Minutes of the Houston Planning Commission

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

November 30, 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
Shaukat Zakaria
The Honorable Robert Eckels
The Honorable Grady Prestage
Mark Mooney for:
The Honorable Ed Chance

Arrived at 2:42 p.m.
Left at 4:59 p.m.
Arrived at 3:16/Left at 4:58 p.m.
Left at 4:48 p.m.
Left at 4:55 p.m.

EXOFFICIO MEMBERS

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

Absent
Absent

CHAIRMAN’S REPORT
NONE
DIRECTOR'S REPORT

The Director's report was given by Marlene Gafrick, Director, Planning and Development Department, who reminded the Commission and public that the last meeting of 2006 will be held on December 14, 2006, at the regular time and place due to the Christmas holiday.

DEFERRED THE OCTOBER 26, 2006, NOVEMBER 9, 2006 AND NOVEMBER 30, 2006 PLANNING COMMISSION MEETING MINUTES FOR CORRECTIONS

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


Staff recommendation: Approve the Special Lot Size application.
Commission action: Approved the Special Lot Size application.

Motion: Collins Second: Crooker Vote: Carries Abstaining:

Schlanger

Speakers for item I: Bart Truxillo, Gary Nguyen, Maria Isabel, Bob Mize, Michael Morrow and Larissa Lindsay.

II. PLATTING ACTIVITY (Consent items A and B, 1-190)

Items removed for separate consideration: 20, 21, 44, 116, 117, 118, 137, 146, 171, 173, 179 and 187. Item 35 was moved to the variance section of the agenda and Items 137 and 179 were taken separately to allow for speakers.

Staff recommendation: Approve staff's recommendations for items 1-190, subject to the 101 form conditions.
Commission action: Approved staff's recommendations for items 1-190, subject to the 101 form conditions.

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

Commissioners Reed, Ross and Schlanger abstain and left the room.

Staff recommendation: Approve staff's recommendation for items 20, 21, 44, 116, 117, 118, 137, 146, 171, 173, 179 and 187, subject to the 101 form conditions.
Commission action: Approved staff's recommendation for items 20, 21, 44, 116, 117, 118, 137, 146, 171, 173, 179 and 187, subject to the 101 form conditions.

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

Commissioners Reed, Ross and Schlanger returned.
Item 137 is taken at this time to allow for a speaker.

137  Darling park Grove Subdivision       C2R       Approve
Staff recommendation: Approve the plat subject to the 101 form conditions.
Commission action: Approved the plat subject to the 101 form conditions.
  Motion:  Jard       Second:  Kilkenny       Vote:  Unanimous
Speaker for item 137:  Linda Mercer.
Abstaining:  None

Item 179 is taken at this time to allow for a speaker.

179  Toscana Court Nine Subdivision       C2R       Approve
Staff recommendation: Approve the plat subject to the 101 form conditions.
Commission action: Approved the plat subject to the 101 form conditions.
  Motion:  Jard       Second:  Garza       Vote:  Carries
Collins, Crooker, Mirwis, Sharp and Walter
Speaker for item 179:  E. I. Smith.
Abstaining:

C PUBLIC HEARINGS

191  Dolores Place Estates Subdivision     C3N       Approve
Staff recommendation: Approve the plat at the applicant’s request.
Commission action: Approved the plat at the applicant’s request.
  Motion:  Rice       Second:  Kilkenny       Vote:  Unanimous
Speaker for item 191:  Mary Lou Henry.
Abstaining:  None

192  Park at Woodway Subdivision           C3N       Approve
Staff recommendation: Deny 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 extending the street to Woodway Drive and rearrange COS reserves accordingly and the 110 form conditions.
  Motion:  Rice       Second:  Davis       Vote:  Carries
Opposed:  Crooker

194  Verde Katy Mills Apartments           C3N       Approve
Staff recommendation: Approve the plat for subject to the conditions listed and the 101 form conditions.
Commission action: Approved the plat subject to the conditions listed and the 101 form conditions.
  Motion:  Sharp       Second:  Davis       Vote:  Unanimous
Abstaining:  None
195  Waldron Development Sec. 8  C3N  Defer
Staff recommendation: Defer the plat for two weeks for legal to review the deed restrictions.
Commission action: Deferred the plat for two weeks for legal to review the deed restrictions.
   Motion: Collins    Second: Kilkenny    Vote: Unanimous    Abstaining: None
Speaker for item 126: Mary Lou Henry.

196  Woodlands Mid Lake Reserve A Subdivision  C3N  Defer
Staff recommendation: Defer the plat for two weeks for additional information from the applicant and for legal to review the deed restrictions.
Commission action: Deferred the plat for two weeks for additional information and for legal to review the deed restrictions.
   Motion: Jard    Second: Sharp    Vote: Unanimous    Abstaining: None
Commissioner Ross abstains and left the room.

