Minutes of the Houston Planning Commission

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

February 1, 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 2:36 p.m. with a quorum present.

Carol Abel Lewis, Chair
Mark A. Kilkenny, Vice Chair
John W. H. Chiang Absent
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 L. Freeman for:
   The Honorable Robert Eckels
   The Honorable Grady Prestage
Mark Mooney for:
   The Honorable Ed Chance

EXOFFICIO MEMBERS

M. Marvin Katz Absent
John Sakolosky for:
   Mike Marcotte
Dawn Ullrich Absent
CHAIRMAN'S REPORT

NONE

DIRECTOR'S REPORT

The Director's report was given by Marlene L. Gafrick, Director, Planning and Development Department, who advised the Commission and public that today marks the opening of the annual Major Thoroughfare and Freeway Plan amendments and the submittal period will be open through March 15, 2007. This year we are requiring a pre-submittal meeting with staff for additional information regarding the process. To schedule a pre-submittal meeting, please contact Stella Gustavson at 713-837-7765. Agenda items 91 and 149, no longer require a variance.

Consent items 22, 124, and 128 are taken at this time out of order.

22 Cottage Grove Sec. 8 C3P 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: Earwin Smith.

124 Gilmore Plaza Subdivision C3R Withdrawn
Speakers for item 124: Louis Fontenot and Monica Fontenot-Pointdexter.

128 Inwood Forest Golf and Country Club Sec. 1 C3R Defer
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: Crooker Second: Collins Vote: Unanimous Abstaining: None
Speaker: Dorothy Miller, Michelle Cutler and Dave Morren.

Consent Items VI A and B are taken at this time.

VI. PLATTING ACTIVITY (Consent items A and B, 1-146)

Items removed for separate consideration: 23, 41, 83, 124, 132 and 139. Items 23, 41, 83 and 139 were changed from defer to approve; item 124 was changed from defer to withdraw at applicant’s request and item 132 was changed from approve to withdraw and a public hearing date of March 1, 2007 was established.
Staff recommendation: Approve staff’s recommendations for items 1-146, subject to the 101 form conditions.
Commission action: Approved staff’s recommendations for items 1-146, subject to the 101 form conditions.

Motion: Rice Second: Sharp Vote: Unanimous Abstaining: None
At this time the Commission went back to the beginning of the Agenda starting with the approval of the January 4, 2007 meeting minutes.

APPROVE THE JANUARY 4, 2007 PLANNING COMMISSION MEETING MINUTES
Motion: Sharp Second: Kilkenny Vote: Unanimous Abstaining: None

APPROVE THE JANUARY 18, 2007 PLANNING COMMISSION MEETING MINUTES
Motion: Kilkenny Second: Freeman Vote: Carries Abstaining: Crooker

I. PUBLIC HEARING AND CONSIDERATION OF LANDMARK DESIGNATION APPLICATION INITIATED BY THE OWNER FOR THE JOHN A. AND AUDREY JONES BECK HOUSE AT 3223 INWOOD DRIVE

Staff recommendation: Staff recommends that the Houston Planning Commission accepts the recommendation of the Houston Archaeological and Historical Commission and recommends to Houston City Council the Landmark Designation Application of the John A. and Audrey Jones Beck House at 3223 Inwood Drive.
Commission action: Accepted the recommendation of the Houston Archaeological and Historical Commission and recommended to Houston City Council the Landmark Designation Application of the John A. and Audrey Jones Beck House at 3223 Inwood Drive.
Motion: Collins Second: Crooker Vote: Unanimous Abstaining: None

II. PUBLIC HEARING AND CONSIDERATION OF LANDMARK AND PROTECTED LANDMARK DESIGNATION APPLICATION INITIATED BY THE OWNER FOR THE DAVIES-FALK HOUSE AT 2003 DECATOR STREET

Staff recommendation: Staff recommends that the Houston Planning Commission accepts the recommendation of the Houston Archaeological and Historical Commission and recommends to Houston City Council the Landmark and Protected Landmark Designation of the Davies-Falk House at 2003 Decatur Street.
Commission action: Accepted the recommendation of the Houston Archaeological and Historical Commission and recommended to Houston City Council the Landmark and Protected Landmark Designation of the Davies-Falk House at 2003 Decatur Street.
Motion: Sharp Second: Ross Vote: Unanimous Abstaining: None
III. PUBLIC HEARING AND CONSIDERATION OF HISTORIC DISTRICT DESIGNATION APPLICATION INITIATED BY THE PROPERTY OWNERS FOR BROADACRES HISTORIC DISTRICT

