Minutes of the Houston Planning Commission

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

July 5, 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
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
Mark J. Mooney for:
    The Honorable Ed Chance
D. Jesse Hegemier for:
    The Honorable Grady Prestage

EXOFFICIO MEMBERS

M. Marvin Katz
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.

APPROVE THE JUNE 21, 2007 PLANNING COMMISSION MEETING MINUTES
Commission action: Deferred the approval of the June 21, 2007 Planning Commission Meeting Minutes for two weeks for minor corrections.

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


Madam Chair, Carol Lewis, opened and closed the meeting after speakers.

Staff recommendation: That the Houston Planning Commission accepts the recommendation of the Houston Archaeological and Historical Commission and recommends to the Houston City Council Committee adoption of the Amendments to the Historic Preservation Ordinance regarding the Old Sixth Ward Proposed Protected Historic District and Design Guidelines for the Old Sixth Ward Proposed Protected Historic District.

Commission action: The Houston Planning Commission accepted the recommendation of the Houston Archaeological and Historical Commission and recommends to the Houston City Council Committee adoption of the Amendments to the Historic Preservation Ordinance regarding the Old Sixth Ward Proposed Protected Historic District and Design Guidelines for the Old Sixth Ward Proposed Protected Historic District.

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

Speakers for Item I: Council Member Sue Lovell and Congresswoman Shelia Jackson Lee.

II. CONSIDERATION OF A PARKING VARIANCE FOR THE RICE UNIVERSITY STUDENT HOUSING PROJECT LOCATED AT 2402 – 2504 SHAKESPEARE ST.

Staff recommendation: Defer the requested variance for two weeks for further study and review.

Commission action: Deferred the requested variance for two weeks for further study and review.

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

Speaker for Item II: Ron Robins.
Madam Chair, Carol Lewis, left the room during the midst of hearing agenda Item III and Vice-Chair, Mark Kilkenny, chaired the meeting.

III. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR THE 1600 BLOCK OF KIPLING STREET, NORTH AND SOUTH SIDES, BETWEEN MANDELL AND DUNLAVY STREETS.

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

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

Speakers for Item III: Dinah Martinez, Donna Roth, Rich Pancioli, Jays Tulla, Rod Danielson, Mary Needham, Megan Batson, Robert Kane, Gerald Dubin, Alan Mundy, Edna Tyler and Robert Frazier.

IV. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR THE 1700 BLOCK OF WEST MAIN STREET, NORTH AND SOUTH SIDES, BETWEEN DUNLAVY AND WOODHEAD STREET

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

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

Speakers for Item IV: Gladys Bel, Paul Terry, Frank Aquino, James Wheeler, Jeff Grant, Michele Adams, John McGary, John Smart, Kipp Miller, Ray Walker, Ben Nass, Linda Graham and Council Member Sue Lovell.

V. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR THE 1600 BLOCK OF COLQUI TT STREET, NORTH AND SOUTH SIDES, BETWEEN MANDELL AND DUNLAVY STREETS

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

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

Speakers for Item V: Richard Lopez, Council Member Sue Lovell, Fred Sedgwick, Eric Shamban, Kipp Miller and John Houchins.

Madam Chair, Carol Lewis returned and resumed as chair.
VI. PLATTING ACTIVITY (Consent items A and B, 1-113)
Items removed for separate consideration: Items 10, 26, 64, 96, and 102. Item 10 was approved without a variance. Items 26 and 52 were changed from defer to approve and item 34 was omitted.
Staff recommendation: Approve staff’s recommendations for items 1-113, subject to the 101 form conditions.
Commission action: Approved staff’s recommendations for items 1-113, subject to the 101 form conditions.
   Motion: Sharp    Second: Reed    Vote: Unanimous    Abstaining: None
Commissioners Ross and Schlanger abstained and left the room.

Staff recommendation: Approve staff’s recommendation for items 10, 26, 64, 96, and 102, subject to the 101 form conditions.
Commission action: Approved staff’s recommendations for items 10, 26, 64, 96, and 102, subject to the 101 form conditions.
   Motion: Reed    Second: Crooker    Vote: Unanimous    Abstaining: None
Commissioners Ross and Schlanger returned.

