Minutes of the Houston Planning Commission

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

April 12, 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 2:40 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
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
John Sakolosky for:
  Mike Marcotte
Dawn Ullrich

Left at 4:24 p.m.
Arrived at 2:55 p.m./Left at 3:41 p.m.
Arrived at 2:44 p.m.

Absent
Absent
Arrived at 3:53 p.m.
Arrived at 2:50 p.m.

Absent
Absent
CHAIRMAN’S REPORT

The Chairman’s report was given by Carol Able Lewis, Chair of the Houston Planning Commission. She mentioned to everyone who might be interested in Corridor Planning that the first meeting will be held this Saturday at 8:30 a.m. at the George R. Brown Convention Center. This first meeting will be a kick off for all six of the corridors that Metro will either rail or bus transit. We will be talking about how we want the city to develop and look around these particular transit lines. Thereafter there will be 6 individual corridor meetings between April 16th and May 3rd. For more information go to the Planning and Department Department’s web site: www.houstonplanning.com or for those individuals who may not have computer access call the Planning and Development Department’s office at 713-837-7760.

DIRECTOR’S REPORT

The Director’s report was given by Marlene L. Gafrick, Director, Planning and Development Department, who gave an update on the Major Thoroughfare and Freeway Plan Amendment process. Twelve amendment requests have been received and the Planning and Development Department is reviewing submittals and collecting data and information. This year the process is a little different. We are planning workshops with the Planning Commissioners and a public open house to provide greater opportunity for discussion. Please note the following dates on your calendars, Thursday, May 3rd and Thursday, May 31st which is when we will hold workshops to allow discussion with each applicant. A reminder will be sent out to the Planning Commissioners.

APPROVE THE DEFERRED MARCH 15 AND MARCH 29, 2007 PLANNING COMMISSION MEETING MINUTES

Commission action: Deferred the March 15 minutes to allow the Commissioners to read them and approved the March 29 minutes.

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

I.  PUBLIC HEARING AND CONSIDERATION OF SPECIAL LOT SIZE REQUIREMENT AREA APPLICATION FOR THE 600 AND 700 BLOCKS OF AURORA, 600 BLOCK BOTH SIDES, 700 BLOCK NORTHSIDE ONLY.

Staff recommendation: Approve the special lot size requirement area application and forward to City Council for approval.

Commission action: Approved the special lot size requirement area application and forwarded it to City Council for approval

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

Speakers for Item I: Jackie Harris, John Ridgway, Bob Gaspard, and Sheila Crowsan.
II. PUBLIC HEARING AND CONSIDERATION OF SPECIAL BUILDING LINE REQUIREMENT AREA APPLICATION FOR THE 600 AND 700 BLOCKS OF AURORA, 600 BLOCK BOTH SIDES, 700 BLOCK NORTHSIDE ONLY

Staff recommendation: Approve the special lot size requirement area application and forward to City Council for approval.
Commission action: Approved the special lot size requirement area application and forwarded to City Council for approval.
Motion: Crooker    Second: Garza    Vote: Unanimous    Abstaining: None
Speakers for Item II: John Ridgway and Sheila Crowsan.

III. PLATTING ACTIVITY (Consent items A and B, 1-139)

Items removed for separate consideration: 13, 20, 25, 51, 58, 78, 82, 83, 97 and 116. Item 97 was taken separately to allow the Commission to review the open space amenities plan.
Staff recommendation: Approve staff's recommendations for items 1-139, subject to the 101 form conditions.
Commission action: Approved staff's recommendations for items 1-139, subject to the 101 form conditions.
Motion: Collins    Second: Reed    Vote: Unanimous    Abstaining: None

Commissioners Kilkenny, Reed and Ross abstained and left the room.

Staff recommendation: Approve staff's recommendation for items 13, 20, 25, 51, 58, 78, 82, 83, 97 and 116 subject to the 101 form conditions.
Commission action: Approved staff's recommendations for items 13, 20, 25, 51, 58, 78, 82, 83, 97 and 116 subject to the 101 form conditions.
Motion: Rice    Second: Chiang    Vote: Unanimous    Abstaining: None

Commissioners Kilkenny, Reed, Ross and Schlanger returned.

Item 97 is taken at this time.

97 Bobbitt Heights Subdivision
C3R

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
C  PUBLIC HEARINGS

140  Brenwood Trails Sec. 1 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:    Rice     Second: Reed      Vote: Unanimous      Abstaining: None

141  Brenwood Trails Sec. 1 Replat No. 2                        C3N                Withdrawn

142  Chevy Chase Partial Replat No. 1                          C3N                Defer
Staff recommendation: Defer the plat for two weeks for further study and legal review of the separately filed deed restrictions and Public Works and Engineering review.
Commission action: Deferred the plat for two weeks for further study and legal review of the separately filed deed restrictions and Public Works and Engineering review.
   Motion:    Collins   Second: Kilkenny   Vote: Unanimous   Abstaining: None

143  Miles Street Associates Subdivision                       C3N                Defer
Staff recommendation: Defer the plat at the applicant's request for two weeks to allow the applicant to meet with legal staff.
Commission action: Deferred the plat for two weeks at the applicant's request to allow the applicant to meet with legal staff.
   Motion:    Reed      Second: Kilkenny   Vote: Unanimous   Abstaining: None

144  Nantucket Manor Subdivision Replat No. 1                  C3N                Approve
Staff recommendation: Deny the requested variance and approve the plat subject to the 101 form conditions.
Commission action: Approved the requested variance and approved the plat subject to the 101 form conditions.
   Motion:    Jard      Second: Mooney    Vote: Unanimous     Abstaining: None
Speakers for Item 144: Mary Lou Henry and Scott Morgan.

