Minutes of the Houston Planning Commission

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

August 02, 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 2:49 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
The Honorable Ed Emmett
Mark J. Mooney for:
  The Honorable Ed Chance
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 JULY 5 AND 19, 2007 PLANNING COMMISSION MEETING MINUTES
Commission action: Deferred the July 5 and 19, 2007 Planning Commission Meeting Minutes for two weeks.

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

I. PRESENTATION ON PUBLIC WORKS AND ENGINEERING DRAFTING OF TRAFFIC IMPACT ANALYSIS AND ACCESS MANAGEMENT GUIDELINES – UPDATE
Report was given by Raymond Chong, Deputy Director, Public Works and Engineering Traffic Division.

II. PUBLIC HEARING AND CONSIDERATION OF THE HISTORIC DISTRICT DESIGNATION APPLICATION FOR THE A VONDALE WEST HISTORIC DISTRICT INITIATED BY THE PROPERTY OWNERS
Staff recommendation: Accept the recommendation of the Houston Archaeological and Historical Commission and recommend to the Houston City Council the Historic District Designation of the Avondale W. Historic District.
Commission action: Accepted the recommendation of the Houston Archaeological and Historical Commission and recommended to the Houston City Council the Historic District Designation of the Avondale W. Historic District. The Chair opened and closed the public hearing after the speakers.

Motion: Crooker Second: Chiang Vote: Unanimous Abstaining: None
Speakers for Item II: Council Member Peter Brown, Courtney Tardy, Lynn Edmundson, Greg LeGrande, Jason Carson and Tim Womble.
II. PUBLIC HEARING AND CONSIDERATION OF LANDMARK AND PROTECTED LANDMARK DESIGNATION APPLICATIONS INITIATED BY THE OWNER:

a. J. Vance Lewis House at 1218 Wilson Street
b. Rev. Ned P. Pullman House at 1319 Andrews Street

Staff recommendation: Accept the recommendation of the Houston Archaeological and Historical Commission and recommend to the Houston City Council the Landmark and Protected Landmark Designation of the J. Vance Lewis House at 1218 Wilson and the Reverend Ned P. Pullum House at 1319 Andrews Street.

Commission action: Accepted the recommendation of the Houston Archaeological and Historical Commission and recommended to the Houston City Council the Landmark and Protected Landmark Designation of the J. Vance Lewis House at 1218 Wilson and the Reverend Ned P. Pullum House at 1319 Andrews Street. The Chair opened and closed the public hearing after the speaker.

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

Speaker for Item IV: Catherine Roberts.

IV. PUBLIC HEARING AND CONSIDERATION OF PROTECTED LANDMARK DESIGNATION APPLICATION FOR THE RUTHERFORD B. H. YATES SR. HOUSE AT 1314 ANDREWS STREET INITIATED BY THE OWNER (PREVIOUSLY DESIGNATED AS A LANDMARK)

Staff recommendation: Accept the recommendation of the Houston Archaeological and Historical Commission and recommend to the Houston City Council the Protected Landmark Designation of the Rutherford B. H. Yates Sr. House at 1314 Andrews Street, a Landmark of the City of Houston.

Commission action: Accepted the recommendation of the Houston Archaeological and Historical Commission and recommended to the Houston City Council the Protected Landmark Designation of the Rutherford B. H. Yates Sr. House at 1314 Andrews Street, a Landmark of the City of Houston. The Chair opened and closed the public hearing after the speaker.

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

Speaker for Item IV: Catherine Roberts.

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

Staff recommendation: No recommendation.

Commission action: Deferred the parking variance for two weeks to allow Rice University to enter into a contract with the City of Houston if possible.

Motion: Ross  Second: Crooker  Vote: Carries  Opposed: Garza and Zakaria

Speaker for Item V: Donald Clayton, Courtney Tardy, Tony Halat and Kevin Kirby.
Item 150 was taken out of order and presented at this time.

Women's Home Sec. 1  C3N  Defer
Staff recommendation: Defer the plat for two weeks to allow the applicant time to provide revised information and for Legal to review the separately filed deed restrictions.
Commission action: Deferred the plat for two weeks to allow the applicant time to provide revised information and for Legal to review the separately filed deed restrictions.
   Motion: Ross    Second: Crooker    Vote: Unanimous    Abstaining: None
Speaker for Item 150: Al Allen.

