Minutes of the Houston Planning Commission

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

September 28, 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 2:42 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
Jonny Garza
Jim Jard
D. Fred Martinez
Etan M. Minnis
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
The Honorable Grady Prestage
The Honorable Ed Chance

EXOFFICIO MEMBERS

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

Absent
III. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL LOT SIZE REQUIREMENT AREA APPLICATION FOR 2300 BLOCK OF SHAKESPEARE STREET, NORTH SIDE, BETWEEN MORNINGSIDE DRIVE AND GREENBRIAR DRIVE
Staff recommendation: Disapprove the application.
Commission action: Approved the application for the Special Lot Size Requirement Area.
Motion: Walter Second: Crooker Vote: Unanimous Abstaining: None

IV. PUBLIC HEARING AND CONSIDERATION OF A HOTEL/MOTEL APPLICATION FOR MEDICAL CENTER LODGE LOCATED AT 1025 SWANSON
Staff recommendation: Approve the requested variance.
Commission action: Approved the requested variance
Motion: Crooker Second: Collins Vote: Unanimous Abstaining: None
Speaker for item IV: Caroline Ordener.

V. PLATTING ACTIVITY (Consent items A and B, 1-142)
Items removed for separate consideration: 127 and 141. Item 116 was taken separately.
Staff recommendation: Approve staff’s recommendations for items 1-142, subject to the 101 form conditions.
Commission action: Approved staff’s recommendations for items 1-142, subject to the 101 form conditions.
Motion: Collins Second: Sharp Vote: Unanimous Abstaining: None
Commissioner Schlanger left the room.

Staff recommendation: Approve staff’s recommendation for items 127 and 141, subject to the 101 form conditions.
Commission action: Approved staff’s recommendation for items 127 and 121, subject to the 101 form conditions.
Motion: Sharp Second: Chiang Vote: Unanimous Abstaining: None
III. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL LOT SIZE REQUIREMENT AREA APPLICATION FOR 2300 BLOCK OF SHAKESPEARE STREET, NORTH SIDE, BETWEEN MORNINGSIDE DRIVE AND GREENBRIAR DRIVE
Staff recommendation: Disapprove the application.
Commission action: Approved the application with an amendment to accept that the Prevailing Building Line is 6,000 feet.
Motion: Walter Second: Crooker Vote: Unanimous Abstaining: None

IV. PUBLIC HEARING AND CONSIDERATION OF A HOTEL/MOTEL APPLICATION FOR MEDICAL CENTER LODGE LOCATED AT 1025 SWANSON
Staff recommendation: Approve the requested variance.
Commission action: Approved the requested variance
Motion: Crooker Second: Collins Vote: Unanimous Abstaining: None
Speaker for item IV: Caroline Ordener.

V. PLATTING ACTIVITY (Consent items A and B, 1-142)
Items removed for separate consideration: 127 and 141. Item 116 was taken separately.
Staff recommendation: Approve staff’s recommendations for items 1-142, subject to the 101 form conditions.
Commission action: Approved staff’s recommendations for items 1-142, subject to the 101 form conditions.
Motion: Collins Second: Sharp Vote: Unanimous Abstaining: None
Commissioner Schlanger left the room.

Staff recommendation: Approve staff’s recommendation for items 127 and 141, subject to the 101 form conditions.
Commission action: Approved staff’s recommendation for items 127 and 121, subject to the 101 form conditions.
Motion: Sharp Second: Chiang Vote: Unanimous Abstaining: None
Commissioner Schlanger returned.

Item 116 is taken at this time.

116  Hardcastle Townhomes 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: Sharp  Second: Chiang  Vote: Unanimous  Abstaining: None

C  PUBLIC HEARINGS

143  Barrington 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: Freeman  Second: Martinez  Vote: Unanimous  Abstaining: None

144  Brenwood Trails Sec. 1 Partial Replat No. 1  C3N  Defer
Staff recommendation: Defer the plat for two weeks for additional information from the applicant.
Commission action: Deferred the plat for two weeks for additional information from the applicant.
        Motion: Sharp  Second: Freeman  Vote: Unanimous  Abstaining: None

145  Park at Prince Partial Replat No. 1  C3N  Approve
Staff recommendation: Defer the plat for two weeks for additional information from applicant on the CenterPoint Energy easements.
Commission action: Deferred the plat for two weeks for additional information from the applicant on the CenterPoint Energy easements.
        Motion: Reed  Second: Chiang  Vote: Unanimous  Abstaining: None

146  Peppermint Estates Subdivision  C3N  Approve
Staff recommendation: Approve the plat subject to the drawings being redrawn showing lot matching submittal and the 101 form conditions.
Commission action: Approved the plat subject to the drawings being redrawn showing lot matching submittal and the 101 form conditions.
        Motion: Reed  Second: Davis  Vote: Carries  Abstaining: Collins

147  River Oaks Sec. 10 Block 98 Lots 3, 4 and 5  C3N  Defer
Partial Replat No. 1
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: Sharp  Second: Reed  Vote: Unanimous  Abstaining: None

