Minutes of the Houston Planning Commission

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

August 16, 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
David Robinson
Jeff Ross
Lee Schlanger
Talmadge Sharp, Sr.
Jon N. Strange
Beth Wolff
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

Left at 5:04 p.m.
Left at 3:37 p.m.
Left at 5:55 p.m.
Left at 5:44 p.m.

EXOFFICIO MEMBERS

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

Absent
Absent

Absence
CHAIRMAN’S REPORT

The Chairman’s report was given by Carol Able Lewis, Chair, Houston Planning Commission.

DIRECTOR’S REPORT

The Director’s report was given by Marlene L. Gafrick, Director, Planning and Development Department.

APPROVE THE JULY 5, 2007 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the July 5, 2007 Planning Commission Meeting Minutes.
  Motion: Crooker  Second: Reed  Vote: Unanimous  Abstaining: None

APPROVE THE JULY 19, 2007 PLANNING COMMISSION MEETING MINUTES
  Motion: Crooker  Second: Chiang  Vote: Unanimous  Abstaining: None

APPROVE THE AUGUST 2, 2007 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the August 2, 2007 Planning Commission Meeting Minutes.
  Motion: Collins  Second: Ross  Vote: Unanimous  Abstaining: None

I. CONSIDERATION OF A PARKING VARIANCE FOR THE RICE UNIVERSITY STUDENT HOUSING PROJECT LOCATED AT 2402 – 2504 SHAKESPEARE ST.
The Parking Variance was withdrawn at the applicant’s request.

II. PUBLIC HEARING AND CONSIDERATION OF ITEMS FOR THE 600 BLOCK OF WEST MAIN, SOUTH SIDE, BETWEEN GREELY AND JACK STREETS:
  a. Special Minimum Lot Size Area Application
  b. Special Building Line Requirement Area Application
Staff recommendation: No recommendation by staff.
Commission action: Deferred the Minimum Lot Size Area Application and the Special Building Line Requirement Area Application for the 600 Block of West Main, South side, between Greely and Jack Streets for two weeks.
  Motion: Zakaria  Second: Crooker  Vote: Unanimous  Abstaining: None
Speakers for Item II: Kim G. Yelton, Stephen Longmire and Jessie M. Young.
III. PUBLIC HEARING AND CONSIDERATION OF ITEMS FOR THE 2400 – 2500 BLOCKS OF PROSPECT, NORTH AND SOUTH SIDES, BETWEEN LIVE OAK AND DOWLING STREETS:
   a. Special Minimum Lot Size Area Application
   b. Special Building Line Requirement Area Application
Staff recommendation: Approve the Minimum Lot Size Area Application and the Special Building Line Requirement Area Application for the 2400 - 2500 blocks of Prospect, North and South sides, between Live Oak and Dowling Streets and forward the applications to City Council for approval.
Commission action: Approved the Minimum Lot Size Area Application and the Special Building Line Requirement Area Application for the 2400 - 2500 blocks of Prospect, North and South sides, between Live Oak and Dowling Streets and forwarded the applications to City Council for approval.
   Motion: Crooker    Second: Collins    Vote: Unanimous    Abstaining: None
Speakers for Item III: Olethia Chisolm, Martha King, Vinay Karna and Tom Erdos.

IV. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR THE 1700 BLOCK OF COLQUITT, NORTH AND SOUTH SIDES, BETWEEN WOODHEAD AND DUNALVY STREETS
Staff recommendation: No recommendation by staff.
Commission action: Approved the Special Minimum Lot Size Area Application for the 1700 block of Colquitt, North and South sides, between Woodhead and Dunaly Streets and forwarded the application to City Council for approval.
   Motion: Crooker    Second: Collins    Vote: Unanimous    Abstaining: None
Speakers for Item IV: Patty Auaunski and Fred Sedgwick.

