

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 Crooker

Algenita Scott-Davis

Sonny Garza

Jim Jard

D. Fred Martinez

Stan 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 for:

The Honorable Robert Eckels

D. Jesse Hegemier for:

The Honorable Grady Prestage

Mark Mooney for:

The Honorable Ed Chance

Absent

Arrived at 3:09 p.m.

Arrived at 2:46 p.m.

Absent

Arrived at 2:48 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 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 C3N Defer
Partial Replat No. 1

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** **Defer**
 Staff recommendation: Defer 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** **Approve**
 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** **Approve**
 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** **Defer**
 Staff recommendation: Defer 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** **Defer**
 Staff recommendation: Defer 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** **Defer**
 Staff recommendation: Defer 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** **Disapprove**
 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** **Approve**
 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**

133 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.

D VARIANCES

134 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**

135 Apex Builders on Brentwood Drive

C2R

Approve

Staff recommendation: Grant the requested variance and approve the plat subject to the 101 form conditions.

Commission: Granted the requested variance and approved the plat subject to the 101 form conditions.

Motion: **Rice**

Second: **Sharp**

Vote: **Unanimous**

Abstaining: **None**

136 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**

137 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**

138 Canyon Lakes at Spring Trails Revised GP

GP

Defer

139 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 Leverkusuhn 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 And Bee Tree Road	EOA	Approved
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 Sec. 2)	NC	Approved

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**

V. PUBLIC COMMENT

NONE

VI. ADJOURNMENT

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

Carol Abel Lewis
Carol Abel Lewis, Madam Chair

Marlene L. Gafrick
Marlene L. Gafrick, Secretary