Minutes of the Houston Planning Commission

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

October 26, 2006
Meeting to be held in
Council Chambers, Public Level, City Hall Annex
2:30 p. m.

Call to order:

Vice Chair, Mark Kilkenny, called the meeting to order at 2: 45 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

Absent
Left at 5:23 p.m.
Absent.
Left at 5:31 p.m.
Absent

EXOFFICIO MEMBERS

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

Absent

CHAIRMAN'S REPORT
DIRECTOR’S REPORT

The Director’s report was given by Marlene Gafrick, Director, Planning and Development Department, who introduced a new Planning Department employee: Steven Spillet.

APPROVE THE OCTOBER 12, 2006 PLANNING COMMISSION MEETING MINUTES

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

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

a. Houston Light Guard Armory – 3820 Caroline Street
Staff recommendation: That the Houston Planning Commission recommend to the Houston City Council the Landmark and Protected Landmark Designation of the Houston Light Guard Armory at 3820 Caroline Street.
Commission action: The Houston Planning Commission recommended to the Houston City Council the Landmark and Protected Landmark Designation of the Houston Light Guard Armory at 3820 Caroline Street.
Motion: Rice  Second: Walter  Vote: Unanimous  Abstaining: None

b. Ellie C. Kennedy – Helen Bissonnet House – 2009 Kane Street
Staff recommendation: That the Houston Planning Commission recommend to the Houston City Council the Landmark and Protected Landmark Designation of the Ella C. Kennedy – Helen O. Bissonnet House at 2009 Kane Street.
Commission action: The Houston Planning Commission recommended to the Houston City Council the Landmark and Protected Landmark Designation of the Ella C. Kennedy – Helen O. Bissonnet House at 2009 Kane Street.
Motion: Sharp  Second: Mirwis  Vote: Unanimous  Abstaining: None

c. Samuel J. and Mary Ann Saragusa House – 1801 Southmore Boulevard
Staff recommendation: That the Houston Planning Commission recommend to the Houston City Council the Landmark and Protected Landmark Designation of the Samuel J. and Mary Ann Saragusa House at 1801 Southmore Boulevard.
Commission action: The Houston Planning Commission recommended to the Houston City Council the Landmark and Protected Landmark Designation of the Samuel J. and Mary Ann Saragusa House at 1801 Southmore Boulevard.
Motion: Ross  Second: Reed  Vote: Unanimous  Abstaining: None
d. John E. and Isabenda Edmundson House – Parsonage of the Houston District, Methodist Episcopal Church South – 108 Stratford Street
Staff recommendation: That the Houston Planning Commission recommend to the Houston City Council the Landmark and Protected Landmark Designation of the John E. and Isabenda Edmundson House – Parsonage for the Houston District, Methodist Episcopal Church South – 108 Stratford Street.
Commission action: The Houston Planning Commission recommended to the Houston City Council the Landmark and Protected Landmark Designation of the John E. and Isabenda Edmundson House – Parsonage for the Houston District, Methodist Episcopal Church South – 108 Stratford Street.
Motion: Mirwis    Second: Garza    Vote: Unanimous    Abstaining: None

e. Dr. and Mrs. Thomas Burke House – 3402 Wickersham Lane
Staff recommendation: That the Houston Planning Commission recommend to the Houston City Council the Landmark and Protected Landmark Designation of the Dr. and Mrs. Thomas Burke House at 3402 Wickersham Lane.
Commission action: The Houston Planning Commission recommended to the Houston City Council the Landmark and Protected Landmark Designation of the Dr. and Mrs. Thomas Burke House at 3402 Wickersham Lane.
Motion: Sharp    Second: Chiang    Vote: Unanimous    Abstaining: None

f. Tom and Ingeborg Tellepsen House – 4518 Park Drive
Staff recommendation: That the Houston Planning Commission recommend to the Houston City Council the Landmark and Protected Landmark Designation of the Tom and Ingeborg Tellepsen House – 4518 Park Drive.
Commission action: The Houston Planning Commission recommended to the Houston City Council the Landmark and Protected Landmark Designation of the Tom and Ingeborg Tellepsen House – 4518 Park Drive.
Motion: Reed    Second: Garza    Vote: Unanimous    Abstaining: None