145  Stratford Reserves Subdivision                            C3N                Withdrawn
Staff recommendation: Withdraw the application and establish a public hearing for May 10, 2007.
Commission action: Withdrew the application and established a public hearing for May 10, 2007.
   Motion:    Kilkenny  Second: Chiang    Vote: Unanimous    Abstaining: None

146  Val Verde Townhomes Subdivision                           C3N                Withdrawn
Staff recommendation: Withdraw the application and establish a public hearing for May 10, 2007.
Commission action: Withdrew the application and established a public hearing for May 10, 2007.
   Motion:    Collins   Second: Crooker    Vote: Unanimous    Abstaining: None
VARIANCES

147 Bavaria GP
148 Bavaria Sec. 1
Staff recommendation: Grant the requested variances and special exception and approve the plats subject to the 101 form conditions.
Commission action: Granted the requested variances and special exception and approved the plats subject to the 101 form conditions.
Motion: Davis Second: Collins Vote: Unanimous Abstaining: None

149 Bellaire and Kirkwood Reserve Replat
Staff recommendation: Defer the plat for two weeks to the applicant time to meet with staff to address concerns with driveway access and parking.
Commission action: Deferred the plat for two weeks to the applicant time to meet with staff to address concerns with driveway access and parking.
Motion: Kilkenny Second: Reed Vote: Unanimous Abstaining: None

Commissioner Ross abstained and left the room.

150 Beltway Lakes Office Park GP
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: Unanimous Abstaining: None

Commissioner Ross returned.

151 Clearwood Plaza 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: Jard Second: Kilkenny Vote: Unanimous Abstaining: None

152 Community Family Centers Childrens Campus Subdivision
Staff recommendation: Grant the requested variance for a five foot building line along Avenue E and approve the plat subject to the 101 form conditions.
Commission action: Granted the requested variance for a five foot building line along Avenue E and approved the plat subject to the 101 form conditions.
Motion: Davis Second: Crooker Vote: Unanimous Abstaining: None
153  Costa Viscaya Subdivision  
C3P  
Defer  
Staff recommendation: Defer the plat for two weeks to coordinate with PWE for the proposed access to the site along Gessner road.  
Commission action: Granted the requested variance and approved the plat subject to the 101 form conditions.  
Motion: Jard  Second: Crooker  Vote: Unanimous  Abstaining: None

154  Fifth Ward Church of Christ Sec. 2  
C2R  
Withdrawn

155  Freemens Town Youth Center  
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: Jard  Second: Davis  Vote: Unanimous  Abstaining: None

156  Hardcastle Townhomes Subdivision  
C2R  
Defer  
Staff recommendation: Defer the plat for two weeks to allow time for the applicant to provide revised information before noon next Wednesday.  
Commission action: Deferred the plat for two weeks to allow time for the applicant to provide revised information before noon next Wednesday.  
Motion: Mirwis  Second: Reed  Vote: Unanimous  Abstaining: None

157  Hidden Falls Subdivision  
158  Hidden Falls Subdivision Sec. 1  
C2R  
Approve  
Staff recommendation: 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: Reed  Second: Crooker  Vote: Unanimous  Abstaining: None

159  I 45 Thirty Subdivision  
C3P  
Defer  
Staff recommendation: Defer the plat for two weeks for further study and review of the preliminary approved driveway accesses and local road circulation off of 1-45 and Richey Road.  
Commission action: Defer the plat for two weeks for further study and review of the preliminary approved driveway accesses and local road circulation off of 1-45 and Richey Road.  
Motion: Mirwis  Second: Freeman  Vote: Unanimous  Abstaining: None

160  Janes Corner Subdivision  
C2R  
Defer  
Staff recommendation: Defer the plat for two weeks for further study and review of the submitted site plan.  
Commission action: Deferred the plat for two weeks for further study and review of the submitted site plan.  
Motion: Crooker  Second: Kilkenny  Vote: Unanimous  Abstaining: None
161 McIntyre Acres Partial Replat No. 1
C2R Approve
Staff recommendation: 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: Freeman  Second: Martinez  Vote: Unanimous  Abstaining: None

162 Mraz Park Subdivision
C2R Approve
Staff recommendation: Approve the plat subject to a 25 foot building line along W 34th and the 101 form conditions.
Commission action: Approved the plat subject to a 25 foot building line along W 34th and the 101 form conditions.
Motion: Kilkenny  Second: Rice  Vote: Unanimous  Abstaining: None

163 Museum Place 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: Crooker  Vote: Unanimous  Abstaining: None
Speakers for Item 163: Mary Lou Henry and Susan Neal.