V. CONSIDERATION OF MAJOR THOROUGHFARE AND FREEWAY PLAN AMENDMENT FOR PEAK ROAD. APPLICATION NUMBER 2007-10
Staff recommendation: Defer the Major Thoroughfare and Freeway Plan Amendment for Peak Road, Application Number 2007-10 for two weeks.
Commission action: Deferred the Major Thoroughfare and Freeway Plan Amendment for Peak Road, Application Number 2007-10 for two weeks.
   Motion: Jard    Second: Kilkenny    Vote: Unanimous    Abstaining: None
VI. PLATING ACTIVITY (Consent items A and B, 1-128)
Items removed for separate consideration: 45, 47, 76, 77, 78, 79, 80, 101, and 106. Items 1, 33 and 42 were changed from defer to approve; item 75 was changed from approve to defer and item 91 was omitted because it was approved two weeks ago.
Staff recommendation: Approve staff’s recommendations for items 1-128, subject to the 101 form conditions.
Commission action: Approved staff’s recommendations for items 1-128, subject to the 101 form conditions.
  Motion: Rice   Second: Zakaria   Vote: Unanimous   Abstaining: None

Commissioners Chiang and Reed abstained and left the room.

Staff recommendation: Approve staff’s recommendation for items 47 and 106 subject to the 101 form conditions.
Commission action: Approved staff’s recommendation for items 47 and 106 subject to the 101 form conditions.
  Motion: Rice   Second: Zakaria   Vote: Unanimous   Abstaining: None

Commissioners Chiang and Reed returned.

Commissioner Ross abstained and left the room.

Staff recommendation: Approve staff’s recommendation for items 45, 76, 77, 78, 79 and 80 subject to the 101 form conditions.
Commission action: Approved staff’s recommendation for items 45, 76, 77, 78, 79 and 80 subject to the 101 form conditions.
  Motion: Rice   Second: Zakaria   Vote: Unanimous   Abstaining: None

Commissioner Ross returned.

C PUBLIC HEARINGS

129 Alvatech Villas Subdivision   C3N   Defer
Staff recommendation: Defer the plat for two weeks to allow time for further study and legal review of the separately filed deed restrictions.
Commission action: Deferred the plat for two weeks to allow time for further study and legal review of the separately filed deed restrictions.
  Motion: Collins   Second: Kilkenny   Vote: Unanimous   Abstaining: None

130 Augusta Meadows Apartments   C3N   Defer
Staff recommendation: Defer the plat for two weeks to allow time for the applicant to provide the required additional notification.
Commission action: Deferred the plat for two weeks to allow time for the applicant to provide the required additional notification.
  Motion: Freeman   Second: Reed   Vote: Unanimous   Abstaining: None
131 Lana Lane 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: Kilkenny  Second: Davis  Vote: Unanimous  Abstaining: None

132 Monforte Place Subdivision  C3N  Disapprove
Staff recommendation: Disapprove the plat because the Deed Restrictions Committee’s approval was not provided.
Commission action: Disapproved the plat because the Deed Restrictions Committee’s approval was not provided.
    Motion: Kilkenny  Second: Davis  Vote: Unanimous  Abstaining: None

133 Park at Clearview Amending Plat No. 1  C3N  Withdrawn
Partial Replat No. 1

Item 159 which is a Development Plat Variance was taken at this time with Item 134.

134 Regent Square Subdivision  C3N  Approve
159 Regent Square  DPV  Approve
Staff recommendation: Grant the requested variances and approve the plats subject to the 101 form conditions.
Commission action: Granted the requested variance, the development plat variance and approved the plats subject to the 101 form conditions.
    Motion: Jard  Second: Rice  Vote: Carries  Opposed: Ross
Speakers for Item 134: Patti Knudson Joiner, Michael Suartz, John Darrah, Damon Williams, Randy Schulze and Janie Landherr.

135 Spring Wood Townhomes Subdivision  C3N  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: Reed  Second: Davis  Vote: Unanimous  Abstaining: None

136 Tanner Business Park Subdivision  C3N  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: Kilkenny  Second: Zakaria  Vote: Unanimous  Abstaining: None

137 Vineyard Meadow Streets Subdivision  C3N  Withdrawn
Women’s Home Sec. 1

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: Martinez    Vote: Unanimous    Abstaining: None

Speakers for Item 138: Victor Alvarez, Paula Paust, Deborah Drake, Laurie Gutierrez, Glen Smith, Jo Lightsey, Imelda delaGuardia, Linda Richey, Dan Richey and Council Member Toni Lawrence.

