Minutes of the Houston Planning Commission

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

August 31, 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
Kay Crooker
Algenita Scott-Davis
Sonny Garza
Jim Jard
D. Fred Martinez
Etan M. Mirwis
Robin Reed
Richard A. Rice
Jeff Ross
Lee Schlanger
Talmadge Sharp, Sr.
Jon N. Strange
B. J. Walter
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

Absent
CHAIRMAN’S REPORT

Madam Chair spoke on the success of the Urban Corridor meeting on Saturday, August 26, 2006 and the upcoming Subcommittees and Urban Corridor Workshop on September 14, 2006 at 1:00 p.m. prior to the regular Planning Commission meeting at 2:30 P.M.

DIRECTOR’S REPORT

Marlene L. Gafrick, Director, Planning and Development Department, deferred to John Sakolosky, City Engineer, Public Works and Engineering who spoke on Flood Plain Amendments to Chapter 19 of the Code of Ordinances by October 1, 2006 and that Amendments to the Stormwater Design portion of Chapter 9 of the Infrastructure Design Manual, is the next task to complete.

APPROVE THE JULY 20, 2006, AUGUST 03, 2006 AND AUGUST 17, 2006 PLANNING COMMISSION MEETING MINUTES

Motion was made by Mr. Sharp, seconded by Mrs. Reed, to approve the July 20, 2006 Planning Commission meeting minutes. Motion carried with Mrs. Crooker abstaining.

Motion was made by Mr. Ross, seconded by Mr. Sharp to approve the August 3, 2006 Planning Commission meeting minutes. Motion carried with Mrs. Crooker abstaining.

Motion was made by Mr. Kilkenny, seconded by Mr. Collins to approve the August 17, 2006 Planning Commission meeting minutes. Motion carried with Mrs. Crooker abstaining.

I. PUBLIC HEARING AND CONSIDERATION OF LANDMARK DESIGNATION APPLICATIONS FOR:

A. Arthur R. Holliday House – 3000 Del Monte Drive

Staff recommendation: That the Houston Planning Commission accepts the recommendation of the Houston Archaeological and Historical Commission and recommend to City Council the Landmark Designation of the Arthur R. Holliday House at 3000 Del Monte Drive.

Commission action: The Houston Planning Commission accepted the recommendation of the Houston Archaeological and Historical Commission and recommended to City Council the Landmark Designation of the Arthur R. Holliday House at 3000 Del Monte Drive.

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

B. Kemerton Dean House – 1912 Bellmeade Road

Staff recommendation: That the Houston Planning Commission accepts the recommendation of the Houston Archaeological and Historical Commission and recommend to City Council the Landmark Designation of the Kemerton Dean House – 1912 Bellmeade Road.

Commission action: The Houston Planning Commission accepted the recommendation of the Houston Archaeological and Historical Commission and recommended to City Council the Landmark Designation of the Kemerton Dean House – 1912 Bellmeade Road.

Motion: Kilkenny Second: Sharp Vote: Unanimous Abstaining: None
C. National Cash Register Company – 515 Caroline Avenue

Staff recommendation: That the Houston Planning Commission accepts the recommendation of the Houston Archaeological and Historical Commission and recommend to City Council the Landmark Designation of the National Cash Register Company – 515 Caroline Avenue.

Commission action: The Houston Planning Commission accepted the recommendation of the Houston Archaeological and Historical Commission and recommended to City Council the Landmark Designation of the National Cash Register Company – 515 Caroline Avenue.

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

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

Staff recommendation: Approve the rewording of the purpose of the replat to include: To create six single family lots fronting on a 28’ Type II Permanent Access Easement and certify the reasons for the disapproval.

Commission action: Approved the rewording of the purpose of the replat to include: To create six single family lots fronting on a 28’ Type II Permanent Access Easement and certified the reasons for the disapproval.