Items VI and VII were taken together at this time.

VI. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL BUILDING LINE REQUIREMENT AREA APPLICATION FOR THE 1900 BLOCK OF HAROLD STREET, NORTH SIDE, BETWEEN MCDUFFIE AND HAZARD STREETS

VII. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR THE 1900 BLOCK OF HAROLD STREET, NORTH AND SOUTH SIDES, BETWEEN MCDUFFIE AND HAZARD STREETS
Staff recommendation: Approve the special building line requirement area application for the 1900 block of Harold Street, North side, between McDuffie and Hazard Streets and the special minimum lot size area application for the 1900 block of Harold Street, North and South sides, between McDuffie and Hazard Streets and forward the applications to City Council for approval.
Commission action: Approved the special building line requirement area application for the 1900 block of Harold Street, North side, between McDuffie and Hazard Streets and the special minimum lot size area application for the 1900 block of Harold Street, North and South sides, between McDuffie and Hazard Streets and forwarded the applications to City Council for approval.
   Motion: Crooker    Second: Garza    Vote: Unanimous    Abstaining: None
Speakers for Items VI and VII: Jeff Grant, Hardy Loe, and Brian Ammons.

VIII. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR THE 800 BLOCK OF WAVERLY, WEST SIDE, BETWEEN 8TH AND 9TH STREETS
Staff recommendation: No recommendation.
Commission action: Approved the special minimum lot size area application for the 800 block of Waverly, West Side, between 8th and 9th Streets and forwarded the application to City Council for approval.
   Motion: Crooker    Second: Garza    Vote: Carries    Opposed: Reed, Rice, Ross, Schlanger and Zakaria.
Speakers for Item VIII: Clint Sepolio, Bill Davenport, Janice Evans-Davis, Rudy Sepolio, Laura Rowey and Kenneth Schneider.
X. PLATTING ACTIVITY (Consent items A and B, 1-137)
Items removed for separate consideration: 45, 56, 60, 61, 67, 84, 87, 88 and 95. Item 105 was recommended for approval.
Staff recommendation: Approve staff’s recommendations for items 1-137, subject to the 101 form conditions.
Commission action: Approved staff’s recommendations for items 1-137, subject to the 101 form conditions.

Motion: Collins Second: Ross Vote: Unanimous Abstaining: Kilkenny on Item 84.

Commissioner Schlanger abstained and left the room.

Staff recommendation: Approve staff’s recommendation for item 60 subject to the 101 form conditions.
Commission action: Approved staff’s recommendation for item 60 subject to the 101 form conditions.

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

Commissioner Schlanger returned.

Commissioners Chiang and Ross abstained and left the room.

Staff recommendation: Approve staff’s recommendation for items 45, 56, 61, 67, 87, 88 and 95, subject to the 101 form conditions.
Commission action: Approved staff’s recommendation for items 45, 56, 61, 67, 87, 88 and 95, subject to the 101 form conditions.

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

Commissioners Chiang and Ross returned.

C PUBLIC HEARINGS

138 Augusta Meadows Apartments C3N Defer
Staff recommendation: Defer the plat for two weeks to allow time for the applicant to meet with the neighborhood.
Commission action: Deferred the plat for two weeks to allow time for the applicant to meet with the neighborhood.

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

139 Bercons Schuler Street Addition Subdivision C3N Approve
Staff recommendation: Deny the requested variance and approve the plat subject to the 101 form conditions.
Commission action: Denied the requested variance and approved the plat subject to the 101 form conditions.

Motion: Reed Second: Crooker Vote: Unanimous Abstaining: None
140  Dominion Park Partial Replat No. 1  
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: Chiang  Vote: Unanimous  
Approve  Abstaining: None

141  Fountains at Peerless Street Replat No. 1  
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: Garza  Vote: Unanimous  
Approve  Abstaining: None

142  Mody Plaza Subdivision  
Withdrawn

143  Monforte Place Subdivision  
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: Collins  Second: Schlanger  Vote: Unanimous  
Defer  Abstaining: None

144  Museum Walk Replat No. 1  
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: Crooker  Vote: Unanimous  
Abstaining: None
Speaker for Item 144: Craig Hannalt.