197  Woodlands Village of Creekside Park  C3N  Defer
   Sec. 2 Partial Replat No. 1
Staff recommendation: Defer the plat for two weeks to allow the applicant to provide written approval from Harris County regarding the realignment of streets and information on the utilities.
Commission action: Deferred the plat for two weeks for the applicant to allow the applicant to provide written approval from Harris County regarding the realignment of streets and information on the utilities.
   Motion: Davis    Second: Kilkenny    Vote: Unanimous    Abstaining: None
Commissioner Ross returned.

D  VARIANCES

35  Fort Bend MUD No. 185 Water Plant No. 1  C2  Approve
Complex Subdivision
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: Jard    Second: Chiang    Vote: Unanimous    Abstaining: None
Item 202 and 211 are taken at this time.

202  Belle Meade Subdivision  C2R  Defer
Staff recommendation: Defer the plat for two weeks to allow the applicant to bring revised information and to perform a traffic study.
Commission action: Deferred the plat for two weeks to allow the applicant to bring revised information and to perform a traffic study.
   Motion: Rice    Second: Crooker    Vote: Unanimous    Abstaining: None
Speakers for item 202: Nancy Paris Pruden, Rebecca Jacobsen and Craig Dickson.
211 Estates at T C Jester Boulevard Subdivision C2
Staff recommendation: Deny the requested variance and disapprove the plat.
Commission: Denied the requested variance and disapproved the plat.
Motion: Jard Second: Crooker Vote: Unanimous Abstaining: None
Speakers for item 211: Council Member Toni Lawrence and Richard Akin.

Item 198 is taken at this time.

198 Aliana Sec. 2 C3P Disapprove
199 Aliana Sec. 3 C3P Disapprove
Staff recommendation: Deny the requested variance and disapprove the plat.
Commission action: Denied the requested variance and disapproved the plat.
Motion: Crooker Second: Davis Vote: Unanimous Abstaining: None

200 Almeda Central Subdivision C3R 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: Kilkenny Second: Chiang Vote: Unanimous Abstaining: None

201 Atascocita Trace Sec. 2 C3P Approve
Staff recommendation: Grant the requested variances, deny the special exception and approve the plat subject to the 101 form conditions.
Commission action: Granted the requested variances, deny the special exception and approve the plat subject to the 101 form conditions.
Motion: Crooker Second: Garza Vote: Unanimous Abstaining: None
Speaker for item 201: Bob Atkinson.

203 C. E. King High School and Middle School Complex Subdivision C2R Approve
Staff recommendation: Grant the requested variances and approve 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: Davis Second: Reed Vote: Unanimous Opposed: None

204 Canyon Lakes West Revised GP GP Approve
205 Canyon Lakes West Sec. 7
Staff recommendation: Deny 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 101 form conditions.
Motion: Davis Second: Rice Vote: Carries Opposed: Crooker
Speaker for items 204 and 205: Mary Lou Henry.
206 CFC Children’s Center Subdivision
Staff recommendation: Defer the plat for two weeks to consult with Public Works and Engineering and Real Estate Departments.
Commission action: Deferred the plat for two weeks to consult with Public Works and Engineering and Real Estate Departments.
Motion: Garza Second: Mirwis Vote: Unanimous Opposed: None

207 Christ the Redeemer Catholic Community Sec. 2

208 Cypress Creek Forest Sec. 1
Staff recommendation: Defer items 207 and 208 for two weeks at the applicant’s request.
Commission action: Deferred items 207 and 208 for two weeks at the applicant’s request.
Motion: Ross Second: Davis Vote: Unanimous Abstaining: None

209 Cypress Landing Park Sec. 3

210 Cypress Landing Park Sec. 4
Staff recommendation: Deny the requested variances and disapprove the plats.
Commission action: Granted the requested variances and approved the plats subject to the 101 form conditions.
Motion: Mirwis Second: Ross Vote: Carries Opposed: Crooker
Speaker for item 209 and 210: Jorge Sedillo.

212 Fairlake Cove Apartments Replat No. 1
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: Collins Vote: Unanimous Abstaining: None

213 Hardcastle Townhomes Subdivision
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: Kilkenny Vote: Unanimous Abstaining: None
Speaker for item 213: Miklyn M. Provenzano

214 Huffman Park Subdivision
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: Davis Second: Sharp Vote: Unanimous Opposed: None

215 Kingsland Fountains Subdivision

C2R Approve

C2R Withdrawn
216 Lakes of Fairhaven Sec. 4  
C3P  
Approve

217 Lakes of Fairhaven Sec. 5  
C3P  
Approve

Staff recommendations: Grant the requested variances and approve the plats subject to the 101 form conditions.
Commission action: Granted the requested variances and approved the plats subject to the 101 form conditions.
Motion: Kilkenny  
Second: Chiang  
Vote: Unanimous  
Abstaining: None