148  River Oaks Sec. 12 Partial 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: Reed  Second: Chiang  Vote: Unanimous  Abstaining: None
149  Rock Creek Sec. 8 Partial 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: Freeman  Second: Martinez  Vote: Unanimous  Abstaining: None

150  Rosedale Gardens 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: Martinez  Second: Schlanger  Vote: Unanimous  Abstaining: None

151  Toscana Court Three Replat No. 1    C3N
Staff recommendation: Approve the plat subject to the 101 form conditions.
Commission action: Deferred the plat for two weeks for line drawing clarifications.
    Motion: Collins  Second: Strange  Vote: Unanimous  Abstaining: None

152  Villa Lourdes 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: Sharp  Second: Garza  Vote: Unanimous  Abstaining: None

Commissioner Schlanger abstained and left the room.

153  Welch Arbor Subdivision    C3N
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: Zakaria  Vote: Unanimous  Abstaining: None

Commissioner Schlanger returned.

154  Woodlands Village of Sterling Ridge Sec. 86    C3N
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: Chiang  Vote: Unanimous  Abstaining: None

D  VARIANCES

155  Atascocita Commons Eight Acres Subdivision    C3R
Staff recommendation: Defer the plat for two weeks for further study and review.
Commission action: Deferred the plat for two weeks for further and review.
    Motion: Collins  Second: Crooker  Vote: Unanimous  Abstaining: None
156  Chase Bank Midtown Subdivision
     C2R        Defer
Staff recommendation: Defer the plat for two weeks for landscape plans.
Commission action: Deferred the plat for two weeks for landscape plans and to coordinate the location of proposed driveways with Public Works and Engineering.
     Motion: Reed  Second: Collins  Vote: Unanimous  Abstaining: None

157  Christ the King Presbyterian Church
     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: Chiang  Second: Sharp  Vote: Unanimous  Opposed: Ross

158  College Heights Addition Replat No. 1
     C2R        Defer
Staff recommendation: Defer the plat for two weeks at the applicant's request to coordinate traffic impact analysis with Public Works and Engineering.
Commission action: Deferred the plat for two weeks at the applicant's request to coordinate traffic impact analysis with Public Works and Engineering.
     Motion: Collins  Second: Zakaria  Vote: Unanimous  Abstaining: None

159  Cypresswood Apartments Subdivision
     C3P        Defer
Staff recommendation: Defer the plat for two weeks to allow the applicant to bring revised information before Wednesday, October 4, 2006.
Commission action: Deferred the plat for two weeks to allow the applicant to bring revised information before Wednesday, October 4, 2006.
     Motion: Collins  Second: Crooker  Vote: Unanimous  Abstaining: None

160  Glen Abbey Sec. 5
     C3P        Approve
Staff recommendation: Grant the requested variances and approved the plat subject to the 101 form conditions.
Commission action: Granted the requested variances and approved the plat subject to the 101 form conditions.
     Motion: Collins  Second: Sharp  Vote: Carried  Opposed: Crooker

161  Harris County MUD No. 144 Water Plant Subdivision
     GP        Defer
Staff recommendation: Defer the plat for two weeks to allow legal time to further review the deed restrictions.
Commission action: Deferred the plat for two weeks to allow legal time to further review the deed restrictions.
     Motion: Zakaria  Second: Crooker  Vote: Unanimous  Abstaining: None
162  Kingwood Estates  
C3R  
Approve
Staff recommendation: Grant the requested variance, approve the plat and the amenities plan subject to the 101 form conditions.
Commission action: Granted the requested variance, approved the plat and the amenities plan subject the 101 form conditions.
   Motion: Zakaria  Second: Chiang  Vote: Unanimous  Abstaining: None

163  Lake Woodlands East Shore GP  
GP  
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: Chiang  Second: Reed  Vote: Unanimous  Abstaining: None

164  Lakes at Gleannloch  
C3P  
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: Collins  Second: Schlanger  Vote: Unanimous  Abstaining: None

165  Lakes of Fairhaven Sec. 2  
C3P  
Defer
Staff recommendation: Defer the plat for two weeks to allow the applicant to address the 150+ apartments with only one access road.
Commission action: Deferred the plat for two weeks to allow the applicant to address the 150+ apartments with only one access road.
   Motion: Sharp  Second: Chiang  Vote: Unanimous  Abstaining: None

166  Mesa Drive Commercial  
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: Garza  Second: Chiang  Vote: Unanimous  Abstaining: None
Speaker for item 166: Mary Wilson.

167  Pinter Properties 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: Sharp  Second: Chiang  Vote: Unanimous  Abstaining: None
68 Sky View Park GP
Staff recommendation: Defer the plat for two weeks to for a traffic study and circulation plan.
Commission action: Deferred the plat for two weeks to for a traffic study and circulation plan.
Motion: Collins Second: Crooker Vote: Unanimous Abstaining: None
Speaker for item 168: Milna Senyak.