Motion: Ross Second: Crooker Vote: Carried Abstaining: Collins

III. PLATTING ACTIVITY (Consent items A and B, 1-155)

Items removed for separate consideration: 13, 14, 15, 16, 26, 58, and 96. Items 32 and 96 were changed from defer to approve; item 118 was withdrawn at the applicant’s request and items 47, 48, 73 and 74 were taken separately to allow for speakers.

Staff recommendation: Approve staff’s recommendations for items 1-155, subject to the 101 form conditions.

Commission action: Approved staff’s recommendations for items 1-155, subject to the 101 form conditions.

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

Commissioners Kilkenny and Ross left the room.

Staff recommendation: Approve staff’s recommendation for items 13, 14, 15, 16, 26, 58, and 96, subject to the 101 form conditions.

Commission action: Approved staff’s recommendation for items 13, 14, 15, 16, 26, 58, and 96, subject to the 101 form conditions.

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

Commissioners Kilkenny and Ross returned.

Items 47, 48, 73 and 74 are taken at this time to allow for speakers.
47 Humble Springs Sec. 1 C3P Defer
48 Humble Springs Sec. 2 C3P Defer

Staff recommendation: Defer items 47 and 48 for two weeks for further study and review.
Commission action: Deferred items 47 and 48 for two weeks for further study and review.

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

Speakers: Speakers declined to speak this time and will return in two weeks when the item is presented again.

73 Ralph L. Watts Subdivision GP GP Approve
74 Ralph L. Watts Subdivision Sec. 1 C2 Approve

Staff recommendation: Approve the general plan and the plat subject to the 101 form conditions.
Commission action: Approved the general plan and the plat subject to the 101 form conditions.

Motion: Jard Second: Garza Vote: Unanimous Abstaining: None

Speakers or items 73 and 74: Shannon Fyfe and Maury Pinkelman.

C PUBLIC HEARINGS

156 Fairdale Place Condominiums C3N Approve

Staff recommendation: Approve the plat subject to the 101 form conditions
Commission action: Approve the plat subject to the 101 form conditions.

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

157 Lofts at Beverly Hill 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: Kilkenny Second: Freeman Vote: Unanimous Abstaining: None

158 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: Collins Second: Kilkenny Vote: Unanimous Abstaining: None

159 Peppermint Estates Subdivision 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: Jard Second: Crooker Vote: Unanimous Abstaining: None

160 River Oaks Sec. 12 Partial Replat No. 1 C3N 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: Collins Vote: Unanimous Abstaining: None
Riverton Ranch Partial Replat No. 1

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: Kilkenny    Second: Sharp    Vote: Unanimous    Abstaining: None

Villa Lourdes Replat No. 1

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: Reed    Second: Ross    Vote: Unanimous    Abstaining: None

WAMCER Development

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: Rice    Vote: Unanimous    Abstaining: None

Commissioner Reed abstains and left the room.

Welch Arbor Subdivision

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: Collins    Second: Freeman    Vote: Unanimous    Abstaining: None

Commissioner Reed returned.

Werrington Sec. 1 Partial Replat No. 1

Staff Recommendation: Approve the plat subject to the building line following the curvature of the plat line and the 101 form conditions.
Commission action: Approved the plat subject to the building line following the curvature if the plat line and the 101 form conditions.

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

Werrington Sec. 1 Partial Replat No. 2

Staff recommendation: Approve the plat subject to the 101 form conditions.
Commission action: Approved the plat subject to the 101 form conditions.

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

Winograd Estates Replat No. 2 and Extension

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: Kilkenny    Second: Crooker    Vote: Unanimous    Abstaining: None
Woodlands Village of Sterling Ridge Sec. 86  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

D  VARIANCES

Allegro on the Bayou Subdivision  C2R  Approve
Staff recommendation: Deny 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 fire hydrants and water lines installed on Wagner Street and he 101 form conditions.
Motion: Mirwis  Second: Davis  Vote: Carried  Abstaining: Collins
Opposed: Crooker, Garza, Sharp, Walter and Zakaria
Speaker for item 169: Mary Lou Henry.

