Minutes of the Houston Planning Commission

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

September 14, 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 2:40 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
Shaukat Zakaria
Jackie Freeman for:
The Honorable Robert Eckels
D. Jesse Hegemier for
The Honorable Grady Prestage
Mark Mooney for:
The Honorable Ed Chance

EXOFFICIO MEMBERS

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

Left at 4:57 p.m.
Left at 3:42 p.m.
Arrived at 2:57 p.m.
Absent
Absent
Left at 3:30 p.m.
Left at 3:56
Absent
CHAIRMAN'S REPORT

Madam Chair spoke on the progress of the workshops.

DIRECTOR'S REPORT

The Director's report was given by Leah Hayes, Deputy Director, Planning and Development Department.

APPROVE THE AUGUST 31, 2006 PLANNING COMMISSION MEETING MINUTES

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

Item 153 is taken at this time out of order to allow Council Member Pam Holm to speak.

153 Sandalwood Sec. 1 Replat No. 1 C3N Withdraw

Staff recommendation: Withdraw the plat at the applicant’s request.
Commission action: Disapproved the plat.
  Motion: Ross Second: Garza Vote: Carried Opposed: Collins, Davis, Hegemier, Jard, Reed, Walter and Zakaria
Speaker for item 153: Council Member Pam Holm.

I. PUBLIC HEARING AND CONSIDERATION OF SPECIAL LOT SIZE REQUIREMENT AREA APPLICATION FOR 100, 200 AND 300 BLOCKS OF PARKVIEW STREET, NORTH AND SOUTH SIDES, BETWEEN HOUSTON AVENUE AND INTERSTATE HIGHWAY 45

Staff recommendation: Approve the application.
Commission action: Approved the application.
  Motion: Collins Second: Reed Vote: Unanimous Abstaining: None
Speakers for item I: Vincent Bustamante and Maritza Burns.

II. PUBLIC HEARING AND CONSIDERATION OF SPECIAL BUILDING LINE REQUIREMENT AREA APPLICATION FOR 1800 BLOCK OF STATE STREET, NORTH AND SOUTH SIDES OF THE STREET BETWEEN SILVER AND SABINE STREETS.

Staff recommendation: Approve the application.
Commission action: Approved the application.
  Motion: Crooker Second: Garza Vote: Unanimous Abstaining: None
Speaker for item II: Gary Drabek.
II. PLATTING ACTIVITY  (Consent items A and B, 1-137)

Items removed for separate consideration: 3, 13, 28, 29, 84, 85, 117, 119, 123 and 126. Item 137 was changed from defer to approve and items 117, 123 and 136 were taken separately to allow for speakers.
Staff recommendation: Approve staff’s recommendations for items 1-137, subject to the 101 form conditions.
Commission action: Approved staff’s recommendations for items 1-137, subject to the 101 form conditions.
Motion: Collins  Second: Mirwis  Vote: Unanimous  Abstaining: None

Commissioners Reed and Ross left the room.

Staff recommendation: Approve staff’s recommendation for items 3, 13, 28, 29, 84, 85 and 119, subject to the 101 form conditions.
Commission action: Approved staff’s recommendation for items 3, 13, 28, 29, 84, 85 and 119, subject to the 101 form conditions.
Motion: Davis  Second: Kilkenny  Vote: Unanimous  Abstaining: None

Commissioners Reed and Ross returned.

Items 117, 123 and 136 are taken at this time to allow for speakers.

- 17  Parkview Subdivision Sec. 4  C2R  Defer
- 123  Seven Thousand Six Hundred Two Bobbitt Place  C2R  Approve
- 136  Viareggio Village Subdivision  C2R  Defer
Staff recommendation: Item 117 was deferred for two weeks to allow the applicant to pay the fees. Item 123 is approved and item 136 is deferred for two weeks for further study and review.
Commission action: Deferred items 117 and 136 for two weeks and approved item 123, subject to the 101 form conditions.
Motion: Zakaria  Second: Chiang  Vote: Unanimous  Abstaining: None
Speaker for item 117: None
Speaker for item 123: Mary Hahn.
Speakers for item 136: James Wilson, Cindy Vratil, Greg Vratil, Jimmy Dowden and Betty Dowden.

