Minutes of the Houston Planning Commission

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

April 26, 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 2:31 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
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

Arrived at 2:37 p.m.
Absent

Arrived at 2:33 p.m./Left at 4:33 p.m.
Absent

Arrived at 2:38 p.m.

Left at 4:33 p.m.
Absent
CHAIRMAN'S REPORT

The Chairman's report was given by Madam Carol Able Lewis, Ph. D., Chair, of the Houston Planning Commission. She informed everyone a letter of resignation was received from Commissioner Etan M. Mirwis.

DIRECTOR'S REPORT

The Director's report was given by Marlene L. Gafrick, Director, Planning and Development Department, who discussed the Major Thoroughfare and Freeway Plan Amendment schedule. A workshop will be held on May 3rd at 2:30 p.m. in the Council Chambers, Public Level, City Hall Annex. This is for the commission members to get familiar with the cases and ask questions in case additional research or information is needed prior to the public hearing process. We will also have a special work session on May 31st. A reminder to all that the Urban Planning Corridor process is continuing its workshops with the following workshops taking place: Main Street Corridor workshop on Monday, April 30th and Tuesday, May 1st at Palmer Memorial Church, 5221 Main Street; the Upper Uptown Corridor Workshops are Wednesday, May 2nd and Thursday, May 3rd at the Pavilion on Post Oak. For more information on the upcoming workshops, go the Planning Department's website at www.houstonplanning.com and click on Urban Corridor Planning. There is an amendment to Chapter 42 that will be on Council agenda next week that pertains to the filing of a Solid Waste Collection Plan. We are working with Building Services to continue making improvements to this Council Chamber. We will be get new chairs so that commission members won't have to struggle for chairs or sit in a chair that is not suitable for sitting in for many hours. The improvements should be completed before the end of June.

APPROVE THE DEFERRED MARCH 15, 2007 PLANNING COMMISSION MEETING MINUTES

Motion: **Ross**  Second: **Crooker**  Vote: **Unanimous**  Abstaining: **None**

APPROVE THE APRIL 12, 2007 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the April 12, 2007 Planning Commission Meeting Minutes.

Motion: **Ross**  Second: **Collins**  Vote: **Carries**  Abstaining: **Crooker**

I. PUBLIC HEARING AND CONSIDERATION OF A HOTEL/MOTEL VARIANCE APPLICATION FOR HILTON GARDEN INN
Staff recommendation: Approve the Hotel/Motel variance application for Hilton Garden Inn and forward to City Council for approval.

Commission action: Approved the Hotel/Motel variance application for Hilton Garden Inn and forward to City Council for approval.

Motion: **Rice**  Second: **Sharp**  Vote: **Unanimous**  Abstaining: **None**

Speaker for Item I: Caroline Ordener.
II. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR 1100 BLOCK OF MILFORD STREET, NORTH SIDE, BETWEEN YOAKUM AND THE BAYARD STREET RIGHT OF WAY

Staff recommendation: Approve the special minimum lot size area application and forward to City Council for approval.
Commission action: Approved the special minimum lot size area application and forwarded to City Council for approval.

Motion: Crooker  Second: Davis  Vote: Unanimous  Abstaining: None
Speakers for Item II: Thomas Walker, David Sheler and John Milford.

III. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM BUILDING LINE REQUIREMENT AREA APPLICATION FOR 300 BLOCK OF EAST 24TH STREET, NORTH AND SOUTH SIDES, BETWEEN CORTLANDT STREET AND ARLINGTON STREET

Staff recommendation: Approve the special minimum building line requirement area application and forward to City Council for approval.
Commission action: Approved the special minimum building line requirement area application and forwarded to City Council for approval.

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

IV. PLATTING ACTIVITY (Consent items A and B, 1-141)

Items removed for separate consideration: 11, 16, 41, 59, 62, 85, 93, 119, 137, and 139. Item 19 was changed from defer to approve; item 41 was taken separately and item 137 was withdrawn at the applicant's request and a public hearing date of May 24, 2007 was established. Item 122 was removed from the consent agenda and put with the variances and discussed at that time.

Staff recommendation: Approve staff's recommendations for items 1-141, subject to the 101 form conditions.
Commission action: Approved staff's recommendations for items 1-141, subject to the 101 form conditions.

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

Commissioners Reed and Ross abstained and left the room.