II. PLATTING ACTIVITY (Consent items A and B, 1-120)
Items removed for separate consideration: 5, 18, 50, 56, 59, 64, 65, 78, 85, 95 and 112. Item 33 was changed from defer to approve; items 23 and 24 were changed from approve to defer at the applicant’s request; item 87 was changed from approve to withdraw at the applicant’s request and item 83 was taken separately to allow for speakers.
Staff recommendation: Approve staff’s recommendations for items 1-120, subject to the 101 form conditions.
Commission action: Approved staff’s recommendations for items 1-120, subject to the 101 form conditions.
Motion: Sharp    Second: Garza    Vote: Unanimous    Abstaining: None

Commissioners Reed, Ross and Schlanger left the room.
Staff recommendation: Approve staff's recommendation for items 5, 18, 50, 56, 59, 64, 65, 78, 85, 95 and 112, subject to the 101 form conditions.
Commission action: Approved staff's recommendation for items 5, 18, 50, 56, 59, 64, 65, 78, 85, 95 and 112, subject to the 101 form conditions.
  Motion: Rice  Second: Collins  Vote: Unanimous  Abstaining: None

Commissioners Reed, Ross and Schlanger returned.

Item 83 is taken at this time to allow for a speaker.

83  Condo at 24th Street Subdivision  C2R  Defer
Staff recommendation: Defer the plat for two weeks for additional information.
Commission action: Deferred the plat for two weeks for additional information.
  Motion: Collins  Second: Sharp  Vote: Unanimous  Abstaining: None

C  PUBLIC HEARINGS

Agenda item 127 is taken out of order at this time.

127  Villas at Monarch Oaks Subdivision  C3N  Disapprove
Staff recommendation: Disapprove the plat.
Commission action: Disapproved the plat.
  Motion: Walter  Second: Zakaria  Vote: Carries  Abstaining: Collins
Speakers for item 127: Jack Howeth, Nick Caridas and Helen Huey.

Now agenda item 121

121  Barkers Branch Sec. 3 Partial Replat No. 1  C3N  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: Sharp  Second: Chiang  Vote: Unanimous  Abstaining: None

122  Barkers Branch Sec. 3 Partial Replat No. 2  C3N  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: Reed  Second: Freeman  Vote: Carries  Abstaining:

123  Barkers Branch Sec. 3 Partial Replat No. 3  C3N  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: Sharp  Second: Reed  Vote: Unanimous  Abstaining: None
124  Live Oak Brownstones Subdivision  C3N  Approve
Staff recommendation: Approve the plat subject to the amendment to make sure solid waste is being
picked up privately and the 101 form conditions.
Commission action: Approved the plat subject the amendment to make sure solid waste is being
picked up privately and to the 101 form conditions.
   Motion: Freeman  Second: Mirwis  Vote: Unanimous  Abstaining: None

125  Park at Prince 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: Garza  Second: Chiang  Vote: Unanimous  Abstaining: None

126  Rock Creek Sec. 9 Replat No. 1  C3N  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: Mirwis  Second: Zakaria  Vote: Unanimous  Abstaining: None

D  VARIANCES

128  Alexandria 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: Zakaria  Second: Davis  Vote: Unanimous  Abstaining: None
Speaker for item 128: Karen Rose.

129  Atascocita Commons Eight Acres Subdivision  C3R  Approve
Staff recommendation: Defer the plat for two weeks for additional information.
Commission action: Granted the requested variance and approved the plat subject to providing
continuous cross access easement between the subject tract and the adjoining commercial reserve to
the west and extending the continuous internal drive between the reserves along the east and west
sides.
   Motion: Rice  Second: Zakaria  Vote: Unanimous  Abstaining: None
Speaker for item 129: Reed Phillips.

Commissioner Ross abstains and left the room.
130 Brunswick Meadows Sec. 8  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: Reed  Second: Collins  Vote: Unanimous  Abstaining: None

Commissioner Ross returned.

