Minutes of the Houston Planning Commission

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

May 24, 2007
Meeting to be held in
Council Chambers, Public Level, City Hall Annex
2:30 p. m.

Call to order:

Vice Chair, Mark A. Kilkenny, called the meeting to order at 2:39 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 Ed Emmett
  The Honorable Ed Chance
The Honorable Grady Prestage

EXOFFICIO MEMBERS

M. Marvin Katz
John Sakolosky for:
  Mike Marcotte
Dawn Ullrich

Absent
Absent
Left at 4:40 p.m.
Absent
Absent
Absent
Absent
Absent
CHAIRMAN'S REPORT

The Chairman's report was given by Vice Chair Mark A. Kilkenny. On behalf of the Planning and Development Department and the Planning Commission Members, he took the opportunity to express condolence to Commissioner Kay Crooker on the passing of her husband.

DIRECTOR'S REPORT

The Director's report was given by Leah Hayes, Deputy Director, Planning and Development Department, who informed all that City Council recently adopted an ordinance that requires developers within the corporate limits of the City of Houston who intend to develop single-family residential properties on a PAE, shared driveway or private street to have a Solid Waste Collection Plan (SWCP) reviewed and approved by the Solid Waste Department during the plat review stage. From a process standpoint, applicants should use the following as a guideline. All DRC preliminary (C2, C2R, C3N, C3P) plat applications must include a Solid Waste Collection Plan at submittal if the plat for review is located inside the City limits and contains single-family residential lots on a PAE, shared driveway or private street (includes townhouse developments.) This change will go into effect tomorrow when the submittal period starts at 6:00 a.m. For additional information regarding Solid Waste Collection Plan requirements and review procedures visit http://www.houstontx.gov/solidwaste/solidwastetaskforce.pdf.

Mr. Raymond Chong will be presenting the PWE Traffic Division Guidelines for Traffic Impact Analysis (TIA) and Access Management at your next meeting June 7th.

The Planning Commission is invited to join us in the dedication of the John B. Raia Conference Room. The dedication will take place Tuesday, May 29, at 3:00 p.m. in the 611 Walker, 6th Floor main conference room. Feel free if you like to stop by anytime on Tuesday to sign John Raia's retirement card. He is retiring after 55 years of serving the City of Houston.

APPROVE THE MAY 10, 2007 PLANNING COMMISSION MEETING MINUTES

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

I. PUBLIC HEARING AND CONSIDERATION OF JULY 2007 SEMIANNUAL REPORT OF THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE ON IMPACT FEES
Staff recommendation: Approve the July 2007 Semiannual Report of the Capital Improvement Advisory Committee on Impact Fees and forward to City Council.


  Motion: Strange    Second: Zakaria    Vote: Unanimous    Abstaining: None
II. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA
APPLICATION FOR THE 2300 BLOCK OF WORDSWORTH BLVD NORTH AND SOUTH
SIDES, BETWEEN MORNINGSIDE DRIVE AND GREENBRIAR DRIVE
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: Garza  Vote: Unanimous  Abstaining: None
Speakers for Item II: Charles Maynard, David Morris, Tom Ray, and Alex Ferro.

III. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM BUILDING LINE
REQUIREMENT AREA APPLICATION FOR BOMAR STREET, NORTH SIDE, BETWEEN
VAN BUREN STREET AND MONTROSE BOULEVARD
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: Sharp  Vote: Carries  Oppose: Rice

IV. PUBLIC HEARING OF A HAZMAT PERMIT APPLICATION HM0660237 FOR GROCERS
SUPPLY CO., INC.
Item IV was withdrawn at the applicant's request.

V. PLATTING ACTIVITY (Consent items A and B, 1-153)
Items 108 and 156 are taken out of order and reviewed at this time.

108  Acuner Addition Subdivision  C2R  Disapprove
Staff recommendation: Disapprove the plat according to disapproval rules. No feedback from the
applicant in a timely manner.
Commission action: Disapproved the plat according to disapproval rules. No feedback from the
applicant in a timely manner.
Motion: Ross  Second: Crooker  Vote: Unanimous  Abstaining: None
Speakers for Item 108: Ross Palacios and Council Member Anne Clutterbuck.