Staff recommendation: Approve staff's recommendation for items 11, 16, 41, 59, 62, 85, 93, 119, 137, and 139 subject to the 101 form conditions.
Commission action: Approved staff's recommendations for items 11, 16, 41, 59, 62, 85, 93, 119, 137, and 139 subject to the 101 form conditions.

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

Commissioners Reed and Ross returned.

Item 41 is taken at this time.
C  PUBLIC HEARINGS

142  Acute Engineering 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: Crooker  Second: Chiang  Vote: Unanimous  Abstaining: None

143  Chevy Chase Partial Replat No. 1  C3N  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: Jard  Second: Ross  Vote: Unanimous  Abstaining: None
Speakers for Item 143: Mary Lou Henry, James Evans, Steven Grossman, and Michelle Mallinson.

144  Miles Street Associates Subdivision  C3N  Withdrawn

145  Rice Military Villas 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: Reed  Second: Sharp  Vote: Unanimous  Abstaining: None

146  Waterhill Homes on Wroxton Sec. 3  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: Zakaria  Vote: Unanimous  Abstaining: None

D  VARIANCES

147  Bellaire and Kirkwood Reserve Replat  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: Jard  Second: Sharp  Vote: Unanimous  Abstaining: None
148  Costa Viscaya Subdivision
     C3P  Defer
Staff recommendation: Defer the plat for two weeks to coordinate with PWE for the proposed access along Gessner Road to the site.
Commission action: Deferred the plat for two weeks to coordinate with PWE for the proposed access along Gessner Road to the site.
     Motion: Collins  Second: Kilkenny  Vote: Unanimous  Abstaining: None

149  Cypresswood Trails Sec. 3
     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: Kilkenny  Second: Ross  Vote: Unanimous  Abstaining: None

150  Fifth Ward Church of Christ Sec. 2
     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: Sharp  Second: Strange  Vote: Unanimous  Abstaining: None
Speakers for Item 150: Gary Smith, Curtis Doyle, and Bob Adams.

151  Hughes Park
     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: Collins  Second: Kilkenny  Vote: Unanimous  Abstaining: None

152  I 45 Thirty Subdivision
     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: Freeman  Second: Martinez  Vote: Unanimous  Abstaining: None

153  Janes Corner Subdivision
     C2R  Defer
Staff recommendation: Defer the plat for two weeks for further study and review of the revised site plan and future Metro alignment along Richmond.
Commission action: Deferred the plat for two weeks for further study and review of the revised site plan and future Metro alignment along Richmond.
     Motion: Reed  Second: Kilkenny  Vote: Unanimous  Abstaining: None

Item 122 is taken at this time.
122  Nolda Terrace Townhomes  
Staff recommendation: Deny the variance and the plat. Deny the requested variance and disapprove the plat. 
Commission action: Denied the variance and the plat. Denied the requested variance and disapproved the plat. 
Motion: Ross  Second: Strange  Vote: Unanimous  Abstaining: None 
Speakers for Item 122: John Moorhead, Linda Mercer, George Sacaris and David Strass.

154 Northgate Crossing Elementary  
Middle School Complex  
Staff recommendation: Defer the plat for two weeks to allow Legal to review the separately filed deed restrictions. 
Commission action: Deferred the plat for two weeks to allow Legal to review the separately filed deed restrictions. 
Motion: Collins  Second: Crooker  Vote: Unanimous  Abstaining: None

155 Parkway Rayford 42  
GP  
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: Mooney  Second: Sharp  Vote: Unanimous  Abstaining: None

Commissioner Ross abstained and left the room.

156 Riverwood Village NEHC MUD No. 1  
Wastewater Treatment Plant  
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: Kilkenny  Second: Rice  Vote: Unanimous  Abstaining: None

Commissioner Ross returned.

157 Singh Properties GP  
158 Singh Properties Subdivision  
Staff recommendation: Defer the general plan and the plat for two weeks to allow Legal to review the separately filed deed restrictions. 
Commission action: Deferred the general plan and the plat for two weeks to allow Legal to review the separately filed deed restrictions. 
Motion: Freeman  Second: Kilkenny  Vote: Unanimous  Abstaining: None

Commissioner Ross abstained and left the room.
159 Village of Creekside Park Zones 2 3 and 4 GP
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: Mooney Second: Freeman Vote: Unanimous Abstaining: None
Commissioner Ross returned.
Commissioner Kilkenny abstained and left the room.