131 Canyon Lakes at Spring Trails GP  GP  Defer
Staff recommendation: Defer the general plan for two weeks for further study and review.
Commission action: Deferred the general plan for two weeks for further study and review.
Motion: Collins  Second: Reed  Vote: Unanimous  Abstaining: None

132 Chase Bank Midtown Subdivision  C2R  Approve
Staff recommendation: Grant the requested variance for 0’ building line along McGowen and not to provide visibility triangles along the intersection of McGowen and Smith, but deny the variance not to provide visibility triangles along the intersection of Dennis and Smith and Louisiana and McGowen and subject to the 101 form conditions.
Commission action: Granted the requested variance for 0’ building line along McGowen and not to provide visibility triangles along the intersection of McGowen and Smith, but denied the variance not to provide visibility triangles along the intersection of Dennis and Smith and Louisiana and McGowen and subject to the 101 form conditions.
Motion: Ross  Second: Garza  Vote: Unanimous  Opposed: None
Speaker for item 164: Randy Dobson.

Commissioner Schlanger abstains and left the room.

133 Cougar Counter Subdivision  C3P  Defer
Staff recommendation: Grant the requested variance and approve the plat subject to a 5’ building line and to the 101 form conditions.
Commission action: Granted the requested variance and approved the plat subject to 5’ building line and to the 101 form conditions.
Motion: Sharp  Second: Freeman  Vote: Carries  Opposed: Chiang, Garza, Mirvis, Ross, Walter and Zakaria
Speakers for item 133: Jeanne LaMoutagne, Ruth Shapiro, and Mary Lou Henry.

Commissioner Schlanger returned.

134 Cutten Road Apartments Subdivision  C3R  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: Reed  Vote: Unanimous  Opposed: None
135  Development at Yale Street and 23rd Street Subdivision
     GP Defer
     Staff recommendation: Defer the plat for two weeks for further study and review and so the applicant can meet with Public works and Engineering staff.
     Commission action: Deferred the plat for two weeks for further study and review and so the applicant can meet with Public Works and Engineering staff.
     Motion: Jard Second: Mirwis Vote: Unanimous Abstaining: None

136  Fort Bend County MUD No. 148 Water Plant No. 1
     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: Ross Second: Freeman Vote: Unanimous Abstaining: None.

137  Gables Memorial Hills 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 approve the plat subject to the 101 form conditions.
     Motion: Garza Second: Chiang Vote: Unanimous Abstaining: None

138  Gates of North Hampton Sec. 1
     C3P Defer
     Staff recommendation: Defer the plat for two weeks for further study and review of surrounding circulation.
     Commission action: Deferred the plat for two weeks for further study and review of surrounding circulation.
     Motion: Collins Second: Jard Vote: Unanimous Abstaining: None

139  Lakes at Gleannloch
     C3P Approve
     Staff recommendation: Grant the requested variances and approve the plat subject to terminating Cedarloch Drive with a cul-de-sac and to the 101 form conditions.
     Commission action: Granted the requested variances and approved the plat subject to not requiring a cul-de-sac along Cedarloch Drive and to the 101 form conditions.
     Motion: Ross Second: Walter Vote: Unanimous Opposed: Collins
     Speaker for item 139: Randy Jones.

140  Lakes of Fairhaven Sec. 2
     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: Rice Second: Jard Vote: Unanimous Abstaining: None
141 Lakes of Fairhaven Sec. 3  C3P  Approve
Staff recommendations: Grant the requested variance and approve the plat subject to the revised plat boundary and the 101 form conditions.
Commission action: Granted the requested variance and approved the plat subject to the revised plat boundary and the 101 form conditions.
Motion: Jard  Second: Sharp  Vote: Unanimous  Abstaining: None
Speaker for item 141: Tom Northrup.

