Minutes of the Houston Planning Commission

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

December 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 2:42 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
Sonny Garza
Jim Jard
D. Fred Martinez
Stan M. Mirvis
John Reed
Richard A. Rice
Jeff Ross
Lee Schlanger
Talmadge Sharp, Sr.
Jon N. Strange
B. J. Walter
Shaukat Zakaria
The Honorable Robert Eckels
D. Jesse Hegemier for:
The Honorable Grady Prestage
Mark Mooney for:
The Honorable Ed Chance

EXOFFICIO MEMBERS

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

Absent
CHAIRMAN’S REPORT

ONE

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 next meeting of 2007 will be held on January 4, 2007, at the regular time and place.

APPROVED THE OCTOBER 26, 2006 AND NOVEMBER 30, 2006 PLANNING COMMISSION MEETING MINUTES

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

I.  PUBLIC HEARING AND CONSIDERATION OF A SPECIAL LOT SIZE REQUIREMENT AREA APPLICATION FOR THE 700-800 BLOCKS OF AURORA STREET, NORTH AND SOUTH SIDES, BETWEEN PRINCETON STREET AND NORTH MAIN STREET, 2500 BLOCK OF CORNELL STREET, WEST SIDE, BETWEEN EAST 26TH STREET AND AURORA STREET, AND 700 BLOCK OF EAST 26TH STREET, SOUTH SIDE, BETWEEN NORTH MAIN STREET AND CORNELL STREET

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

Motion: Rice               Second: Collins           Vote: Carries          Opposed: Walter, Mirwis

Speakers for item I: Silva Button, Vicky Davis, and Sharon Stevens.

II. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL BUILDING LINE REQUIREMENT AREA APPLICATION FOR THE 3400, 3500, 3600, AND 3700 BLOCKS OF AUDUBON PLACE, EAST SIDE OF THE STREET, BETWEEN WEST ALABAMA AND HAWTHORNE STREETS

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

Motion: Walter             Second: Zakaria           Vote: Carries          Abstaining: None
Speaker for item II: Pattie Thompson.

III. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL LOT SIZE REQUIREMENT AREA APPLICATION FOR 1100 BLOCK OF MILFORD STREET, NORTH SIDE, BETWEEN YOAKUM STREET AND THE BAYARD STREET RIGHT OF WAY

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

Motion: Mirwis             Second: Collins           Vote: Carries          Abstaining: None
IV. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL LOT SIZE REQUIREMENT AREA FOR 2200 AND 2300 BLOCKS OF WICHITA AVENUE, NORTH AND SOUTH SIDES, BETWEEN HIGHWAY 288 AND DOWLING STREET

Staff recommendation: Approve the Special Lot Size application.
Commission action: Approved the Special Lot Size application.
Motion: Walter Second: Davis Vote: Carries Abstaining: None

V. PLATTING ACTIVITY (Consent items A and B, 1-186)

Items removed for separate consideration: 17, 21, 28, 38, 79, 85, 95, 106, 119, 136, 168 and 181. 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
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 Abstaining: None
Speaker for item 137: Linda Mercer.

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

179 Toscana Court Nine Subdivision C2R
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 Abstaining: None
Collins, Crooker, Mirwis, Sharp and Walter
Speaker for item 179: E. I. Smith.
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 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
Speaker for item 192: Mary Lou Henry.

193 Shady Oaks Lane Lot 3 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 for conditions.
Motion: Jard Second: Ross Vote: Carries Abstaining: None

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 abstinates and left the room.

197 Woodlands Village of Creekside Park Sec. 2 Partial Replat No. 1 C3N Defer
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 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
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
199 Aliana Sec. 3 C3P
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
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.
201 Atascocita Trace Sec. 2

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

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

Speaker for items 204 and 205: Mary Lou Henry.

204 Canyon Lakes West Revised GP

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

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 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: Ross  Second: Collins  Vote: Unanimous  Abstaining: None

213  Hardcastle Townhomes 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: Garza  Second: Kilkenny  Vote: Unanimous  Abstaining: None
Speaker for item 213: Mikly M. Provenzano

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

215  Kingsland Fountains Subdivision 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
222  Summer Lake Sec. 2
  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
  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

225  Waterstone GP
  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
  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
  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
30  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 Schlangar abstains on item 231 and left the room.

I.  EXTENSIONS OF APPROVAL AND NAME CHANGES

231  Andover Farms Sec. 6  EOA  Approve
232  Brunswick Lakes Sec. 8  EOA  Approve
233  Burnswick Lakes Sec. 9  EOA  Approve
234  Canyon Village at Cypress Springs Sec. 10  EOA  Approve
235  Greens at Oakhurst Sec. 4  EOA  Approve
236  Greens at Oakhurst Sec. 5  EOA  Approve
237  Greens at Oakhurst Sec. 6  EOA  Approve
238  Hollywood Retail  EOA  Approve
239  Lakes at Avalon Village Sec. 2  EOA  Approve
240  Rancho Verde Detention Reserve  EOA  Approve
241  Villages of Northpointe West Sec. 2  EOA  Approve
242  Villages of Senterra Lakes Sec. 2  EOA  Approve
243  Westfield Village Sec. 4  EOA  Approve
244 Willow Springs Sec. 6 EOA Approve
245 Winfield Lakes Sec. 12 EOA Approve
246 Winfield Lakes Sec. 13 EOA Approve
247 Winfield Lakes Sec. 14 EOA Approve
248 Winfield Lakes Sec. 15 EOA Approve
249 Woodbridge Estates HC Sec. 1 EOA Approve

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
d. 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
ee. 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