C  PUBLIC HEARINGS

- 138  Barrington Sec. 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: Mirwis  Second: Zakaria  Vote: Unanimous  Abstaining: None
139  Eagle Springs Sec. 24 Replat No. 1  C3N
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

140  Eagle Springs Sec. 28 Replat No. 1  C3N
Staff recommendation: Approve the plat subject to the 101 form conditions.
Commission action: Approved the plat subject to the 101 form conditions.
Motion: Rice  Second: Chiang  Vote: Unanimous
Abstaining: None

141  Harris County MUD No. 144 Subdivision  C3N
Staff recommendation: Withdraw the plat at the applicant’s request.
Commission action: Withdrawed the plat at the applicant’s request.
Motion: Kilkenny  Second: Zakaria  Vote: Unanimous
Abstaining: None

142  Hunter’s Creek Manor Subdivision  C3N
Staff recommendation: Withdraw the plat at the applicant’s request.
Commission action: Withdrawed the plat at the applicant’s request.
Motion: Jard  Second: Collins  Vote: Unanimous
Abstaining: None

143  Kandy Stripe Sec. 2  C3N
Staff recommendation: Approve the plat subject to the 101 form conditions.
Commission action: Approved the plat subject to the 101 form conditions.
Motion: Zakaria  Second: Davis  Vote: Unanimous
Abstaining: None

144  Naomi Place Sec. 4 Replat No. 1  C3N
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: Kilkenny  Vote: Unanimous
Abstaining: None

145  OCiRES Limited Subdivision  C3N
Staff recommendation: Withdraw the plat at the applicant’s request.
Commission action: Withdrawed the plat at the applicant’s request.
Motion: Zakaria  Second: Crooker  Vote: Unanimous
Abstaining: None

146  Parkway Ranch Subdivision  C3N
Staff recommendation: Withdraw the plat at the applicant’s request.
Commission action: Withdrawed the plat at the applicant's request.
Motion: Rice  Second: Kilkenny  Vote: Unanimous
Abstaining: None

147  Peppermill Estates Subdivision  C3N
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: Sharp  Vote: Unanimous
Abstaining: None
148  River Oaks Sec. 10 Block 94 Lots 3, 4 and 5  C3N  Approve
Partial Replat No. 1
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: Crooker  Second: Kilkenny  Vote: Unanimous  Abstaining: None

149  River Oaks Sec. 12 Partial Replat No. 12  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: Garza  Second: Mirwis  Vote: Unanimous  Abstaining: None

150  Riverton Ranch Partial Replat No. 2  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: Reed  Vote: Unanimous  Abstaining: None

151  Rock Creek Sec. 9 Partial Replat No. 1  C3N  Withdraw
Staff recommendation: Withdraw the plat at the applicant’s request and established a public hearing for October 12, 2006.
Commission action: Withdrawed the plat at the applicant’s request and established a public hearing for October 12, 2006.
Motion: Reed  Second: Crooker  Vote: Unanimous  Abstaining: None

152  Rosedale Gardens 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: Crooker  Second: Davis  Vote: Unanimous  Abstaining: None

154  Toscana Court Three 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: Crooker  Second: Chiang  Vote: Unanimous  Abstaining: None

155  Villa Lourdes 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: Mirwis  Second: Kilkenny  Vote: Unanimous  Abstaining: None

156  Welch Arbor 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: Kilkenny  Vote: Unanimous  Abstaining: None
157 Winograd Estates Replat No. 3 and Extension 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: Rice Second: Reed Vote: Unanimous Abstaining: None

158 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: Rice Vote: Unanimous Abstaining: None

159 Woodvine Place 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: Mirwis Vote: Unanimous Abstaining: None

D VARIANCES

160 Atascocita Commons Eight Acres Subdivision C3R Defer
Staff recommendation: Defer the plat for two weeks for further study and review.
Commission action: Deferred the plat for to weeks for further and review.
Motion: Crooker Second: Reed Vote: Unanimous Abstaining: None

61 El Tesoro GP
162 El Tesoro Sec. 3 C3R Approve
163 El Tesoro Sec. 4 C3R Approve
164 El Tesoro Sec. 5 C3R Approve
Staff recommendation: Grant the requested variance, approve the general plan and the plats subject to the 101 form conditions.
Commission action: Granted the requested variance, approved the general plan and the plats subject to the 101 form conditions.
Motion: Jard Second: Zakaria Vote: Unanimous Abstaining: None

165 Estates at TC Jester Boulevard Subdivision C3P Approve
Staff recommendation: Deny the requested variance and approve the plat subject to the 101 form conditions.
Commission action: Denied the requested variance and approved the plat subject to the 101 form conditions.
Motion: Crooker Second: Rice Vote: Unanimous Opposed: Ross
Speaker for item 165: Curtiss Blankenship.