Staff recommendation: Staff recommends that the Houston Planning Commission accepts the recommendation of the Houston Archaeological and Historical Commission and recommends to Houston City Council the Historic District designation of Braodacres.
Commission action: Accepted the recommendation of the Houston Archaeological and Historical Commission and recommended to Houston City Council the Historic District designation of Braodacres.
   Motion: Ross    Second: Crooker    Vote: Unanimous    Abstaining: None

IV. PUBLIC HEARING AND CONSIDERATION OF SEMIANNUAL REPORT OF THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE ON IMPACT FEES, JANUARY 2007

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

V. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL LOT SIZE REQUIREMENT AREA APPLICATION FOR THE 900 BLOCK OF WEST 15 ½ STREET, NORTH AND SOUTH SIDES, BETWEEN DIAN STREET AND THE DEAD END

Staff recommendation: Defer the item and continue the public hearing of the special lot size requirement area application until after the proposed changes to Chapter 42 have been enacted to City Council.
Commission action: Deferred the item and continued the public hearing of the special lot size requirement area application until after the proposed changes to Chapter 42 have been enacted to City Council.
   Motion: Collins    Second: Crooker    Vote: Unanimous    Abstaining: None
Speakers: John Olden, Marc Isenberg and Sally Paddie.

VI. PLATTING ACTIVITY

C PUBLIC HEARINGS

147 Abbey on Lake Wyndemere Apartments    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: Mooney    Second: Sharp    Vote: Unanimous    Abstaining: None
148  Canyon Gate at Legends Ranch  
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: Mooney  Second: Collins  Vote: Unanimous  Abstaining: None

Commissioner Ross abstained and left the room.

149  Cherie Cove 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: Kilkenney  Second: Reed  Vote: Unanimous  Abstaining: None

Commissioner Ross returned.

150  Hyung Kyu Yu Development Subdivision  
C3N  
Disapprove
Staff recommendation: Disapprove the plat.  
Commission action: Disapproved the plat.  
Motion: Kilkenney  Second: Sharp  Vote: Unanimous  Abstaining: None
Speakers: Margaret Green and Linda Griffin.

151  Lakewood Crossing Sec. 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 form conditions.  
Motion: Kilkenney  Second: Sharp  Vote: Unanimous  Abstaining: None

152  Ormond Place Partial Replat No. 1  
C3N  
Defer
Staff recommendation: Defer the plat for two weeks for further study and legal review of the filed deed restrictions.  
Commission action: Deferred the plat for two weeks for further study and legal review of the filed deed restrictions.  
Motion: Kilkenney  Second: Sharp  Vote: Unanimous  Abstaining: None

153  Parkview Subdivision Sec. 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: Davis  Second: Ross  Vote: Unanimous  Abstaining: None

154  Piney Point Estates Replat No. 1  
C3N  
Defer
Staff recommendation: Defer the plat for two weeks to allow the applicant time to provide a letter to the Architectural Control Committee.  
Commission action: Deferred the plat for two weeks to allow the applicant time to provide a letter to the Architectural Control Committee.  
Motion: Kilkenney  Second: Crooker  Vote: Unanimous  Abstaining: None
155 Remington Creek Ranch Sec. 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: Sharp Vote: Unanimous Abstaining: None

156 Rusk Manor Sec. 2 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: Mirwis Second: Reed Vote: Unanimous Abstaining: None

157 Villages of Cypress Lakes Sec. 5 Replat No. 1 C3N Defer
Staff recommendation: Defer the plat for two weeks to allow the applicant to submit a revised General Plan related to Broadstone Cypress Lakes Apartments to be discussed later in the meeting.
Commission action: Deferred the plat for two weeks to allow the applicant to submit a revised General Plan related to Broadstone Cypress Lakes Apartments to be discussed later in the meeting.
Motion: Mirwis Second: Kilkenny Vote: Unanimous Abstaining: None

D VARIANCES

158 Alexan Sterling Ridge Apartments C3P Withdraw

159 Broadstone Cypress Lakes Apartments C3P Defer
Staff recommendation: Defer the plat for two weeks to allow the applicant time to submit a revised General Plan.
Commission: Deferred the plat for two weeks to allow the applicant time to submit a revised General Plan.
Motion: Reed Second: Garza Vote: Unanimous Abstaining: None
Speakers: Carl Brown, Mary Jane Davis, Laura Graff, Ronnie Kallus Jr., Amanda McCumber, William Miller, Kim Nabors, Leann Pederson, Reed Philips, Jennifer Klawinski and Sherry Waller.

160 Canyon Lakes at Spring Trails Revised GP GP Withdrawn

161 Canyon Lakes at Spring Trails Sec 6 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: Mooney Second: Sharp Vote: Carries Opposed: Crooker

162 Cossey Road Park Subdivision C2 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: Sharp Second: Rice Vote: Unanimous Abstaining: None

Commissioner Ross abstained and left the room.
163  Edgewood Village NEHC Subdivision C2 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: Strange  Vote: Unanimous  Abstaining: None

Commissioner Ross returned.