145  On Point Commons Sec. 2  
Staff recommendation: Disapprove the plat because the replat did not comply with the notification requirements and the applicant failed to provide proof of the sign on the site by the required date.  
Commission action: Disapproved the plat because the replat did not comply with the notification requirements and the applicant failed to provide proof of the sign on the site by the required date.  
Motion: Crooker  Second: Collins  Vote: Unanimous  
Disapprove  Abstaining: None

146  Park at Clearview Amending Plat No. 1  
Partial Replat No. 1  
Staff recommendation: Defer the plat for two weeks to allow the applicant time to provide revised information and legal review of the separately filed deed restrictions.  
Commission action: Deferred the plat for two weeks to allow the applicant time to provide revised information and legal review of the separately filed deed restrictions.  
Motion: Reed  Second: Schlanger  Vote: Unanimous  
Abstaining: None
Defer

Item 171, a Development Plat Variance, was taken at this time with Item 147.
Regent Square Subdivision  C3N  Defer
Regent Square  DPV  Defer
Staff recommendation: Defer the requested variances and the plats for two weeks for further study and legal review of the separately filed deed restrictions.
Commission action: Deferred the requested variances and the plats for two weeks for further study and legal review of the separately filed deed restrictions.
Motion: Ross  Second: Reed  Vote: Unanimous  Abstaining: None

Vassar Manors Subdivision  C3N  Disapprove
Staff recommendation: Deny the requested variance and disapprove the plat because the applicant did not provide a site plan and adequate information in a timely manner.
Commission action: Denied the requested variance and disapproved the plat because the applicant did not provide a site plan and adequate information in a timely manner.
Motion: Collins  Second: Zakaria  Vote: Unanimous  Abstaining: None
Speaker for Item 148: Courtney Jagneaux.

Vineyard Meadow Streets Subdivision  C3N  Defer
Staff recommendation: Defer the plat for two weeks to allow time for the applicant to provide additional information.
Commission action: Deferred the plat for two weeks to allow time for the applicant to provide additional information.
Motion: Reed  Second: Chiang  Vote: Unanimous  Abstaining: None

Woodhead Live Oak Subdivision  C3N  Disapprove
Staff recommendation: Disapprove the plat because the replat did not comply with the notification requirements and the applicant failed to provide proof of the sign on the site by the required date.
Commission action: Disapproved the plat because the replat did not comply with the notification requirements and the applicant failed to provide proof of the sign on the site by the required date.
Motion: Crooker  Second: Garza  Vote: Unanimous  Abstaining: None
Speaker for Item 151: John Paul Cook.

VARIANCES

Casa Di Modena Subdivision  C2R  Defer
Staff recommendation: Defer the requested variance and the plat for two weeks to allow the applicant time to coordinate with Public Works and Engineering for the proposed entrance along Webster Street and to provide a landscape plan, a detailed site plan and elevations to clarify garage treatment.
Commission action: Deferred the requested variance and the plat for two weeks to allow the applicant time to coordinate with Public Works and Engineering for the proposed entrance along Webster Street and to provide a landscape plan, a detailed site plan and elevations to clarify garage treatments.
Motion: Collins  Second: Crooker  Vote: Unanimous  Abstaining: None
153   CCD Design Eight Limited Replat No. 1  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: Crooker  Second: Reed  Vote: Unanimous  Abstaining: None

154   Costa Vizcaya GP  GP  Approve
Staff recommendation: Grant the requested variance and approve the general plan subject to Unrestricted Reserves A and B platted as one unrestricted reserve to avoid Reserve B being land locked and approve the plat subject to the 101 form conditions.
Commission action: Granted the requested variance and approved the general plan subject to Unrestricted Reserves A and B platted as one unrestricted reserve to avoid Reserve B being land locked and approved the plat subject to the 101 form conditions.
Motion: Jard  Second: Ross  Vote: Unanimous  Abstaining: None

