

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	Left at 4:57 p.m.
John W. H. Chiang	
David Collins	Left at 3:42 p.m.
Kay Crooker	
Algenita Scott-Davis	Arrived at 2:57 p.m.
Sonny Garza	
Jim Jard	
D. Fred Martinez	
Etan M. Mirwis	
Robin Reed	
Richard A. Rice	
Jeff Ross	
Lee Schlanger	Absent
Talmadge Sharp, Sr.	Absent
Jon N. Strange	Absent
B. J. Walter	
Shaukat Zakaria	
Jackie Freeman for:	
The Honorable Robert Eckels	
D. Jesse Hegemier for	Left at 3:30 p.m.
The Honorable Grady Prestage	
Mark Mooney for:	Left at 3:56
The Honorable Ed Chance	

EXOFFICIO MEMBERS

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

117	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
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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** **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**
- 140 Eagle Springs Sec. 28 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: **Rice** Second: **Chiang** Vote: **Unanimous** Abstaining: **None**
- 141 Harris County MUD No. 144 Subdivision** **C3N** **Withdraw**
 Staff recommendation: Withdraw the plat at the applicant's request.
 Commission action: Withdrew the plat at the applicant's request.
 Motion: **Kilkenny** Second: **Zakaria** Vote: **Unanimous** Abstaining: **None**
- 142 Hunter's Creek Manor Subdivision** **C3N** **Withdraw**
 Staff recommendation: Withdraw the plat at the applicant's request.
 Commission action: Withdrew the plat at the applicant's request.
 Motion: **Jard** Second: **Collins** Vote: **Unanimous** Abstaining: **None**
- 143 Kandy Stripe Sec. 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: **Zakaria** Second: **Davis** Vote: **Unanimous** Abstaining: **None**
- 144 Naomi Place Sec. 4 Replat No. 1** **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: **Davis** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**
- 145 OCIRES Limited Subdivision** **C3N** **Withdraw**
 Staff recommendation: Withdraw the plat at the applicant's request.
 Commission action: Withdrew the plat at the applicant's request.
 Motion: **Zakaria** Second: **Crooker** Vote: **Unanimous** Abstaining: **None**
- 146 Parkway Ranch Subdivision** **C3N** **Withdraw**
 Staff recommendation: Withdraw the plat at the applicant's request.
 Commission action: Withdrew the plat at the applicant's request.
 Motion: **Rice** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**
- 147 Peppermill Estates 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: **Kilkenny** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

- 148 River Oaks Sec. 10 Block 94 Lots 3, 4 and 5 Partial Replat No. 1** **C3N** **Approve**
 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: Withdrew 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**

161 El Tesoro GP GP Approve
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.

Motion: **Jard**

Second: **Reed**

Vote: **Unanimous**

Abstaining: **None**

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

NONE

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