C PUBLIC HEARINGS

114 Audley Square 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: Kilkenny    Second: Reed    Vote: Unanimous    Abstaining: None

115 Briar Hollow Commons Subdivision   C3N   Withdrawn

116 Fairview Grands Subdivision   C3N   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: Sharp    Second: Crooker    Vote: Unanimous    Abstaining: None
D  VARIANCES

117  Costa Viscaya GP  GP  Withdrawn
118  Costa Viscaya Sec. 1  C3P  Withdrawn

119  Cypress Creek EMS Dispatch and  C2R  Defer
     Training Center Subdivision
Staff recommendation:  Defer the plat for two weeks to allow time for staff to coordinate with Harris County to address the termination of Poole Road with a cul-de-sac.
Commission action:  Deferred the plat for two weeks to allow time for staff to coordinate with Harris County to address the termination of Poole Road with a cul-de-sac.
   Motion:  Kilkenny  Second:  Crooker  Vote:  Unanimous  Abstaining:  None

120  Cypress Woods Community Medical Center 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:  Sharp  Second:  Kilkenny  Vote:  Unanimous  Abstaining:  None

121  Fuselodge Subdivision  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:  Zakaria  Second:  Strange  Vote:  Unanimous  Abstaining:  None

122  Holman Place Partial Replat No. 1  C2R  Defer
Staff recommendation:  Defer the plat for two weeks to allow time for staff to coordinate with Public Works and Engineering to evaluate existing infrastructure along Mosley Drive and Jackson Street, and to coordinate with Solid Waste and Fire Department.
Commission action:  Deferred the plat for two weeks to allow time for staff to coordinate with Public Works and Engineering to evaluate existing infrastructure along Mosley Drive and Jackson Street, and to coordinate with Solid Waste and Fire Department.
   Motion:  Freeman  Second:  Sharp  Vote:  Unanimous  Abstaining:  None

123  Kingsland Boulevard Lift Station No. 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:  Rice  Second:  Freeman  Vote:  Unanimous  Abstaining:  None
124 Kluge Lake Sec. 1

C3P Defer

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

Commission action: Deferred the requested variance and the plat for two weeks for further study and review.

Motion: Martinez Second: Strange Vote: Unanimous Abstaining: None Speakers for Item 124: Kent Marsh and Harvin Moore.

1st Motion

Deny the requested variance and approve the plat subject to the extension of a public street through the proposed subdivision.

Motion: Crooker Second: Reed Vote: Failed Abstaining: None

Commissioner Reed took back her second from the 1st Motion and it failed for lack of a second.

2nd Motion

Accept the proposal as submitted by the applicant and as it is in our packet with no variance and no public or private access easement shown.

Motion: Reed Second: Mooney Vote: Failed Opposed: Crooker, Freeman, Martinez, Rice, Ross, Sharp and Zakaria.

125 Lee Road Elementary School and Forest Point EC Pre K School Complex 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: Rice Second: Zakaria Vote: Unanimous Abstaining: None

126 Louisiana Hadley Crossing Subdivision

C2R Defer

Staff recommendation: Defer the plat for two weeks to allow the applicant time to provide revised information.

Commission action: Deferred the plat for two weeks to allow the applicant time to provide revised information.

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

127 Magnolia Greens GP

GP Defer

Staff recommendation: Defer the general plan for two weeks to allow the applicant time to provide revised information.

Commission action: Deferred the general plan for two weeks to allow the applicant time to provide revised information.

Motion: Kilkenny Second: Sharp Vote: Unanimous Abstaining: None
128  Nolda Terrace Townhomes 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: Kilkenny  Vote: Unanimous  Abstaining: None
Speaker for Item 128: Linda Mercer.

129  O'Reilly SH 249 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: Schlanger  Second: Sharp  Vote: Unanimous  Abstaining: None

130  Plaza Del Oro Commercial Reserve  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: Zakaria  Second: Garza  Vote: Unanimous  Abstaining: None

131  Valero Energy Corporation GP  GP  Defer
132  Valero Expansion Subdivision  C3R  Defer
133  Valero Reserve  C3R  Defer
Staff recommendation: Defer the general plan and the plats for two weeks for further study and review.
Commission action: Deferred the general plan and the plats for two weeks for further study and review.
    Motion: Reed  Second: Kilkenny  Vote: Unanimous  Abstaining: None