155   Fifteen Thousand and Two Kuykendahl Storage Subdivision  C2  Defer
Staff recommendation: Defer the requested variance and the plat for two weeks to allow time for the applicant to coordinate with Harris County and adjoining property owner for the proposed street alignment and provide revised information.
Commission action: Deferred the requested variance and the plat for two weeks to allow time for the applicant to coordinate with Harris County and adjoining property owner for the proposed street alignment and provide revised information.
Motion: Collins  Second: Ross  Vote: Unanimous  Abstaining: None

156   Harris County MUD No. 500 Water Plant No. 1  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: Ross  Second: Zakaria  Vote: Unanimous  Abstaining: None

157   Huntington Commercial 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: Zakaria  Second: Strange  Vote: Carries  Abstaining: Ross
Speaker for Item 157: Brad Winkler.
158  Hwy 90 Industrial Park GP
GP
Staff recommendation: Grant the requested variance and approve the general plan and approve the plat subject to the 101 form conditions.
Commission action: Granted the requested variance and approved the general plan and approved the plat subject to the 101 form conditions.
Motion: Rice    Second: Strange    Vote: Unanimous    Abstaining: None

159  Jakes Subdivision
C2R
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: Ross   Vote: Unanimous   Abstaining: None

160  Kluge Lake Sec. 1
C3P
Staff recommendation: Grant the requested variances to exceed intersection spacing along the south eastern site boundary subject to dedicating a 60’ wide public street as shown in the exhibit provided by the applicant and a 10’ dedication for widening along Kluge Road, as coordinated with Harris County and approve the plat subject to the 101 form conditions.
Commission action: Granted the requested variances to exceed intersection spacing along the south eastern site boundary subject to dedicating a 60’ wide public street as shown in the exhibit provided by the applicant and a 10’ dedication for widening along Kluge Road, as coordinated with Harris County and approved the plat subject to the 101 form conditions.
Motion: Ross    Second: Rice    Vote: Unanimous    Abstaining: None
Speaker for Item 160: J. Kent Marsh.

161  Louisiana Hadley Crossing Subdivision
C2R
Withdrawn

162  Maplewood South Sec. 6 Partial Replat No. 1
C2R
Staff recommendation: Grant the requested dual-building line variance for the proposed construction and approve the plat subject to the 101 form conditions.
Commission action: Granted the requested dual-building line variance for the proposed construction and approved the plat subject to the 101 form conditions.
Motion: Collins   Second: Chiang   Vote: Carries   Opposed: Crooker

163  Providence Grand Parkway Subdivision
C2R
Defer
Staff recommendation: Defer the requested variance and the plat for two weeks to allow time for the applicant to provide revised information.
Commission action: Deferred the requested variance and the plat for two weeks to allow time for the applicant to provide revised information.
Motion: Ross    Second: Schlanger    Vote: Carries    Abstaining: Collins
164  Royas Lofts Subdivision  C2R  Approve
Staff recommendation: Grant the requested variance subject to the applicant obtaining, prior to recor dation, the Planning Director's approval of site, landscape, and building elevation plans, and the representations made in the variance request regarding enhancements to be provided and approve the plat subject to the 101 form conditions.
Commission action: Granted the requested variance subject to the applicant obtaining, prior to recor dation, the Planning Director's approval of site, landscape, and building elevation plans, and the representations made in the variance request regarding enhancements to be provided and approved the plat subject to the 101 form conditions.
Motion: Strange  Second: Rice  Vote: Unanimous  Abstaining: None
Speaker for Item 164: Patrick Ezziell

165  Seventy Five Fifteen Cook Road Apartment  C3R  Withdrawn

166  Treeline North Estates Subdivision  C3P  Defer
Staff recommendation: Defer the plat for two weeks for further study and review and to coordinate with Harris County Engineers Office.
Commission action: Deferred the plat for two weeks for further study and review and to coordinate with Harris County Engineers Office.
Motion: Ross  Second: Schlanger  Vote: Unanimous  Abstaining: None

167  Waterstone Detention Sec. 2  C2  Defer
Staff recommendation: Defer the requested variance and the plat for two weeks to allow time for staff to coordinate with Harris County Engineers Office.
Commission action: Deferred the requested variance and the plat for two weeks to allow time for staff to coordinate with Harris County Engineers Office.
Motion: Collins  Second: Zakaria  Vote: Unanimous  Abstaining: None