169 Terravista Lakes GP
Staff recommendation: Grant the requested variance and the special exception and approve the plat subject to the 101 form conditions.
Commission action: Deferred the plat for two weeks so the applicant could clarify information.
Motion: Crooker Second: Strange Vote: Unanimous Abstaining: None

170 Towne Lake GP
Staff recommendation: Withdraw the plat at the applicant’s request.
Commission action: Withdrawed the plat at the applicant’s request.
Motion: Collins Second: Sharp Vote: Unanimous Abstaining: None

171 Waterstone GP
Staff recommendation: Withdraw the plat subject to the 101 form conditions.
Commission action: Withdrawed the plat subject to the 101 form conditions.
Motion: Crooker Second: Strange Vote: Unanimous Abstaining: None

72 Woodridge GP
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: Chiang Second: Zakaria Vote: Unanimous Opposed: Crooker

E SPECIAL EXCEPTIONS

173 Scott Park GP
Staff recommendation: Defer the plat for two weeks to allow the applicant to provide additional information by Wednesday, October 4, 2006.
Commission action: Deferred the plat for two weeks to allow the applicant to provide additional information by Wednesday, October 4, 2006
Motion: Sharp Second: Crooker Vote: Unanimous Abstaining: None
Speakers for item 173: Bessie Swindle and Lavenia Maddison.

F RECONSIDERATION OF REQUIREMENTS

NONE
DEVELOPMENT PLAT VARIANCES

174 Rafael Verde
Staff recommendation: Grant the requested variance.
Commission: Granted the requested variance.
Motion: Zakaria Second: Collins Vote: Carried Opposed: Crooker

175 Elmar Virkus
Staff recommendation: Grant the requested variance.
Commission action: Denied the requested variance.
Motion: Crooker Second: Garza Vote: Carried Opposed: Chiang and Collins
Speaker for item 175: Christian Eckert.

I. PRESENTATION BY COUNCIL MEMBER PETER BROWN

Council Member Peter Brown gave a presentation on the committees he and Andy Icken have been charged with by Mayor White to conduct which included: neighborhood parks, providing more green space, the need to decrease infrastructure inefficiency, making sure Houston achieves a better quality of life for its citizens and a hierarchy of better street standards.

H. CERTIFICATE OF COMPLIANCE

NONE

I. EXTENSIONS OF APPROVAL AND NAME CHANGES

176 Autozone, Inc at Woodbridge Center Subdivision NC Approve
178 Breckenridge Forest Sec. 10 EOA Approve
179 Breckenridge Forest Sec. 9 EOA Approve
180 Deerbrook Estates Sec. 4 EOA Approve
181 Gates at Canyon Lakes West Sec. 1 EOA Approve
182 God's Way Subdivision EOA Approve
183 Grand Place STD EOA Approve
184 Meadowview Farms Sec. 8 EOA Approve
185 Oakcrest North Sec. 1 NC Approve
(Formerly Oakcrest Sec. 1)
186 Oakcrest North Sec. 2 NC Approve
(Formerly Oakcrest Sec. 2)
187 Oakcrest North Sec. 3 NC Approve
(Formerly Oakcrest Sec. 3)
188 Oakcrest North Sec. 5 NC Approve
(Formerly Oakcrest Sec. 5)
89 Oakcrest North Sec. 6 (Formerly Oakcrest Sec. 6) NC Approve
190 Olive Grove Independent Living Apartments EOA Approve
Staff recommendation: Approve staff’s recommendations for items 176 and items 178 – 190.
Commission action: Approved staff’s recommendations for items 176 and 178 - 190.
Motion: Chiang Second: Sharp Vote: Unanimous Abstaining: None

177 Blackhorse Ranch South Sec. 6 EOA Approve
191 Villas at Brentwood EOA Approve
Staff recommendation: Approve staff’s recommendations for items 177 and 191.
Commission action: Approved staff’s recommendations for items 177 and 191.
Motion: Zakaria Second: Collins Vote: Unanimous Abstaining: None

J ADMINISTRATIVE
NONE

VI. ESTABLISH A PUBLIC HEARING DATE OF OCTOBER 26, 2006 FOR:
a. Barkers Branch Sec. 3 Partial Replat No. 1
b. Barkers Branch Sec. 3 Partial Replat No. 2
c. Barkers Branch Sec. 3 Partial Replat No. 3
d. Treviso Subdivision
e. Villas at Monarch oaks
Staff recommendation: Establish a public hearing date of October 12, 2006 for items VI a-e.
Commission action: Established a public hearing date of October 12, 2006 for items VI a-e.
Motion: Strange Second: Sharp Vote: Unanimous Abstaining: None

VII.  PUBLIC COMMENT
NONE

VIII. ADJOURNMENT
There being no further business, Madam Chair, Carol Able Lewis, adjourned the meeting at 5:33 p.m.

Madam Chair, Carol Able Lewis

Marlene L. Gafrick, Secretary