166 Glen Abbey Sec. 4 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.
Council Member Peter Brown began speaking about the workshops he and Andy Icken are working on as requested by the Mayor, but his speech was deferred for two weeks so he can be placed on the agenda.

167  HCMUD 290 Lift Station No. 3  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: Rice  Second: Kilkenny  Vote: Unanimous  Abstaining: None

168  Hessed Development No. 8  C2R  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: Rice  Second: Mirwis  Vote: Unanimous  Abstaining: None

169  Legends Trace GP  GP  Approve
170  Legends Trace Sec. 1  C3P  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: Ross  Second: Kilkenny  Vote: Unanimous  Abstaining: None

171  Mesa Drive Commercial  C2R  Defer
Staff recommendation: Defer the plat for two weeks for further study and review to study the best route for circulation.
Commission action: Deferred the plat for two weeks for further study and review to study the best route for circulation.
Motion: Jard  Second: Davis  Vote: Unanimous  Abstaining: None

172  Pasadena ISD Hughess Road Extension  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: Jard  Second: Zakaria  Vote: Unanimous  Abstaining: None

173  Towne Lake GP  GP  Defer
Staff recommendation: Grant the requested variance and approve the general plan subject to the 101 form conditions.
Commission action: Deferred the plat for two weeks for a circulation study.
Motion: Collins  Second: Crooker  Vote: Unanimous  Abstaining: None

Speaker for item 173: Antonio Flamenco.
174  Vintage Storage 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: Jard  Second: Davis  Vote: Unanimous  Abstaining: None

175  Waterstone GP  GP  Defer
Staff recommendation: Deferred for two weeks for further study and review.
Commission action: Deferred the plat for two weeks for further study and review.
Motion: Ross  Second: Crooker  Vote: Unanimous  Abstaining: None

176  Willow Lake Subdivision  C3P  Approve
Staff recommendation: Grant the requested variance and special exception subject to the 101 form conditions.
Commission action: Granted the requested variance and special exception subject to the 101 form conditions.
Motion: Jard  Second: Mirwis  Vote: Unanimous  Abstaining: None

177  Woodridge GP  GP  Defer
Staff recommendation: Defer the plat for two weeks to review the block length plan and revise the variance request.
Commission action: Deferred the plat for two weeks to review the block length plan and revise the variance request.
Motion: Jard  Second: Reed  Vote: Unanimous  Abstaining: None

E  SPECIAL EXCEPTIONS

Commissioner Jard abstained and left the room.

178  Parkway Rayford 42 GP Subdivision  GP  Approve
Staff recommendation: Grant the requested special exception and approve the plat subject to the 101 form conditions.
Commission action: Granted the requested special exception and approved the plat subject to the 101 form conditions.
Motion: Davis  Second: Zakaria  Vote: Unanimous  Abstaining: None

Commissioner Jard returned.

F  RECONSIDERATION OF REQUIREMENTS

DONE
G DEVELOPMENT PLAT VARIANCES
NONE

H. CERTIFICATE OF COMPLIANCE
NONE

I. EXTENSIONS OF APPROVAL AND NAME CHANGES

179 Sawyer Heights Village Sec. 1               NC                   Approve
(Formerly Park at Taylor Sec. 1)
Staff recommendation: Approve staff’s recommendations for item 179.
Commission action: Approved staff’s recommendations for item 179.
Motion: Rice                Second: Sharp      Vote: Unanimous  Abstaining: None

J ADMINISTRATIVE
NONE

V. ESTABLISH A PUBLIC HEARING DATE OF OCTOBER 12, 2006 FOR:
   a. Live Oak Brownstones
   b. Potomac Villas Subdivision
Staff recommendation: Establish a public hearing date of October 12, 2006 for items V a-b.
Commission action: Established a public hearing date of October 12, 2006 for items V a-b.
Motion: Ross                Second: Crooker   Vote: Unanimous  Abstaining: None

VI. PUBLIC COMMENT
Speaker: Mary Lou Henry
VII. ADJOURNMENT

There being no further business, Madam Chair, Carol Able Lewis, adjourned the meeting at 5:11 p.m.

Carol Able Lewis
Madam Chair, Carol Able Lewis

Marlene L. Gafrick
Marlene L. Gafrick, Secretary