164  Holman Villas Subdivision C2R Withdrawn

165  Katy V Parking Lot GP C2 Defer
166  Katy V Parking Lot Subdivision C2 Defer
Staff recommendation: Defer the general plan and the plat for two weeks for further study and review.
Commission action: Deferred the general plan and the plat for two weeks for further study and review.
  Motion: Collins  Second: Sharp  Vote: Unanimous  Abstaining: None

167  Leverkuhn Addition Partial Replat No. 1 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: Reed  Second: Kilkenny  Vote: Unanimous  Abstaining: None

168  Rosa Colina Subdivision C3P Defer
Staff recommendation: Defer the plat for two weeks to allow the applicant time to provide additional information.
Commission action: Deferred the plat for two weeks to allow the applicant time to provide additional information.
  Motion: Collins  Second: Sharp  Vote: Unanimous  Abstaining: None

169  Singh Properties Subdivision C2 Defer
Staff recommendation: Defer the plat for two weeks to allow the applicant time to provide a general plan.
Commission action: Deferred the plat for two weeks to allow the applicant time to provide a general plan.
  Motion: Sharp  Second: Mirwis  Vote: Unanimous  Abstaining: None

170  Summer Lake GP GP Defer
171  Summer Lake Sec. 2 C3P Defer
Staff recommendation: Defer the general plan and the plat for two weeks at the applicant's request.
Commission action: Deferred the general plan and the plat for two weeks at the applicant's request.
  Motion: Jard  Second: Zakaria  Vote: Unanimous  Abstaining: None

Commissioner Kilkenny abstained and left the room.
172 Vintage Townhomes C3P Defer
Staff recommendation: Defer the plat for two weeks to allow the applicant time to provide additional information and meet with staff.
Commission action: Deferred the plat for two weeks to allow the applicant time to provide additional information and meet with staff.
Motion: Jard Second: Rice Vote: Unanimous Abstaining: None

Commissioner Kilkenny returned.

173 Woodlands Village of Grogans Mill C3P Defer
Lake Woodlands East Shore Sec. 4

174 Woodlands Village of Grogans Mill C3P Defer
Lake Woodlands East Shore Sec. 5

175 Woodlands Village of Grogans Mill C3P Defer
Lake Woodlands East Shore Sec. 6
Staff recommendation: Defer the plats for two weeks to allow the applicant time to provide additional information.
Commission action: Deferred the plats for two weeks to allow the applicant time to provide additional information.
Motion: Mooney Second: Freeman Vote: Unanimous Abstaining: None

E SPECIAL EXCEPTIONS

176 Northeast Houston Hospital 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: Kilkenny Second: Sharp Vote: Unanimous Abstaining: None

F RECONSIDERATION OF REQUIREMENTS

NONE

G DEVELOPMENT PLAT VARIANCES

NONE

H CERTIFICATES OF COMPLIANCE

NONE

I EXTENSIONS OF APPROVAL AND NAME CHANGES
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<thead>
<tr>
<th></th>
<th>Project Name</th>
<th>Action Status</th>
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<tr>
<td>177</td>
<td>Barrett Properties No. 1</td>
<td>EOA Approved</td>
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<tr>
<td>178</td>
<td>Clearview Village Sec. 3</td>
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<td>179</td>
<td>Clearview Village Sec. 4</td>
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<td>180</td>
<td>Clearview Village Sec. 5</td>
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<td>181</td>
<td>Memorial Heights Redevelopment Subdivision</td>
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<td>182</td>
<td>Parkway Manor Sec. 1</td>
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<td>Point of Oakhurst Sec. 2</td>
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<td></td>
<td>Montgomery Road Street Dedication</td>
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<td>185</td>
<td>Wood Branch Office Park Third Replat</td>
<td>EOA Approved</td>
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Staff recommendation: Approve staff's recommendations for items 177-185.
Commission action: Approved staff's recommendations for items 177-185.

Motion: Sharp  Second: Kilkenny  Vote: Carries  Abstaining: Ross

VII. ESTABLISH A PUBLIC HEARING DATE OF MARCH 1, 2007 FOR:

   a. Anchor Auto Collision
   b. Hidalgo Place Subdivision
   c. Laurel Oaks Shopping Center Subdivision

Staff recommendation: Establish a public hearing date of March 1, 2007 for items VII a-c.
Commission action: Established a public hearing date of March 1, 2007 for items VII a-c.

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

VIII. PUBLIC COMMENT

NONE
IX. ADJOURNMENT

There being no further business, Madam Chair, Carol Lewis, adjourned the meeting at 4:52 p.m.

Carol Abel Lewis, Madam Chair

Marlene L. Gafrick, Secretary