Minutes of the Houston Planning Commission

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

August 03, 2006
Meeting to be held in
Council Chambers, Public Level, City Hall Annex
2:30 p.m.

Call to order:

Acting Chair, Talmadge Sharp, called the meeting to order at 2:36 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
Stanc M. Mirwis
Robin Reed
Richard A. Rice
Jeff Ross
Lee Schlanger
Talmadge Sharp, Sr.
Jon N. Strange
B. J. Walter
Shaukat Zakaria
The Honorable Robert Eckels
The Honorable Grady Prestage
Mark Mooney for:
    The Honorable Ed Chance

Absent
Absent
Arrived at 2:37 p.m.
Arrived at 3:03 p.m.
Absent
Absent
Absent
Absent

EXOFFICIO MEMBERS

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

Absent

CHAIRMAN'S REPORT
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: Reed Second: Chiang 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: Mirwis Vote: Unanimous Abstaining: None

Speakers for item 136: Council Member Toni Lawrence, Nick Caridas, 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 DRIVES

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 refiled.
Commission action: Disapproved the plat with amendment to waive the base fee when refiled.
   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

137   Allegro on the Bayou Subdivision   C2R   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: Reed   Second: Chiang   Vote: Unanimous   Abstaining: None

Commissioner Schlanger abstained and left the room.

138   Cottage Grove Extension GP   GP   Withdraw
139   Cottage Grove Sec. 8   C3P   Withdraw
Staff recommendation: Withdraw the general plan and the plat at the applicant’s request.
Commission action: Withdrew the general plan and the plat at the applicant’s request.
   Motion: Ross   Second: Crooker   Vote: Unanimous   Abstaining: None

Commissioner Schlanger returned.
140  DSM
Staff recommendation: Defer the plat for two weeks to allow the applicant to provide revised information.
Commission action: Deferred the plat for two weeks to allow the applicant to provide revised information.
Motion: Mirwis  Second: Chiang  Vote: Unanimous  Abstaining: None

141  Harris County MUD 434 WTP
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: Chiang  Vote: Unanimous  Abstaining: None

142  Houston Community College Central Campus
Staff recommendation: Defer the plat for two weeks to allow the applicant to provide revised information.
Commission action: Deferred the plat for two weeks to allow the applicant time to provide revised information.
Motion: Crooker  Second: Reed  Vote: Unanimous  Abstaining: None

143  Kingwood Estates
Staff recommendation: Withdraw the plat at the applicant’s request.
Commission action: Withdrew the plat at the applicant’s request.
Motion: Ross  Second: Crooker  Vote: Unanimous  Abstaining: None

144  NavLand Subdivision
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: Collins  Vote: Unanimous  Opposed: Crooker

145  North Main Heights Subdivision
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: Reed  Second: Crooker  Vote: Unanimous  Abstaining: None
Speaker for item 145: Mr. Ontario, Jr.

146  Plantation Lakes GP
Staff recommendation: Grant the requested variance and approve the general plan subject to the 101 form conditions.
Commission action: Granted the requested variance and approved the general plan subject to the 101 form conditions.
Motion: Ross  Second: Chiang  Vote: Unanimous  Abstaining: None
147  Ralph L. Watts Subdivision       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: Collins    Second: Reed    Vote: Unanimous    Abstaining: None

148  Rutland Court Terraces         C3R       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: Rice    Second: Chiang    Vote: Unanimous    Abstaining: None

149  Valley Heights Subdivision      C2R       Defer

Staff recommendation: Deny the requested variance and approve the plat subject to the 101 form conditions.
Commission action: Deferred the plat for two weeks for further study and review.
Motion: Crooker    Second: Reed    Vote: Unanimous    Abstaining: None
Speakers for item 149: Alfredo Lopez and Kerri Hoermann.

150  Villages of Cypress Lakes Revised GP   GP   Approve

Staff recommendation: Deny 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: Mooney    Vote: Carried    Abstaining: Garza

51   Willow Lake Village           C3P       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: Ross    Second: Chiang    Vote: Unanimous    Abstaining: None

152  Woodbridge Village GP         GP   Approve
153  Woodbridge Village Sec. 1    C3P   Approve
154  Woodbridge Village Sec. 2    C3P   Approve

Staff recommendation: Approved the general plan and the plats for Sec. 1 and 2 subject to the 101 form conditions.
Commission action: Approved the general plan and the plats for Sec 1 and 2 subject to the 101 form conditions.
Motion: Mooney    Second: Crooker    Vote: Unanimous    Abstaining: None

E   SPECIAL EXCEPTIONS

NONE
F  RECONSIDERATION OF REQUIREMENTS

NONE

G  DEVELOPMENT PLAT VARIANCES

155  TKE Inc.  DPV  Approve
Staff recommendation: Grant the requested variance.
Commission action: Granted the requested variance.
Motion: Rice  Second: Mooney  Vote: Carries  Opposed: Collins and Crooker
Speakers for item 155: Linda ? and Belinda King.

I  EXTENSIONS OF APPROVAL AND NAME CHANGES

156  Academy Fernhurst Sec. 2  EOA  Approve
157  Greenhouse Road Extension North of Longenaugh  EOA  Approve
158  Highland Glen Sec. 2  EOA  Approve
159  Huffmeister Villa (Formerly Hudson Terrace)  NC  Approve
160  Lofts at Briar Forest (Formerly Briar Forest Lofts)  NC  Approve
161  Oakhurst Greens Sex. 3  EOA  Approve
162  Pepper Tree Independent Living Apartments  EOA  Approve
Replat No. 1
163  Royal Shores Patio Homes Sec. 2  EOA  Approve
164  Royal Shores Patio Homes Sec. 3  EOA  Approve
165  Royal Shores Sec. 5  EOA  Approve
166  Royal West
167  Villages of Northpointe West Sec. 5  EOA  Approve
168  Walmart Galleria  EOA  Approve
169  Tree wayside Village Sec. 2  EOA  Approve
Staff recommendation: Approve staff’s recommendations for items 156-169.
Commission action: Approved staff’s recommendations for items 156-169.
Motion: Sharp  Second: Reed  Vote: Unanimous  Abstaining: Ross
on item 169.

J  ADMINISTRATIVE

170  Villas at Bonner Subdivision  CP3  Approve
Staff recommendation: Approve the plat subject to the 101 form conditions.
Commission action: Approved the plat subject to the 101 form conditions.
Motion: Mirwis  Second: Chiang  Vote: Unanimous  Abstaining: None
VII. ESTABLISH A PUBLIC HEARING DATE OF AUGUST 31, 2006 FOR:
   a. Peppermill Estates Subdivision
   b. River Oaks Sec. 12 Partial Replat No. 2
   c. Villa Lourdes Replat No. 1
   d. Welch Arbor Subdivision
   e. Woodlands Village of Sterling Ridge

Staff recommendation: Establish a public hearing date of August 31, 2006 for items VII a-e.
Commission action: Established a public hearing date of August 31, 2006 for items VII a-e.
   Motion: Ross     Second: Crooker     Vote: Unanimous     Abstaining: None

VIII. PUBLIC COMMENT
NONE

IX. ADJOURNMENT

There being no further business, Acting Chair, Talmadge Sharp, adjourned the meeting at 5:31 p.m.

Acting Chair, Talmadge Sharp

Marlene L. Gafrick, Secretary