Minutes of the Houston Planning Commission

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

August 17, 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 2:36 p.m. with a quorum present.

Carol Abel Lewis, Chair
Mark A. Kilkenny, Vice Chair
John W. H. Chiang
David Collins Absent
Kay Crooker Absent
Algenita Scott-Davis Arrived at 2:48 p.m.
Sonny Garza Absent
Jim Jard Absent
J. Fred Martinez Absent
Etan M. Minnis Arrived at 2:45 p.m.
Robin Reed
Richard A. Rice
Jeff Ross
Lee Schlanger Absent
Talmadge Sharp, Sr.
Jon N. Strange Absent
B. J. Walter Absent
Shaukat Zakaria
Jackie Freeman for:
The Honorable Robert Eckels
D. Jesse Hegemier for:
The Honorable Grady Prestage
The Honorable Ed Chance Absent

EXOFFICIO MEMBERS

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

Madam Chair reminded everyone to make plans to attend Houston Urban Neighborhoods Planning Workshop.

DIRECTOR’S REPORT

The Director’s report was given by Marlene L. Gafrick, Director, Planning and Development Department who spoke on the first of a series of new initiatives – the Urban Corridors and Rail System.

Deborah McAbee, of the Legal Department, introduced Traci Witt, Deed Restrictions attorney who will represent staff at each ensuing meeting.

DEFERRED THE JULY 20, 2006, AND THE AUGUST 03, 2006 PLANNING COMMISSION MEETING MINUTES FOR CORRECTIONS

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

I. CONSIDERATION OF REMAINING ITEM FOR THE 2006 MAJOR THOROUGHFARE AND FREEWAY PLAN AMENDMENT REQUESTS

Staff recommendation: Delete Mercury Drive between IH 10 and proposed Highway 90 and to delete Oates between Highway 90 and Wallisville Road.


Motion: Ross  Second: Rice  Vote: Unanimous  Abstaining: None

II. CONSIDERATION OF A PARKING VARIANCE FOR A SELF-STORAGE BUILDING LOCATED AT 5311 RICHMOND AVENUE

Staff recommendation: Approve the parking variance.

Commission action: Approved the parking variance.

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

III. CERTIFY THE REASONS FOR DISAPPROVAL OF VILLAS AT MONARCH OAKS REPLAT AT THE AUGUST 3, 2006 PLANNING COMMISSION MEETING

Staff recommendation: Defer the certification for two weeks to modify the purpose and for further study and review.

Commission action: Deferred the certification for two weeks to modify the purpose and for further study and review.

Motion: Kilkenny  Second: Zakaria  Vote: Unanimous  Abstaining: None
IV. PLATTING ACTIVITY  (Consent items A and B, 1-145)

Items removed for separate consideration: 8, 9, 30, 46, 47, and 58. Items 30, 38 and 140 were changed from defer to approve; item 133 was withdrawn at the applicant’s request and a public hearing is established for September 14, 2006; item 18 was taken separately to allow for a speaker.

Staff recommendation: Approve staff’s recommendations for items 1-145, subject to the 101 form conditions.

Commission action: Approved staff’s recommendations for items 1-145, subject to the 101 form conditions.

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

Commissioner Chiang left the room.

Staff recommendation: Approve staff’s recommendation for item 46, subject to the 101 form conditions.

Commission action: Approved staff’s recommendation for item 46, subject to the 101 form conditions.

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

Commissioner Chiang returned.

Commissioner Kilkenny left the room.

Staff recommendation: Approve staff’s recommendation for item 47, subject to the 101 form conditions.

Commission action: Approved staff’s recommendation for item 47, subject to the 101 form conditions.

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

Commissioner Kilkenny returned.

Commissioner Ross left the room.

Staff recommendation: Approve staff’s recommendations for items 8, 9, 30 and 58, subject to the 101 form conditions.

Commission action: Approved staff’s recommendations for items 8, 9, 30 and 58, subject to the 101 form conditions.

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

Commissioner Ross returned.

Item 18 is taken at this time.
18  Cottage Grove Sec. 8  C2R  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: Kilkenny  Vote: Unanimous  Abstaining: None
Speaker for item 118: Boris Hidalgo.

C  PUBLIC HEARINGS

146  Fairdale Place Condominiums  C3N  Defer
Staff recommendation: Defer the plat for two weeks to allow the applicant time to provide additional information.
Commission action: Deferred the plat for two weeks to allow the applicant time to provide additional information.
  Motion: Reed  Second: Mirwis  Vote: Unanimous  Abstaining: None

147  Lofts at Beverly Hill Subdivision  C3N  Defer
Staff recommendation: Defer the plat for two weeks to allow the applicant time to provide additional information.
Commission action: Deferred the plat for two weeks to allow the applicant time to provide additional information.
  Motion: Kilkenny  Second: Freeman  Vote: Unanimous  Abstaining: None

Commissioners Davis and Sharp left to secure their vehicles at 3:21 p.m.