D     VARIANCES

Camden Trail Lift Station and Detention Pond

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: Davis       Second: Kilkenny    Vote: Unanimous    Abstaining: None

Casa Di Modena 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: Davis       Second: Zakaria     Vote: Unanimous    Abstaining: None

Speakers for Item 140: Tobias Corston and Jose Alvarez.

Contemporary Garden Oaks Subdivision

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

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

Debbie Lou Gardens GP

Debbie Lou Gardens Sec. 1

Staff recommendation: Defer the requested variance, general plan and the plats for two weeks for further study and review and to coordinate with Public Works and Engineering.
Commission action: Deferred the requested variance, general plan and the plats for two weeks for further study and review and to coordinate with Public Works and Engineering.

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

Eagle Creek GP

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: Jard       Second: Chiang      Vote: Unanimous    Abstaining: None
145  Fifteen Thousand and Two Kuykendahl Storage Subdivision  
C2R  Withdrawn

146  Harris County Fresh Water Supply District No. 61 Water Plant No. 4  
C2  Approve
Staff recommendation: Grant the requested variance to not extend Raven Flight Drive or to terminate it with a cul-de-sac and approve the plat subject to the 101 form conditions.
Commission action: Granted the requested variance to not extend Raven Flight Drive or to terminate it with a cul-de-sac and approved the plat subject to the 101 form conditions.
Motion: Rice  Second: Ross  Vote: Unanimous  Abstaining: None

147  Luu Subdivision  
C3P  Deny
Staff recommendation: Deny the requested variance and approve the plat subject to the applicant coordinating with TxDOT on the location of the proposed Luu Drive and the applicant must provide written approval and subject to the 101 form conditions.
Commission action: Denied the requested variance and approved the plat subject to the applicant coordinating with TxDOT on the location of the proposed Luu Drive and providing written approval and subject to the 101 form conditions.
Motion: Ross  Second: Garza  Vote: Unanimous  Abstaining: None
Commissioner Ross abstained and left the room.

148  Mission Sierra Sec. 5  
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: Garza  Vote: Unanimous  Abstaining: None
Commissioner Ross returned.

149  NexGen Two Subdivision  
C2R  Defer
Staff recommendation: Defer the requested variance and the plat for two weeks to allow time for the applicant to provide additional information and meet with staff.
Commission action: Deferred the requested variance and the plat for two weeks to allow time for the applicant to provide additional information and meet with staff.
Motion: Zakaria  Second: Rice  Vote: Unanimous  Abstaining: None
150 Ninety Nine Detering Subdivision

Staff recommendation: Grant the requested variance not to provide widening or building setback along the unpaved 10 foot ROW for Kuhn Street along the northern plat boundary but deny the requested variance to allow a 0’ building setback along Detering Avenue subject to allowing the dual building setback for the proposed carports to encroach into the 10 foot building line and approve the plat subject to the 101 form conditions.

Commission action: Granted the requested variance not to provide widening or building setback along the unpaved 10’ ROW for Kuhn Street along the northern plat boundary but deny the variance to allow a 0’ building setback along Detering Avenue subject to allowing the dual building setback for the proposed carports to encroach into the 10’ building line and approved the plat subject to the 101 form conditions.

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

Speakers for Item 150: Elizabeth Williams and Charles Simon Jr.

151 Providence Grand Parkway Apartments

Staff recommendation: Defer the requested variance and the plat at the applicant’s request to allow time for the owner and the applicant to meet with the Director.

Commission action: Deferred the requested variance and the plat at the applicant’s request to allow time for the owner and the applicant to meet with the Director.

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

152 Silverglen North Sec. 12

Staff recommendation: Defer the requested variance and the plat for two weeks to allow time for staff to coordinate with Harris County.

Commission action: Deferred the requested variance and the plat for two weeks to allow time for staff to coordinate with Harris County.

