Abstaining: None</td>
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<td>Motion was made by Commissioner Ross, seconded by Commissioner Zakaria to amend the motion to make sure Hepburn Street meet Public Works and Engineering Design Guidelines (90 degree intersection) for public streets.</td>
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<td>Speaker for item 146-147: John Powell</td>
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<td>148</td>
<td>Kingwood Estates</td>
<td>C2R</td>
<td>Defer</td>
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<td>Staff recommendation: Defer the plat for two weeks for further study and legal review.</td>
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<td>Commission action: Deferred the plat for two weeks for further study and legal review.</td>
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<td>Motion: Kilkenny Second: Sharp Vote: Unanimous Abstaining: None</td>
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<td>149</td>
<td>Maya Park Subdivision</td>
<td>C2R</td>
<td>Approve</td>
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<td>Staff recommendation: Deny the requested variance and approve the plat subject to the 101 form conditions.</td>
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<td>Commission action: Denied the requested variance and approved the plat subject to the 101 form conditions.</td>
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<td>Motion: Collins Second: Sharp Vote: Unanimous Abstaining: None</td>
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<td>.50</td>
<td>Mosley Townhomes</td>
<td>C2R</td>
<td>Approve</td>
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<td>Staff recommendation: Grant the requested variance and approve the plat subject to the 101 form conditions.</td>
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<td>Commission action: Granted the requested variance and approved the plat subject to the 101 form conditions.</td>
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<td>Motion: Kilkenny Second: Ross Vote: Unanimous Abstaining: None</td>
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<td>151</td>
<td>Oakland Acre Estates Sec. 1</td>
<td>C3R</td>
<td>Approve</td>
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<td>Staff recommendation: Grant the requested variance and approve the plat subject to the 101 form conditions.</td>
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<td>Commission action: Granted the requested variance and approved the plat subject to the 101 form conditions.</td>
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<td></td>
<td>Motion: Ross Second: Chiang Vote: Unanimous Abstaining: None</td>
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<td>152</td>
<td>Rutland Court Terraces</td>
<td>C3R</td>
<td>Defer</td>
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<td>153</td>
<td>Valley Heights Subdivision</td>
<td>C2R</td>
<td>Defer</td>
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<td>154</td>
<td>Woodbridge Village GP</td>
<td>GP</td>
<td>Defer</td>
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Staff recommendation: Defer items 152-154 for two weeks for further study and review.
Commission action: Deferred items 152-154 for two weeks for further study and review.
Motion: Mirwis  Second: Collins  Vote: Unanimous  Abstaining: None

E  SPECIAL EXCEPTIONS

166  Bellaire Crossing at Parkway Lakes  C3P  Approve
Staff recommendation: Grant the special exception and approve the plat subject to the 101 form conditions.
Commission action: Granted the special exception and approve the plat subject to the 101 form conditions.
Motion: Kilkenny  Second: Sharp  Vote: Unanimous  Abstaining: None

167  Grand Mission Estates Revised GP  GP  Defer
168  Grand Mission Estates Sec. 4  C3P  Defer
Staff recommendation: Defer the general plan and the plat for two weeks for further study and review.
Commission action: Deferred the general plan and the plat for two weeks for further study and review.
Motion: Kilkenny  Second: Reed  Vote: Unanimous  Abstaining: None

169  Grand Mission Estates Sec. 5  C3P  Approve
Staff recommendation: Grant the requested special exception and approve the plat subject to the 101 form conditions.
Commission action: Granted the special exception and approved the plat subject to the 101 form conditions.
Motion: Mirwis  Second: Rice  Vote: Unanimous  Abstaining: None
Speaker for Item 169: Randy Riley.

170  Merrylands GP  GP  Approve
Staff recommendation: Grant the requested special exception and approve the plat subject to the 101 form conditions.
Commission recommendation: Granted the requested special exception and approve the plat subject to the 101 form conditions.
Motion: Rice  Second: Garza  Vote: Unanimous  Abstaining: None

F  RECONSIDERATION OF REQUIREMENTS
H  DEVELOPMENT PLAT VARIANCES

155  Avenue CDC  DPV  Approve
Staff recommendation: Grant the requested variance.
Commission action: Granted the requested variance.
    Motion: Kilkenny  Second: Sharp  Vote: Carries  Opposed: Ross

I  CERTIFICATES OF COMPLIANCE

156  Rafael Zuniga  COC  Approve
157  Michael Garritano  COC  Approve
158  Marisol Hernandez  COC  Approve
159  Terry Vasseur Jr.  COC  Approve
Staff recommendation: Issue the Certificates of Compliance for items 156-159.
Commission action: Issued the Certificates of Compliance for items 156-159.
    Motion: Kilkenny  Second: Collins  Vote: Unanimous  Abstaining: None

J  EXTENSIONS OF APPROVAL AND NAME CHANGES

160  Apex Zodiac Subdivision  NC  Approve
(Formerly known as Jones Plaza)
161  Durham Park Sec. 7  EOA  Approve
162  First Bend Sec. 1  EOA  Approve
163  First Bend Sec. 10  EOA  Approve
164  First Bend Sec. 11  EOA  Approve
165  First Bend Sec. 3  EOA  Approve
166  First Bend Sec. 4  EOA  Approve
167  First Bend Sec. 5  EOA  Approve
168  First Bend Sec. 7  EOA  Approve
169  First Bend Sec. 8  EOA  Approve
170  Forest Ridge Sec. 3  EOA  Approve
171  Lakes of Pine Forest Sec. 5  EOA  Approve
172  Martinez Villa  NC  Approve
(Formerly Martinez Place Subdivision)
173  Oak Tree Independent Living Apartments  EOA  Approve
Replat No. 1

Staff recommendation: Approve staff’s recommendations for items 160-173.
Commission action: Approved staff’s recommendations for items 160-173.
Motion: Sharp  Second: Reed  Vote: Unanimous  Abstaining: Ross
on item 170.

IV.  ESTABLISH A PUBLIC HEARING DATE OF AUGUST 17, 2006 FOR:
   a.  Fairdale Place Condominiums
   b.  Lofts at Beverly Hills
   c.  Naomi Place Sec. 4 Replat No. 1
   d.  Riverton Ranch Partial Replat No. 1
   e.  Trinity Village Court Replat No. 1
   f.  WAMCER II
   g.  Werrington Sec. 1 Partial Replat No. 1
   h.  Werrington Sec. 1 Partial Replat No. 1
   i.  Winograd Estates Replat No. 3 and Extension

Staff recommendation: Establish a public hearing date of August 3, 2006 for items IV a-i.
Commission action: Established a public hearing date of August 3, 2006 for items IV a-i.
Motion: Sharp  Second: Collins  Vote: Unanimous  Abstaining: None

V.  PUBLIC COMMENT

Jennifer Ostlind, Division Manager, Development Services, Planning and Development Department, introduced four new planners in the Planning and Development Department to the Planning Commissioners: Brian Crimmins, Teresa Geisheker, Jesse Givens and Dorianne Powe.

VI.  ADJOURNMENT

There being no further business, Madam Chair, Carol Abel Lewis, adjourned the meeting at 4:48 p.m.
Carol Abel Lewis
Madam Chair, Carol Abel Lewis

Marlene L. Gafrick
Marlene L. Gafrick, Secretary