156  Inwood Forest Golf and Country Club Sec. 1  C3N  Disapprove
Replat No. 1
Staff recommendation: Disapprove the plat because it is currently pending judicial review.
Commission action: Disapproved the plat because it is currently pending judicial review.
Motion: Crooker  Second: Sharp  Vote: Carries  Abstaining: Freeman, Ross, Strange, and Zakaria
Speakers for Item 156: Patti Kudson-Joiner, Matthew Kornhauser, Bobbie Tremain, and Council
Member Toni Lawrence.
Items removed for separate consideration: 9, 79, 91, 93, 94, 99, 100, 110, 113, 124, and 130. Items 29 and 103 were changed from defer to approve and item 114 was changed from defer to withdrawn at the applicant's request. Items 79, 110 and 113 were taken separately to allow for speakers.

Staff recommendation: Approve staff’s recommendations for items 1-153, subject to the 101 form conditions.

Commission action: Approved staff’s recommendations for items 1-153, subject to the 101 form conditions.

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

Staff recommendation: Approve staff’s recommendation for items 9, 79, 91, 93, 94, 99, 100, 110, 113, 124, and 130 subject to the 101 form conditions.

Commission action: Approved staff’s recommendations for items 9, 79, 91, 93, 94, 99, 100, 110, 113, 124, and 130 subject to the 101 form conditions.

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

Commissioner Kilkenny abstained and left the room. Commissioner Sharp chaired the meeting.

Staff recommendation: Approve staff’s recommendations for items 93 and 94, subject to the 101 form conditions.

Commission action: Approved staff’s recommendations for items 93 and 94, subject to the 101 form conditions.

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

Commissioner Kilkenny returned and resumed as chair.

Commissioners Reed and Ross abstained and left the room.

Staff recommendation: Approve staff recommendations for items 9, 91, 99, 100, 124 and 130, subject to the 101 form conditions.

Commission action: Approve staff recommendations for items 9, 91, 99, 100, 124 and 130, subject to the 101 form conditions.

Motion: Martinez    Second: Chiang    Vote: Unanimous    Abstaining: None

Items 79, 110, and 113 were taken at this time.

79      Skymeadows Sec. 1      C3P      Withdrawn

110      Alexan Sterling Ridge Apartments      C3R      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: Crooker    Vote: Unanimous    Abstaining: None

Speaker for Item 110: Mary Lou Henry.
C  PUBLIC HEARINGS

154  Athena Park 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: Collins  Second: Rice  Vote: Unanimous

155  Green Trails Park Sec. 11 Partial Replat No. 1  C3N
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: Ross  Second: Strange  Vote: Unanimous

157  On Point Commons Sec. 2  C3N
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: Reed  Second: Crooker  Vote: Unanimous

158  Raley Apartments 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: Reed  Second: Strange  Vote: Unanimous
Speakers for Item 158: Michael Raleigh and Davis Freeley

159  Stratford Reserves  C3N
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: Chiang  Vote: Unanimous

160  Tall Timbers Section River Oaks Partial Replat No. 2  C3N
Staff recommendation: Approve the plat subject to the 101 form conditions.
Commission action: Approved the plat subject to the 101 form conditions.
Motion: Sharp  Second: Reed  Vote: Unanimous

161  Villages of Cypress Lakes Sec. 5 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: Ross  Second: Reed  Vote: Unanimous

Withdrawn

Approved  Abstaining: None
Defer  Abstaining: None
Defer  Abstaining: None
Approved  Abstaining: None
Approved  Abstaining: None
Approved  Abstaining: None
Approved  Abstaining: None
Approved  Abstaining: None
162 Villages of Senterra Lakes 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: Sharp Second: Strange Vote: Unanimous Abstaining: None

163 West Lane Place 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: Sharp Vote: Unanimous Abstaining: None

164 Woodlands Carlton Woods Creekside Sec. 7 Village of Creekside Park 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: Reed Vote: Unanimous Abstaining: None

D VARIANCES

Commissioner Ross abstained and left the room.

165 Benders Landing Estates GP GP Approve
166 Benders Landing Estates Sec. 3 C3P Approve
Staff recommendation: Grant the requested variance and approved the general plan and the plat subject to the 101 form conditions. Commission action: Granted the requested variance and approved the general plan and the plat subject to the 101 form conditions.
Motion: Strange Second: Chiang Vote: Unanimous Abstaining: None

Commissioner Ross returned.

