

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	Absent
Mark A. Kilkenny, Vice Chair	Absent
John W. H. Chiang	
David Collins	Arrived at 2:37 p.m.
Kay Crooker	Arrived at 3:03 p.m.
Algenita Scott-Davis	Absent
Sonny Garza	Arrived at 3:02 p.m.
Jim Jard	Absent
D. Fred Martinez	
Stan M. Mirwis	
Robin Reed	
Richard A. Rice	
Jeff Ross	
Lee Schlanger	
Talmadge Sharp, Sr.	
Jon N. Strange	Absent
B. J. Walter	Absent
Shaukat Zakaria	
The Honorable Robert Eckels	Absent
The Honorable Grady Prestage	
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

NONE

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: Withdrew 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. CONSIDRATION 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

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 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**C3R****Defer**

Staff recommendation: Defer the platy for two weeks to allow the applicant to provide revised information.

Commission action: Deferred the platy 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****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: **Ross**Second: **Chiang**Vote: **Unanimous**Abstaining: **None****142 Houston Community College Central Campus****C3P****Defer**

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****C2R****Withdraw**

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****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 t the 101 form conditions.

Motion: **Rice**Second: **Collins**Vote: **Unanimous**Opposed: **Crooker****145 North Main Heights Subdivision****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: **Reed**Second: **Crooker**Vote: **Unanimous**Abstaining: **None**

Speaker for item 145: Mr. Ontario, Jr.

146 Plantation Lakes GP**GP****Approve**

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 Longenbaugh	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