142 Pinehurst Landing 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: Zakaria  Second: Chiang  Vote: Unanimous  Abstaining: None

143 Reserve at Inverness GP  GP  Approve
144 Reserve at Inverness Sec. 1  C3P  Approve
145 Reserve at Inverness Sec. 2  CP  Approve
Staff recommendation: Grant the requested variance and approve the general plan and the plats subject to the 101 form conditions.
Commission action: Granted the requested variance and approved the general plan and the plats subject to the 101 form conditions.
Motion: Zakaria  Second: Davis  Vote: Unanimous  Abstaining: None

146 Sawdust Road Wal-Mart Subdivision  C3P  Defer
Staff recommendation: Defer the plat for two weeks for additional information.
Commission action: Deferred the plat for two weeks for additional information.
Motion: Collins  Second: Reed  Vote: Unanimous  Opposed: None

147 Silver Ranch Sec. 2  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: Zakaria  Second: Sharp  Vote: Unanimous  Abstaining: None

148 Woodlands Village of Creekside Park  GP  Defer
Zones 11 and 12 GP
Staff recommendation: Defer the general plan for two weeks for further study and review.
Commission action: Deferred the general plan for two weeks for further study and review.
Motion: Freeman  Second: Sharp  Vote: Unanimous  Abstaining: None
E SPECIAL EXCEPTIONS

149 Humble Springs GP GP Defer
150 Humble Springs Sec. 1 C3P Defer
151 Humble Springs Sec. 2 C3P Defer

Staff recommendations: Defer the general plan and the plats for two weeks for revised information from the applicant and to take public comments from adjoining residents.
Commission action: Deferred the general plan and the plat for two weeks for revised information from the applicant and to take public comments from adjoining residents.

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

Speakers for items 149-151: Stephen McKinley, Jerry Davis, Margaret Byron, Don Wisenbaker, Keith Surface, Charles L. Welch and Brian Klein.

F RECONSIDERATION OF REQUIREMENTS

152 Galena Park ISD Elementary School No. 116 C3F Defer

Staff recommendation: Grant the requested reconsideration of requirements.
Commission action: Deferred the plat for two weeks for further study and review.

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

G. DEVELOPMENT PLAT VARIANCES

153 Purser Architectural Inc. DVP Approve

Staff recommendation: Approve the variance.
Commission action: Approved the variance.

Motion: Jard Second: Davis Vote: Carries Abstaining: Collins

Speakers for item 153: Don Purser and Beverly Hatchett.

H. CERTIFICATES OF COMPLIANCE

154 Daniel Garza COC Approve
155 Jose Gonzalez COC Approve

Staff recommendation: Issue the Certificates of Compliance.
Commission action: Issued the Certificates of Compliance

Motion: Sharp Second: Mirvis Vote: Unanimous Abstaining: None
I. EXTENSIONS OF APPROVAL AND NAME CHANGES

156 Breckenridge Forest North Sec. 2 EOA Approve
157 Darling Street Additions EOA Approve
158 JBMG I-45 at Hardy EOA Approve
159 Northwest Park Colony Sec. 1 EOA Approve
160 Princeton Place Sec. 1 Partial Replat No. 1 EOA Approve
161 Serenity Pines EOA Approve
162 Villages of Northpointe Commercial Tracts EOA Approve

Staff recommendation: Approve staff’s recommendations for items 156-162.
Commission action: Approved staff’s recommendations for items 156-162.
Motion: Sharp Second: Mirwis Vote: Unanimous Abstaining: None

III. ESTABLISH A PUBLIC HEARING DATE OF NOVEMBER 3, 2006 FOR:

a. Dolores Place Estates
b. Verde Katy Mills Apartments
c. Waldron Development Sec. 8
d. Woodlands Mid Lake Reserve
e. Woodlands Village of Creekside Sec. 2 Partial Replat No. 1

Staff recommendation: Establish a public hearing date of November 30, 2006 for items III a-e.
Commission action: Establish a public hearing date of November 30, 2006 for items III a-e.
Motion: Sharp Second: Davis Vote: Unanimous Abstaining: None

IV. PUBLIC COMMENT

NONE

V. ADJOURNMENT

There being no further business, Vice Chair, Mark Kilkenny, adjourned the meeting at 5:39 p.m. p.m.

Mark Kilkenny, Vice Chair
Marlene L. Gafrick, Secretary