Minutes of the Houston Planning Commission

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

January 18, 2007
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 2:45 p.m. with a quorum present.

Carol Abel Lewis, Chair
Mark A. Kilkenny, Vice Chair
John W. H. Chiang
David Collins
Kay Crocker
Algenita Scott-Davis
Sonny Garza
Jim Jard
D. Fred Martinez
Mitu M. Mirwis
Robin Reed
Richard A. Rice
Jeff Ross
Lee Schlanger
Talmadge Sharp, Sr.
Jon N. Strange
B. J. Walter
Shaukat Zakaria
Jackie L. Freeman
D. Jesse Hegemier
Mark Mooney

EXOFFICIO MEMBERS

M. Marvin Katz
John Sakolosky
Mike Marcotte
Dawn Ullrich

Absence:

Arrived at 3:09 p.m.

Arrived at 2:46 p.m.

Absence

Arrived at 2:48 p.m.

Absent

Absent
DIRECTOR’S REPORT

The Director’s report was given by Marlene Gafrick, Director, Planning and Development Department, who advised the Commission and public that City Council passed the amendments to Chapter 42 relating to reserves and open space amenities plans. The proposed amendments relating to minimum lot size areas and building line areas will be presented for City Council to consider at a later date.

APPROVE THE JANUARY 4, 2007 PLANNING COMMISSION MEETING MINUTES

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

I. PUBLIC HEARING AND CONSIDERATION OF A HOTEL/MOTEL VARIANCE APPLICATION FOR A HOLIDAY EXPRESS INN LOCATED ON BARKER OAKS DRIVE

Staff recommendation: Grant the requested variance.
Commission action: Granted the requested variance.
Motion: Collins Second: Sharp Vote: Unanimous Abstaining: None Speaker: Caroline Ordener.

II. PUBLIC HEARING AND CONSIDERATION OF A HOTEL/MOTEL VARIANCE APPLICATION FOR A CANDLEWOOD SUITES HOTEL LOCATED AT THE INTERSECTION OF WESTHEIMER ROAD AND HAYES ROAD

Staff recommendation: Grant the requested variance.
Commission action: Granted the requested variance.
Motion: Collins Second: Kilkenny Vote: Unanimous Abstaining: None
III. PLATTING ACTIVITY  (Consent items A and B, 1-120)

Items removed for separate consideration: 71, 91, 106, 108, and 110. Item 71 was changed from defer to withdraw; items 91 and 110 were changed from approve to defer; item 106 was deferred for legal review and item 108 was deferred for Chapter 42 requirements.
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: Mirwis  Second: Rice  Vote: Unanimous  Abstaining: None

C  PUBLIC HEARINGS

121 Abbey on Lake Wyndemere Apartments  C3N  Defer
Staff recommendation: Defer the plat for two weeks for legal review and to allow the applicant to provide an updated drawing addressing fire hydrant spacing, hose lay and intersection spacing.
Commission action: Deferred the plat for two weeks for legal review and to allow the applicant to provide an updated drawing addressing fire hydrant spacing, hose lay and intersection spacing.

Motion: Ross  Second: Kilkenny  Vote: Unanimous  Abstaining: None
Speaker: Tim Tepe.

122 Austinville 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: Freeman  Second: Crooker  Vote: Unanimous  Abstaining: None

123 Canyon Gate at Legends Ranch Sec. 3 Partial Replat No. 1  C3N  Defer
Staff recommendation: Defer the plat for two weeks for legal review.
Commission action: Deferred the plat for two weeks for legal review.

Motion: Mooney  Second: Kilkenny  Vote: Unanimous  Abstaining: None

Commissioner Ross abstained and left the room.

124 Hannover Village Sec. 3 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: Kilkenny  Second: Chiang  Vote: Unanimous  Abstaining: None

Commissioner Ross returned.
125  Lakewood Crossing Sec. 3 Replat No. 1  C3N
Staff recommendation: Defeer the plat for two weeks for legal review.
Commission action: Deferred the plat for two weeks for legal review.
Motion: Collins  Second: Reed  Vote: Unanimous
Abstaining: None

126  Mann Estates 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: Mirwis  Second: Kilkenny  Vote: Unanimous
Abstaining: None

127  Nantucket Homes 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: Rice  Second: Sharp  Vote: Unanimous
Abstaining: None

128  Ormond Place Partial Replat No. 1  C3N
Staff recommendation: Defeer the plat for two weeks for legal review.
Commission action: Deferred the plat for two weeks for legal review.
Motion: Collins  Second: Kilkenny  Vote: Unanimous
Abstaining: None

129  Parkview Subdivision  C3N
Staff recommendation: Defeer the plat for two weeks for chapter 42 planning standards.
Commission action: Deferred the plat for two weeks for chapter 42 planning standards.
Motion: Kilkenny  Second: Sharp  Vote: Unanimous
Abstaining: None

130  Rusk Manor Sec. 2 Replat No. 1  C3N
Staff recommendation: Defeer the plat for two weeks to allow the applicant to submit additional information.
Commission action: Deferred the plat for two weeks to allow the applicant to submit additional information.
Motion: Mirwis  Second: Crooker  Vote: Unanimous
Abstaining: None

131  Sat Place Subdivision  C3N
Staff recommendation: Disapprove the plat.
Commission action: Disapproved the plat.
Motion: Mirwis  Second: Reed  Vote: Unanimous
Abstaining: None

Commissioner Kilkenny abstained and left the room for Item 132 and 133.