218 Patrenellas 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: Rice  
Second: Walter  
Vote: Unanimous  
Abstaining: None

219 Pine Mill Ranch Drainage Sec. 10  
C2  
Withdrawn

220 Pine Mill Ranch Revised GP  
GP  
Approve

Staff recommendation: Grant the requested variance and approve the general plan subject to the 101 form conditions.
Commission action: Granted the requested variance and approved the general plan subject to the 101 form conditions.
Motion: Ross  
Second: Kilkenny  
Vote: Unanimous  
Opposed: None

221 Summer Lake GP  
GP  
Defer

222 Summer Lake Sec. 2  
C3P  
Defer

Staff recommendation: Defer the general plan and the plat for two weeks to meet with the applicant.
Commission action: Deferred the general plan and the plat for two weeks to meet with the applicant.
Motion: Sharp  
Second: Crooker  
Vote: Unanimous  
Abstaining: None

223 Tomball ISD Shaw Road School Site  
C3F  
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: Kilkenny  
Second: Rice  
Vote: Unanimous  
Abstaining: None

224 Treeline Estates GP  
GP  
Withdrawn

225 Waterstone GP  
GP  
Defer

Staff recommendation: Defer the plat for two weeks to allow the applicant to provide easements information.
Commission action: Deferred the plat for two weeks to allow the applicant to provide easements information.
Motion: Kilkenny  
Second: Davis  
Vote: Unanimous  
Abstaining: None
Commissioner Ross abstains and left the room.

226 Woodlands Village of Creekside Park Sec. 12 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: Chiang    Second: Sharp    Vote: Carries    Abstaining: Davis

227 Woodlands Village of Creekside Park Zones 6 through 12 GP GP Approve
Staff recommendation: Grant the requested variance and approve the general plan subject to the 101 form conditions.
Commission action: Granted the requested variance and approved the general plan subject to the 101 form conditions.
   Motion: Garza    Second: Kilkenny    Vote: Carries    Abstaining: Davis
Speaker for item 227: Jorge Sedillo.

Commissioner Ross returns.

E SPECIAL EXCEPTIONS
NONE

F RECONSIDERATION OF REQUIREMENTS
NONE

G DEVELOPMENT PLAT VARIANCES

228 G & W Services Co. DVP Approve
Staff recommendation: Approve the requested variance.
Commission action: Approved the requested variance.
   Motion: Rice    Second: Sharp    Vote: Carries    Opposed: Crooker
Speaker for item 228: Vince Barnell.

H CERTIFICATES OF COMPLIANCE

229 Carmine Falcone COC Approve
230 Dale Efaw COC Approve
Staff recommendation: Issue the Certificates of Compliance.
Commission action: Issued the Certificates of Compliance
   Motion: Ross    Second: Kilkenny    Vote: Unanimous    Abstaining: None
Commissioner Schlanger abstains on item 231 and left the room.

I. EXTENSIONS OF APPROVAL AND NAME CHANGES

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<thead>
<tr>
<th>Item</th>
<th>Location</th>
<th>Action</th>
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<tr>
<td>231</td>
<td>Andover Farms Sec. 6</td>
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<td>Brunswick Lakes Sec. 8</td>
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<td>Canyon Village at Cypress Springs Sec. 10</td>
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<td>Greens at Oakhurst Sec. 4</td>
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<td>lakes at Avalon Village Sec. 2</td>
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<td>249</td>
<td>Woodbridge Estates HC Sec. 1</td>
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Staff recommendation: Approve staff’s recommendations for items 231 - 249.
Commission action: Approved staff’s recommendations for items 231 - 249.

Motion: Kilkenny    Second: Sharp    Vote: Carries    Abstaining: Ross
on items 232 and 233.

Commissioner Schlanger returned.

III Establish a public hearing date of January 4, 2007 for:

a. Anchor Auto Collision
b. Ayshire Addition Sec. 15
c. Ayshire Addition Sec. 16
d. Ayshire Addition Sec. 17
e. Mann Estates
f. Nantucket Homes
g. Rusk Manor Sec. 2 Replat No. 2
h. Vintage Lakes Sec. 2 Partial Replat No. 1
i. Vintage Lakes Sec. 2 Partial Replat No. 2

Staff recommendation: Establish a public hearing date of January 4, 2007 for items III a-i.
Commission action: Established a public hearing date of January 4, 2007 for items III a-i.