160 Vintage Royale Sec. 1 C3P
Staff recommendation: Defer the plat for two weeks for further study and review and to coordinate with Center Point Energy.
Commission action: Deferred the plat for two weeks for further study and review and to coordinate with Center Point Energy.
Motion: Freeman Second: Sharp Vote: Unanimous Abstaining: None
Commissioner Kilkenny returned.

161 West Sam Houston Business Park Sec 4 C2
Withdrawn

E SPECIAL EXCEPTIONS
NONE

F RECONSIDERATION OF REQUIREMENTS
NONE

G ADMINISTRATIVE
NONE

H DEVELOPMENT PLAT VARIANCES
162 Donna Bailey House DPV
Staff recommendation: Approve the requested variance.
Commission action: Approved the requested variance.
Motion: Sharp Second: Strange Vote: Unanimous Opposed: None
163  In Town Homes
Staff recommendation: Approve the requested variances.
Commission action: Approved the requested variances.
   Motion: Rice  Second: Davis  Vote: Carries  Opposed: Crooker
164  Gary Leach Pool House
Staff recommendation: Approve the requested variance.
Commission action: Approved the requested variance.
   Motion: Strange  Second: Davis  Vote: Unanimous  Opposed: None

I  CERTIFICATES OF COMPLIANCE

165  Thomas Womak  COC  Approve
166  John Jordan  COC  Approve
Staff recommendation: Issue the Certificates of Compliance.
Commission action: Issued the Certificates of Compliance.
   Motion: Strange  Second: Davis  Vote: Unanimous  Abstaining: None

Commissioner Chiang abstained on item 170 and Commissioner Ross abstained on Items 172 and 180 and they left the room.

J  EXTENSIONS OF APPROVAL AND NAME CHANGES

167  Beltway 8 and US 90 Commercial  EOA  Approved
168  Champions Point Villas Sec. 3  NC  Approved
   (Formerly Champions Point Villas Sec. 1)
169  Contemporary Airport Sec. 1  EOA  Approved
170  Cutten at Louetta Apartments  EOA  Approved
171  HCMUD No. 290 Lift Station No. 3  NC  Approved
   (Formerly Harris County MUD No. 290 Lift Station No. 3)
172  Hidden Meadow Sec. 10  EOA  Approved
173  Kingbell Shopping Center  NC  Approved
   (Formerly Kingsbridge Retail Center Subdivision)
174  Moody Eldridge Subdivision  EOA  Approved
175  Northeast Shopping Center Sec. 1  EOA  Approved
176  Saddlebrook Village Sec. 3  EOA  Approved
177  Spring Trails Tennis Center  EOA  Approved
178  Strathmore Sec. 4  EOA  Approved
179  Sugar Pine Square Subdivision  EOA  Approved
180  Twin Oaks Village Commercial Reserve No. 3  EOA  Approved
Staff recommendation: Approve staff’s recommendations for items 167-180.
Commission action: Approved staff’s recommendations for items 167-180.
   Motion: Sharp  Second: Crooker  Vote: Unanimous  Abstaining: None
Commissioners Chiang and Ross returned.

IV. ESTABLISH A PUBLIC HEARING DATE OF MAY 24, 2007 FOR:
   a. Athena Park Subdivision
   b. Green Trails Park Sec. 11 Partial Replat No. 1
   c. On Point Commons Sec. 2
   d. Villages of Cypress Lakes Sec. 5 Partial Replat No. 1
   e. Woodlands Carlton Woods Creekside Sec. 7
   f. Village of Creekside Park Partial Replat No. 1
Staff recommendation: Establish a public hearing date of May 24, 2007 for items IV a-f.
Commission action: Established a public hearing date of May 24, 2007 for items IV a-f.
     Motion: Sharp    Second: Kilkenny    Vote: Unanimous    Abstaining: None

VI. EXCUSE THE ABSENCES OF COMMISSIONER SHARP
Commissioner Sharp’s absences were excused.

VI. PUBLIC COMMENT

VII. ADJOURNMENT

There being no further business, Madam Chair, Carol Abel Lewis, adjourned the meeting at 4:24 p.m.

Carol Abel Lewis, Madam Chair

Marlene L. Gafrick, Secretary