167 Holman Court Partial Replat No. 1 C2 Defer
168 Holman Place Partial Replat No. 1 C2R Defer
Staff recommendation: Defer the plat for two weeks to allow the applicant to coordinate with Staff and Public Works and Engineering to address guest parking, sidewalks, fire protection and landscaping. Commission action: Deferred the plat for two weeks to allow the applicant to coordinate with Staff and Public Works and Engineering to address guest parking, sidewalks, fire protection and landscaping.
Motion: Collins Second: Crooker Vote: Unanimous Abstaining: None
169  Humble ISD High School No. 5  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: Sharp  Second: Strange  Vote: Unanimous  Abstaining: None

170  Kickapoo Preserve GP  GP  Approve
Staff recommendation: Grant the requested variance and approve the general plan subject to the
   101 form conditions.
Commission action: Granted the requested variance and approved the general plan subject to
   the 101 form conditions.
   Motion: Collins  Second: Strange  Vote: Carries  Opposed: Crooker

171  Northgate Crossing Elementary  C2R  Approve
      Middle School Complex
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: Chiang  Vote: Unanimous  Abstaining: None

172  Robert Ward Subdivision  C2  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: Sharp  Vote: Unanimous  Abstaining: None

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

174  Salem Lutheran Church of Rosehill  GP  Defer
Staff recommendation: Defer the general plan for two weeks to allow time for the applicant to provide
   revised information.
Commission action: Deferred the general plan for two weeks to allow time for the applicant to provide
   revised information.
   Motion: Reed  Second: Sharp  Vote: Unanimous  Abstaining: None
175  Summerwood Sec. 23
     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: Strange    Second: Rice    Vote: Unanimous    Abstaining: None

176  TPI Subdivision
     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: Collins    Vote: Carries    Oppose: Crooker

177  Veterans Crossing 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

E   SPECIAL EXCEPTIONS
NONE

F   RECONSIDERATION OF REQUIREMENTS

178  Prince Luxury Townhomes Subdivision
     C2R
     Approve
Staff recommendation: Grant the requested reconsideration of requirements and approve the plat subject to the 101 form conditions.
Commission action: Granted the requested reconsideration of requirements and approved the plat subject to the 101 form conditions.
     Motion: Freeman    Second: Strange    Vote: Unanimous    Abstaining: None

G   ADMINISTRATIVE
NONE

H   DEVELOPMENT PLAT VARIANCES
NONE
I  CERTIFICATES OF COMPLIANCE

NONE

J  EXTENSIONS OF APPROVAL AND NAME CHANGES

179  Bruce Elementary School Subdivision  EOA  Approved
180  Deca Subdivision  EOA  Approved
181  Hidden Meadow Sec. 5  EOA  Approved
182  Humble ISD Elementary School No. 23  EOA  Approved
183  Parkwest Apartments  EOA  Approved
184  Regency Square Office Park Sec. 1  EOA  Approved
Partial Replat No. 1
185  Summer Street Place  NC  Approved
(Formerly Summer Plaza Subdivision)
186  WR Subdivision  EOA  Approved

Staff recommendation: Approve staff's recommendations for items 179-186.
Commission action: Approved staff's recommendations for items 179-186.

Motion: Freeman  Second: Collins  Vote: Carried  Abstaining: Ross

on item 181

VI.  ESTABLISH A PUBLIC HEARING DATE OF JUNE 21 2007 FOR:

a. Birdsal Estates
b. Barkers Branch Sec. 3 Partial Replat No. 1
c. Barkers Branch Sec. 3 Partial Replat No. 2
d. Barkers Branch Sec. 3 Partial Replat No. 3
e. Fairview Grands
f. Holy Land Reserve
g. Jaime Plaza Subdivision
h. Southridge Crossing Sec. 1 Partial Replat No. 1
i. Woodhead Development

Staff recommendation: Establish a public hearing date of June 24, 2007 for items VI a-i.
Commission action: Established a public hearing date of June 24, 2007 for items VI a-i.

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

VI.  PUBLIC COMMENT

NONE
VII. ADJOURNMENT

There being no further business, Vice Chair, Mark A. Kilkenny, adjourned the meeting at 5:11 p.m.

Mark A. Kilkenny, Vice Chair

Marlene L. Gafrick, Secretary