Motion: Ross    Second: Sharp    Vote: Unanimous    Abstaining: None
IV. PUBLIC HEARING AND CONSIDERATION OF LANDMARK DESIGNATION
APPLICATIONS INITIATED BY THE HAHC FOR HOUSTON HEIGHTS NATIONAL
REGISTER OF HISTORIC PLACES LISTED SITES AS FOLLOWS:

a. 1443 Allston
b. 721 Arlington
c. 939 Arlington
d. 844 Columbia
e. 1651 Columbia
f. 1150 Cortlandt
g. 1401 Cortlandt
h. 1517 Cortlandt
i. 510 Harvard
j. 523 Harvard
k. 1046 Harvard
l. 1122 Harvard
m. 1602 Heights Boulevard
n. 639 Heights Boulevard
o. 828 Heights Boulevard
p. 1011 Heights Boulevard
q. 1102 Heights Boulevard
r. 1448 Heights Boulevard
s. 2201 Lawrence
t. 835 Rutland
u. 1236 Rutland
v. 1237 Rutland
w. 1537 Tulane
x. 112 W. 4th Street
y. 122 E. 5th Street
z. 217 E. 5th Street
aa. 402 E. 9th Street
bb. 219 E. 11th Street
cc. 402 E. 11th Street
dd. 221 E. 12th Street
eee. 301, 303 E. 15th Street
ff. 315 W. 17th Street
gg. 323 W. 17th Street
hh. 718 W. 17th Street

Staff recommendation: That the Houston Planning Commission accepts the recommendations of the HAHC for agenda items a-hh and sends the recommendations to Houston City Council for approval.
Commission action: The Houston Planning Commission accepted the recommendations of the HAHC for items a-hh and sends the recommendations to the Houston City Council for approval.

Motion: Walter Second: Sharp Vote: Unanimous Abstaining: None
V. PUBLIC HEARING AND CONSIDERATION OF LANDMARK DESIGNATION APPLICATIONS INITIATED BY OWNER:
   a. William L. Clayton Summer House – 3376 Inwood Drive
   b. John Hamman, Jr. House – 3379 Inwood Drive
   c. Katherine B. Mott and Harry L. Mott House – 3325 Inwood Drive
Staff recommendation: The HAHC recommends that the Houston Planning Commission accepts the recommendations of the HAHC and sends the recommendations to City Council for approval.
Commission action: The Houston Planning Commission accepted the recommendations of the HAHC and sends the recommendations to City Council for approval.
   Motion: Crooker Second: Kilkenny Vote: Unanimous Abstaining: None

VI PUBLIC HEARING AND CONSIDERATION OF LANDMARK AND PROTECTED LANDMARK DESIGNATION APPLICATIONS INITIATED BY OWNER:
   a. Joseph and Mary Stevenson House – 804 Harold Street
   b. Hal and Iley Nunn Davis House – 1915 Bellmeade Street
Staff recommendation: The HAHC recommends that the Houston Planning Commission accepts the recommendations of the HAHC and sends the recommendations to City Council for approval.
Commission action: The Houston Planning Commission accepts the recommendations of the HAHC and sends the recommendations to City Council for approval.
   Motion: Crooker Second: Sharp Vote: Unanimous Abstaining: None

VII. PUBLIC HEARING AND CONSIDERATION OF A HOTEL/MOTEL VARIANCE APPLICATION FOR LAMPLIGHT INN AND EXTENDED STAY AT 1110 KEYPORT LANE
Staff recommendation: Grant the requested variance.
Commission action: Granted the requested variance.
   Motion: Martinez Second: Garza Vote: Unanimous Abstaining: None
Speaker for item IX: Caroline Ordener.

VIII. DISCUSSION OF PROPOSED AMENDMENTS TO CHAPTER 42
   a. Amenities Plan
   b. Reserves (restricted and 1’ reserves) and Reserves Street Frontage
   c. Prevailing Building Line and Lot Size Amendments
Staff recommendation: Extended the public hearing until December 14, 2006.
Commission action: Extended the public hearing until December 14, 2006.
   Motion: Sharp Second: Davis Vote: Unanimous Abstaining: None

IX. ESTABLISH A PUBLIC HEARING DATE OF DECEMBER 14, 2006 FOR PROPOSED AMENDMENTS TO CHAPTER 42
   a. Amenities Plan
   b. Reserves (restricted and 1’ reserves) and Reserves Street Frontage
Motion: Sharp Second: Davis Vote: Unanimous Abstaining: None
X. CONSIDERATION OF THE 2007 PLANNING COMMISSION’S MEETING SCHEDULE

Staff recommendation: Approve the 2007 meeting dates.
Commission action: Approved the 2007 meeting dates.
  Motion: Ross        Second: Collins        Vote: Unanimous        Abstaining: None

XI. PUBLIC COMMENT

NONE

XII. ADJOURNMENT

There being no further business, Madam Chair, Carol Lewis, adjourned the meeting at 6:04 p.m.

Carol Abel Lewis, Madam Chair

Marlene L. Gafrick, Secretary