164 New Forest West GP
GP Withdrawn

165 Ninfas on Navigation Subdivision
C2R Approve
Staff recommendation: Granted the requested variance and approved 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: Collins  Vote: Unanimous  Abstaining: None

166 Rayford Ridge Sec. 3
C3P Approve
Staff recommendation: Granted the requested variance and approved 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: Jard  Vote: Unanimous  Abstaining: None
Commissioner Ross abstained and left the room.

167 Riverwood Village NEHC MUD No. 1 Wastewater Treatment Plant  
Staff recommendation: Deferral the plat for two weeks to allow the applicant time to submit a revised General Plan.  
Commission action: Deferred the plat for two weeks to allow the applicant time to submit a revised General Plan.  
  Motion: Kilkeny  Second: Zakaria  Vote: Unanimous  Abstaining: None

Commissioner Ross returned.

168 Villas at Almeda Springs Subdivisions  
Staff recommendation: Granted the requested variance and approved 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: Chiang  Vote: Unanimous  Abstaining: None

169 West Sam Houston Business Park Sec. 4  
Staff recommendation: Deferral the plat for two weeks at the applicant’s request.  
Commission action: Deferred the plat for two weeks at the applicant’s request.  
  Motion: Crooker  Second: Kilkeny  Vote: Unanimous  Abstaining: None

E SPECIAL EXCEPTIONS
NONE

F RECONSIDERATION OF REQUIREMENTS
NONE

G ADMINISTRATIVE
NONE

H DEVELOPMENT PLAT VARIANCES

170 Mark Cater  
Staff recommendation: Approve the requested variance.  
Commission action: Approved the requested variance.  
  Motion: Davis  Second: Freeman  Vote: Carries  Opposed: Crooker
I CERTIFICATES OF COMPLIANCE

171  Adolfo Cota  COC  Approve
Staff recommendation: Issue the certificate of compliance.
Commission action: Issued the certificate of compliance.
Motion: Jard  Second: Prestage  Vote: Unanimous  Abstaining: None

J EXTENSIONS OF APPROVAL AND NAME CHANGES

172  Ashford Place Sec. 4  EOA  Approved
173  Greater Fallbrook Baptist Church  NC  Approved
(Formerly Fallbrook Baptist Church)
174  Hunter’s Glen MUD Water Plant No. 2  EOA  Approved
175  Labrador Estates  EOA  Approved
176  Plantation Lakes Sec. 8  EOA  Approved
177  Second Baptist Church West No. 2  EOA  Approved
178  Sugar Hill Sec. 1  EOA  Approved
179  Sugar Hill Sec. 2  EOA  Approved
180  Sugar Hill Sec. 3  EOA  Approved
181  Sugar Hill Sec. 4  EOA  Approved
182  Sunset Ridge West Detention Pond  EOA  Approved
183  Travis Elementary School  EOA  Approved
184  TWM Beckendorf Road Subdivision  EOA  Approved
185  Waverly at Houston Heights  NC  Approved
(Formerly Houston Heights Amending Plat 39)

Staff recommendation: Approve staff’s recommendations for items 172-185.
Commission action: Approved staff’s recommendations for items 172-185.
Motion: Kilkenny  Second: Chiang  Vote: Unanimous  Abstaining: None

IV. ESTABLISH A PUBLIC HEARING DATE OF MAY 10, 2007 FOR:

a. Inwood Forest Golf and Country Club Sec. 1 Replat No. 1
b. Jetall on Greenbriar Street Subdivision
c. Kings Manor Sec. 2 Replat No. 2
d. Raley Apartments Subdivision
e. Rittenhouse Park Subdivision
f. Tall Timbers Section River Oaks Partial Replat No. 2
g. West Lane Place Partial Replat No. 1
h. Wilfran Court Subdivision

Staff recommendation: Establish a public hearing date of May 10, 2007 for items IV a-h.
Commission action: Established a public hearing date of May 10, 2007 for items IV a-h.
Motion: Kilkenny  Second: Crooker  Vote: Unanimous  Abstaining: None
V. EXCUSE THE ABSENCE OF COMMISSION MEMBER D. FRED MARTINEZ FOR MARCH 1, 2007 AND MARCH 15, 2007
Commission action: Excused the absence of Commission member D. Fred Martinez.
Motion: Jard Second: Garza Vote: Unanimous Abstaining: None

VI. PUBLIC COMMENT

VII. ADJOURNMENT

There being no further business, Madam Chair, Carol Abel Lewis, adjourned the meeting at 4:20 p.m.

Carol Abel Lewis, Madam Chair

Marlene L. Gafrick, Secretary