148  Naomi Place Sec. 4 Replat No. 1  C3N  Defer
Staff recommendation: Defer the plat for two weeks to allow the applicant time to provide additional information.
Commission action: Deferred the plat for two weeks to allow the applicant time to provide additional information.
  Motion: Reed  Second: Chiang  Vote: Unanimous  Abstaining: None

149  Riverton Ranch Partial Replat No. 1  C3N  Defer
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: Kilkenny  Second: Reed  Vote: Unanimous  Abstaining: None

150  Trinity Village Court 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: Chiang  Second: Kilkenny  Vote: Unanimous  Abstaining: None

151  WAMCER Development No. 2 Subdivision  C3N  Defer
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: Reed  Second: Freeman  Vote: Unanimous  Abstaining: None
152 Werrington Sec. 1 Partial Replat No. 1 C3N Defer
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: Reed   Second: Ross   Vote: Unanimous   Abstaining: None

153 Werrington Sec. 1 Partial Replat No. 2 C3N Defer
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: Kilkenny Second: Freeman Vote: Unanimous Abstaining: None

154 Winograd Estates Replat No. 3 and Extension C3N Defer
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: Ross Second: Chiang Vote: Unanimous Abstaining: None

Commissioner Davis returned at 3:26 p.m.

D  VARIANCES

ITEMS 155, 157, 158, 160, 161, 164, 166, 167 AND 168 ARE RECOMMENDED FOR DEFERRAL.
  Motion: Kilkenny  Second: Freeman  Vote: Unanimous  Abstaining: None

Commissioner Mirwis left to secure his car at 3:27 p.m.

Commissioner Sharp returned at 3:28 p.m.

Commissioner Hegemier left at 3:29 p.m.

156 DSM Stuebner Plaza Replat No. 1 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 approve the plat subject to the 101 form conditions.
  Motion: Freeman Second: Davis Vote: Unanimous Abstaining: None

159 Houston Community College Central Campus C3R Approve
Staff recommendation: Grant the requested variance and approved 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: Zakaria Vote: Unanimous Abstaining: None

Commissioner Mirwis returned at 3:44 p.m.
162  Mercado Triangle Replat No. 1  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: Sharp  Second: Chiang  Vote: Unanimous  Abstaining: None

163  North Main Heights Subdivision  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: Davis  Second: Sharp  Vote: Unanimous  Abstaining: None

165  Studiospace 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: Davis  Second: Kilkenny  Vote: Unanimous  Abstaining: None

E  SPECIAL EXCEPTIONS
NONE

F  RECONSIDERATION OF REQUIREMENTS
NONE

G  DEVELOPMENT PLAT VARIANCES

169  Texaco Convenience Store.  DPV  Approve
Staff recommendation: Grant the requested variance.
Commission action: Granted the requested variance.
Motion: Davis  Second: Kilkenny  Vote: Unanimous  Abstaining: None

170  4209 Eli Street  DPV  Approve
Staff recommendation: Grant the requested variance.
Commission action: Granted the requested variance.
Motion: Davis  Second: Sharp  Vote: Unanimous  Abstaining: None
H. CERTIFICATE OF COMPLIANCE

71 Jesus Vitela
Staff recommendation: Issue the Certificate of Compliance.
Commission action: Issued the Certificate of Compliance.
Motion: Mirvis Second: Kilkenny Vote: Unanimous Abstaining: None

I EXTENSIONS OF APPROVAL AND NAME CHANGES

172 Carlton Wood Fazio Clubhouse EOA Approve
173 Harris Co. MUD No. 148 Wastewater Treatment EOA Approve
Plant No. 1
174 Long Meadow Farms Lift Station No. 32 EOA Approve
175 Northview Place Sec. 6 EOA Approve
176 Park at Oakhurst Sec. 4 EOA Approve
177 Southway Sec. 8 EOA Approve
178 Stablewood Farms North Sec. 3 NC Approve
(Formerly Stablewood Farms North Sec. 1)
Replat No. 1
179 Sterling Village Subdivision EOA Approve
180 Stoneleigh Cypress Pointe apartments EOA Approve
Staff recommendation: Approve staff’s recommendations for items 172-180.
Commission action: Approved staff’s recommendations for items 172-180.
Motion: Sharp Second: Davis Vote: Unanimous Abstaining: None

J ADMINISTRATIVE

NONE

V. ESTABLISH A PUBLIC HEARING DATE OF SEPTEMBER 14, 2006 FOR:
   a. Barrington Sec. 2
   b. Eagle Springs Sec. 24 Replat No. 1
   c. Eagle Springs Sec. 28 Replat No. 1
   d. Harris County Municipal Utility District No. 144
   e. Hunters Creek Manor
   f. Kandy Stripe Sec. 2
   g. OCIRES Limited Subdivision
   h. Parkway Ranch
   i. River Oaks Sec. 10 Block 94 Lots 3, 4 and 5 Partial Replat No. 1
   j. Rock Creek Sec. 9 Partial Replat No. 2
   k. Sandalwood Sec. 1 partial Replat No. 1
   l. Toscana Court Three Replat No. 1
   m. Woodvine Place
Staff recommendation: Establish a public hearing date of September 14, 2006 for items V a-m.
Commission action: Established a public hearing date of September 14, 2006 for items V a-m.
Motion: Kilkenny   Second: Reed    Vote: Unanimous    Abstaining: None

VI.    PUBLIC COMMENT

NONE

VII.    ADJOURNMENT

There being no further business, Madam Chair, Carol Able Lewis, adjourned the meeting at 3:57 p.m.

Carol Able Lewis
Madam Chair, Carol Able Lewis

Marlene L. Gafrick, Secretary