168  Westlake MUD No. 1 Wastewater Treatment Plant Subdivision  C2R  Approve
Staff recommendation: Deny the requested variance and approve the plat subject to the right of way dedication along the North West corner of the plat and the 101 form conditions.
Commission action: Denied the requested variance and approved the plat subject to the right of way dedication along the North West corner of the plat and the 101 form conditions.
Motion: Strange  Second: Rice  Vote: Unanimous  Abstaining: None

169  Willowbend Boulevard Extension to Buffalo Speedway STD  SP  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: Ross  Second: Crooker  Vote: Unanimous  Abstaining: None
E  SPECIAL EXCEPTIONS

170  Cinco Ranch Southwest Sec. 15          C3P  Approve
Staff recommendation: Grant the requested special exception and approve the plat subject to the
101 form conditions.
Commission action: Granted the requested special exception and approved the plat subject to the
101 form conditions.
  Motion: Rice        Second: Chiang        Vote: Unanimous        Abstaining: None

F  RECONSIDERATION OF REQUIREMENTS
NONE

G  ADMINISTRATIVE
NONE

H  DEVELOPMENT PLAT VARIANCES
Item 171 was taken with Item 147.

I  CERTIFICATES OF COMPLIANCE

172  Dianett Solis          COC  Approve
Staff recommendation: Issue the Certificate of Compliance for item 172.
Commission action: Issued the Certificate of Compliance for item 172.
  Motion: Reed        Second: Garza        Vote: Unanimous        Abstaining: None
J    EXTENSIONS OF APPROVAL AND NAME CHANGES

Commissioner Chiang abstained on Item 178 and Commissioner Ross abstained on Items 176 and 179.

173  Antoine Northwest Sec. 1  EOA  Approve
174  Cypresswood Boulevard Street Extension  EOA  Approve
175  Fuqua Landing Sec. 2  EOA  Approve
176  Hidden Meadow Sec. 6  EOA  Approve
177  Highland Glen Sec. 2  EOA  Approve
178  Lakes of Parkway Sec. 20  EOA  Approve
179  Park At Meadowhill Run Sec. 2  EOA  Approve
180  Pine Trace Village Sec. 3  EOA  Approve
181  Pine Trace Village Sec. 4  EOA  Approve
182  Plantation Lakes Sec. 12  EOA  Approve
183  Railwood Sec. 10  EOA  Approve
184  Railwood Sec. 12  EOA  Approve
185  Redstone Bend Drive Extension No. 2 STD  EOA  Approve
186  Rio Ranch Sec. 1  EOA  Approve
187  Singh Brothers Center Subdivision  EOA  Approve
188  South Meadow Place Sec. 1  EOA  Approve
189  Villages of Cypress Lakes Sec. 16  EOA  Approve
190  Cypresswood Drive Street Extension  NC  Approve
   (Formerly Cypresswood Boulevard Street Extension)
191  Chero Hall Subdivision  NC  Approve
   (Formerly Chero Hall Replat No. 1)

Staff recommendation: Approve staff’s recommendations for items 173-191.
Commission action: Approved staff’s recommendations for items 173-191.
   Motion:  Strange    Second:  Collins    Vote:  Unanimous    Abstaining:  Chiang
and  Ross

X.    ESTABLISH A PUBLIC HEARING DATE OF AUGUST 30, 2007 FOR:
   a. Escamilla Subdivision
   b. Gibson Grove Subdivision
   c. Mendoza Plaza Subdivision
   d. Park Gardens Subdivision
   e. Sunset Heights Place Sec. 2 Replat No. 1

Staff recommendation: Establish a public hearing date of August 30, 2007 for items X a-e.
Commission action: Established a public hearing date of August 30, 2007 for items X a-e.
   Motion:  Ross    Second:  Reed    Vote:  Unanimous    Abstaining:  None

IV.    PUBLIC COMMENTS

NONE
V. ADJOURNMENT

There being no further business, Vice Chair, Mark A. Kilkenny adjourned the meeting at 6:00 p.m.

Mark A. Kilkenny, Vice Chair

Marlene L. Gafrick, Secretary