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

153 Treeline North Estates 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: Zakaria Vote: Unanimous Abstaining: None

154 Waterstone Detention Sec. 2

Staff recommendation: Deny the requested variance to provide access to the detention reserve by an access easement rather than a public street and approve the plat subject to including the portion of Waterstone Crest Drive within the Waterstone Detention Sec. 2 and the 101 form conditions.

Commission action: Denied the requested variance to provide access to the detention reserve by an access easement rather than a public street and approved the plat subject to including the portion of Waterstone Crest Drive within the Waterstone Detention Sec. 2 and the 101 form conditions.

Motion: Jard Second: Kilkenny Vote: Unanimous Abstaining: None
155  West Hardy Road Middle School Subdivision  C2  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: Zakaria  Second: Rice  Vote: Unanimous  Abstaining: None

156  West Harris County MUD No. 5 Water Plant No. 1  C2  Defer
157  Katy Promise GP  GP  Defer
Staff recommendation: Defer the requested variance, the general plan and the plat for two weeks to allow time for the applicant to provide revised information.
Commission action: Deferred the requested variance, general plan and the plats for two weeks to allow time for the applicant to provide revised information.
Motion: Zakaria  Second: Rice  Vote: Unanimous  Abstaining: None

E  SPECIAL EXCEPTIONS
NONE

F  RECONSIDERATION OF REQUIREMENTS

158  Houston Harbor Addition Partial Replat No. 1  C2R  Approve
Staff recommendation: Grant the requested variance for the dual building line and deny the reconsideration of requirement and variance request not to provide the required widening on Hershe Avenue and approve the plat subject to the 101 form conditions.
Commission action: Granted the requested variance for the dual building line and denied the reconsideration of requirement and variance request not to provide the required widening on Hershe Avenue and approved the plat subject to the 101 form conditions.
Motion: Kilkenny  Second: Chiang  Vote: Unanimous  Abstaining: None

G  ADMINISTRATIVE
NONE

H  DEVELOPMENT PLAT VARIANCES

Item 159 was taken with Item 137.

I  CERTIFICATES OF COMPLIANCE
NONE
EXTENSIONS OF APPROVAL AND NAME CHANGES

Commissioner Ross abstained on Items 161, 162, 163 and 164 and left the room.

160 Antoine Drive Center Subdivision EOA Approve
161 Brunswick Meadows Sec. 12 EOA Approve
162 Brunswick Meadows Sec. 13 EOA Approve
163 Brunswick Meadows Sec. 14 EOA Approve
164 Brunswick Meadows Sec. 15 EOA Approve
165 Legends Run Sec. 13 EOA Approve
166 Local Nineteen Subdivision EOA Approve
167 Montrose Annex Replat No. 1 EOA Approve
168 Plaza at Westheimer Lakes Subdivision EOA Approve
169 Ridge at Oakhurst Sec. 2 EOA Approve
170 Stablewood Farms North Sec. 5 EOA Approve
171 Terrace at Oakhurst Sec. 2 EOA Approve
172 VM Management EOA Approve

Staff recommendation: Approve staff's recommendations for items 160 and 165-172.
Commission action: Approved staff's recommendations for items 160 and 165-172.
   Motion: Kilkenny Second: Jard Vote: Unanimous Abstaining: Ross

Staff recommendation: Approve staff's recommendations for items 161-164.
Commission action: Approved staff's recommendations for items 161-164.
   Motion: Garza Second: Wolff Vote: Unanimous Abstaining: Ross

Commissioner Ross returned.

VII. ESTABLISH A PUBLIC HEARING DATE OF SEPTEMBER 13, 2007 FOR:
   a. Chelsea Harbour Sec. 1 Partial Replat No. 1
   b. Gramercy Park Homes Subdivision

Staff recommendation: Establish a public hearing date of September 13, 2007 for items VII a-b.
Commission action: Established a public hearing date of September 13, 2007 for items VII a-b.
   Motion: Kilkenny Second: Ross Vote: Unanimous Abstaining: None

VIII. PUBLIC COMMENTS

NONE
IX. ADJOURNMENT

There being no further business, Madam Chair, Carol Abel Lewis adjourned the meeting at 6:27 p.m.

Carol Able Lewis, Madam Chair

Marlene L. Gafrick, Secretary