Estates at TC Jester Boulevard Subdivision  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: Kilkenny  Second: Mirwis  Vote: Unanimous  Abstaining: None

Fairway Crossing at Lake Houston Sec. 6  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

Hassed Development No. 8  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: Davis  Second: Sharp  Vote: Unanimous  Abstaining: None

Lone Oak Terrace Revised GP  GP  Approve
Lone Oak Terrace Sec. 1  C3P  Approve
Staff recommendation: Grant the requested variance and approve the general plan and the plat subject to the 101 form conditions.
Commission action: Granted the requested variance and approved the general plan and the plat subject to the 101 form conditions.
Motion: Freeman  Second: Sharp  Vote: Carried  Abstaining: Collins

Mesa Drive Commercial  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: Kilkenny  Second: Freeman  Vote: Unanimous  Abstaining: None
176  Towne Lake GP  
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: Kilkenny  Vote: Unanimous  Abstaining: None

177  Willow Lake Village  
Staff recommendation: Withdraw the plat at the applicant's request.  
Commission action: Withdrew the plat at the applicant's request.  
   Motion: Reed  Second: Sharp  Vote: Unanimous  Abstaining: None

178  Woodland Pines GP  
179  Woodland Pines Sec. 9  
Staff recommendation: Defer the general plan and the plat for two weeks at the applicant's request.  
Commission action: Deferred the general plan and the plat for two weeks at the applicant's request.  
   Motion: Freeman  Second: Crooker  Vote: Unanimous  Abstaining: None

180  Woodridge General Plan  
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: Crooker  Vote: Unanimous  Abstaining: None

191  Pasadena ISD Hughes Road Extension  
Staff recommendation: Defer the plat for two weeks for a revised title report and for further study and review.  
Commission action: Deferred the plat for two weeks for a revised title report and for further study and review.  
   Motion: Kilkenny  Second: Sharp  Vote: Unanimous  Abstaining: None

E  SPECIAL EXCEPTIONS
NONE

F  RECONSIDERATION OF REQUIREMENTS
NONE

G  DEVELOPMENT PLAT VARIANCES
NONE
H. CERTIFICATE OF COMPLIANCE

NONE

I. EXTENSIONS OF APPROVAL AND NAME CHANGES

181 Eagle Springs Commercial Reserves Sec. 2 EOA Approve
182 Eagle Springs Commercial Reserves Sec. 3 EOA Approve
183 Eight Four Lumber Galveston Road EOA Approve
184 Grand Oaks Sec. 2 EOA Approve
185 Grand Oaks Sec. 5 EOA Approve
186 Laverne Park (Formerly McGlohn Park) NC Approve
187 Valley Ranch Sec. 4 EOA Approve
188 Valley Ranch Sec. 5 EOA Approve
189 Valley Ranch Sec. 5 EOA Approve
190 Woodlands Carlton Woods Creekside Park EOA Approve
Cindy Ann WaySTD

Staff recommendation: Approve staff’s recommendations for items 181-190.
Commission action: Approved staff’s recommendations for items 181-190.

Motion: Rice Second: Sharp Vote: Unanimous Abstaining: Ross on 190.

J. ADMINISTRATIVE

NONE

V. ESTABLISH A PUBLIC HEARING DATE OF SEPTEMBER 28, 2006 FOR:

a. Brenwood Trails Sec. 1 Partial Replat No. 1
b. Park at Prince Partial Replat No. 1
c. Rock Creek Sec. 8 Partial Replat No. 1

Staff recommendation: Establish a public hearing date of September 28, 2006 for items V a-c.
Commission action: Established a public hearing date of September 28, 2006 for items V a-c.

Motion: Kilkenny Second: Reed Vote: Unanimous Abstaining: None
I. PUBLIC COMMENT

NONE

VII. ADJOURNMENT

There being no further business, Madam Chair, Carol Able Lewis, adjourned the meeting at 5:09 p.m.

Carol Able Lewis
Madam Chair, Carol Able Lewis

Marlene L. Gafrick, Secretary