134  Wholesale Electric Warehouse 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: Kilkenny  Vote: Unanimous  Abstaining: None
135 Woodlands Village of Grogans Mill
   Lake Woodlands East Shore Sec. 7  C3P  Defer
136 Woodlands Village of Grogans Mill
   Lake Woodlands East Shore Sec. 8  C3P  Defer
137 Woodlands Village of Grogan Mill
   Lake Woodlands East Shore Sec. 9  C3P  Defer

Staff recommendation: Defer the plats for two weeks to allow time for the applicant to provide revised information.
Commission action: Deferred the plats for two weeks to allow time for the applicant to provide revised information.
   Motion: Mooney  Second: Freeman  Vote: Unanimous  Abstaining: None

E    SPECIAL EXCEPTIONS

NONE

F    RECONSIDERATION OF REQUIREMENTS

NONE

G    ADMINISTRATIVE

NONE

H    DEVELOPMENT PLAT VARIANCES

138 Vision Custom Builders – 3703 Amos  DPV  Approved
139 Vision Custom Builders – 3746 Lehall  DPV  Approved

Staff recommendation: Grant the requested variances for items 138 - 139.
Commission action: Granted the requested variances for items 138 - 139.
   Motion: Kilkenny  Second: Martinez  Vote: Unanimous  Abstaining: None
Speakers for Item 138: Kenneth Hocking and Kirkland Hall.
Speaker for Item 139: Kenneth Hocking.
I  CERTIFICATES OF COMPLIANCE

140  Thomas J. Hickson     COC     Approved
141  Dale Richard          COC     Approved
142  Mario Ramos           COC     Approved

Staff recommendation: Issue the Certificates of Compliance for items 140 - 142.
Commission action: Issued the Certificates of Compliance for items 140 - 142.
Motion: Kilkenny  Second: Reed  Vote: Unanimous  Abstaining: None

J  EXTENSIONS OF APPROVAL AND NAME CHANGES

Commissioner Ross abstained on Items 149, 150, 155 and 157. He did not leave the room.

143  Blue Creek Partial Replat No. 2     EOA     Approve
144  Cinco Ranch Southwest Sec. 7        EOA     Approve
145  Cinco Ranch Southwest Sec. 8        EOA     Approve
146  Clay Oaks Subdivision               EOA     Approve
147  Grand Mission Sec. 16               EOA     Approve
148  Greenbriar North Sec. 20            EOA     Approve
149  Hidden Meadow Sec. 11               EOA     Approve
150  Hidden Meadow Sec. 12               EOA     Approve
151  Legends at Cinco Ranch Apartments   EOA     Approve
152  Long Meadow Farms Sec. 16           EOA     Approve
153  Oakcrest Sec. 6                     EOA     Approve
154  Prosperity Subdivision South Campus Sports Complex  EOA     Approve
155  South Campus Sports Complex         EOA     Approve
156  Weybridge Townhomes Subdivision     NC      Approve
(formerly Faroughian Townhomes Subdivision)
157  Woodlands Carlton Woods Fazio Clubhouse (formerly Carlton Woods Fazio Clubhouse)  NC      Approve

Staff recommendation: Approve staff’s recommendations for items 143-157.
Commission action: Approved staff’s recommendations for items 143-157.
VII. ESTABLISH A PUBLIC HEARING DATE OF AUGUST 2, 2007 FOR:
   a. Augusta Meadows Subdivision
   b. Dominion Park Partial Replat No. 1
   c. Museum Walk Replat No. 1
   d. Monforte Place Subdivision
   e. On Point Commons Subdivision
   f. Park at Clearview Amending Plat No. 1 Partial Replat No. 1
   g. Vassar Manors Subdivision
   h. Vineyard Meadow Streets Subdivision
   i. Woodhead Live Oak
Staff recommendation: Establish a public hearing date of August 2, 2007 for items VII a-i.
Commission action: Established a public hearing date of August 2, 2007 for items VII a-i.
   Motion: Kilkenny   Second: Sharp   Vote: Unanimous   Abstaining: None

VIII. PUBLIC COMMENT
NONE

IX. ADJOURNMENT
There being no further business, Madam Chair, Carol Abel Lewis adjourned the meeting at 5:42 p.m.

Carol Able Lewis, Madam Chair

Marlene L. Gafrick, Secretary