132  Vintage Lakes Sec. 2 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: Collins  Second: Chiang  Vote: Unanimous
Abstaining: None
Vintage Lakes Sec. 2 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: Reed Second: Chiang Vote: Unanimous Abstaining: None

Commissioner Kilkenny returned.

VARIANCES

Alexan Sterling Ridge Apartments C3P 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: Mooney Second: Kilkenny Vote: Unanimous Abstaining: None

Apex Builders on Brentwood Drive 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: Sharp Vote: Unanimous Abstaining: None

Canyon Gate at Park Lakes Sec. 9 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: Mirwis Second: Kilkenny Vote: Unanimous Abstaining: None

Canyon Gate GP GP Approve
Staff recommendation: Grant the requested variance, approve the general plan and the plat subject to the 101 form conditions.
Commission action: Granted the requested variance, approve general plan and the plat subject to the 101 form conditions.
Motion: Davis Second: Chiang Vote: Unanimous Abstaining: None

Canyon Lakes at Spring Trails Revised GP GP Defer
Canyon Lakes at Spring Trails Sec. 6 C3P Defer
Staff recommendation: Defer the general plan and the plat for two weeks at applicant’s request.
Commission action: Deferred the general plan and the plat for two weeks at applicant’s request.
Motion: Sharp Second: Kilkenny Vote: Unanimous Abstaining: None
140 Holman Villas 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: Jard  Second: Sharp  Vote: Unanimous  Abstaining: None

141 Leverkuhn Addition Partial Replat No. 1  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: Kilkenny  Second: Martinez  Vote: Unanimous  Abstaining: None

142 MacGregors Blodgett Park Partial Replat No. 2  C2R  Approve
Staff recommendation: Grant the requested variance and approve the plat subject to 101 conditions.
Commission action: Granted the requested variance and approved the plat subject to 101 conditions.
  Motion: Kilkenny  Second: Collins  Vote: Unanimous  Abstaining: None

143 Singh Properties Subdivision  C2  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: Reed  Second: Chiang  Vote: Unanimous  Abstaining: None

144 Summer Lake 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: Kilkenny  Second: Crooker  Vote: Unanimous  Abstaining: None

145 Upland Park Subdivision  C3P  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: Mirwis  Second: Garza  Vote: Unanimous  Abstaining: None

146 Villages of Northpointe West Sec. 9  C3P  Withdraw

147 Villages of Northpointe West Sec. 10  C3P  Withdraw

E SPECIAL EXCEPTIONS
NONE

F RECONSIDERATION OF REQUIREMENTS
NONE
G DEVELOPMENT PLAT VariANCES

NONE

H CERTIFICATES OF COMPLIANCE

148 Francisco Rosales  COC Approved
Staff recommendation: Issue the certificate of compliance.
Commission action: Issued the certificate of compliance.
Motion: Sharp Second: Kilkenny Vote: Unanimous Abstaining: None

I EXTENSIONS OF APPROVAL AND NAME CHANGES

149 Harris County MUD No. 424 Water Plant No. 1 EOA Approved
150 Lakecrest Village Sec. 2 EOA Approved
151 Northwest Memorial Hospital Sec. 3 EOA Approved
152 Park Lakes Commercial Reserve Sec. 2 EOA Approved
153 Peek Road House Hahl Road Herbert Road EOA Approved
And Bee Tree Road
154 Red Robin Square EOA Approved
155 Terrace at Oakhurst Sec. 1 EOA Approved
156 Terrace at Oakhurst Sec. 3 EOA Approved
157 Terrace at Oakhurst Sec. 4 EOA Approved
158 Villa North (Formerly Pine Valley Meadows NC Approved
Sec. 2)
Staff recommendation: Approve staff’s recommendations for items 149-158.
Commission action: Approved staff’s recommendations for items 149-158.
Motion: Sharp Second: Chiang Vote: Unanimous Abstaining: None

IV. ESTABLISH A PUBLIC HEARING DATE OF FEBRUARY 15, 2007 FOR:

a. Belvedere Subdivision
b. Hudson Square
c. Lampass Terrace Subdivision
d. Portsmouth Weekley
e. Village of Tereglio
f. Vistana Royale Luxury Homes
Staff recommendation: Establish a public hearing date of February 15, 2007 for items VII a-e.
Commission action: Established a public hearing date of February 15, 2007 for items VII a-e.
Motion: Sharp Second: Chiang Vote: Unanimous Abstaining: None
VI. ADJOURNMENT

There being no further business, Madam Chair, Carol Lewis, adjourned the meeting at 4:03 p.m.

Carol Abel Lewis, Madam Chair

Marlene L. Gafrick, Secretary