Minutes of the Houston Planning Commission

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

October 11, 2007
Meeting to be held in
Council Chambers, Public Level, City Hall Annex
2:30 p.m.

Call to order:

Carol Abel Lewis, Chair, called the meeting to order at 2:34 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
Absence

Jackie L. Freeman for:
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
John Sedlak for:
   Frank Wilson

Arrived at 2:44 p.m.
Arrived at 2:42 p.m.
Absent
Arrived at 2:37 p.m./Left at 4:05 p.m.
Absent

Left at 3:36 p.m.

Absent

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 SEPTEMBER 27, 2007 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the September 27, 2007 Planning Commission Meeting Minutes.  
Motion: Wolff  Second: Sharp  Vote: Unanimous  Abstaining: None

I. PUBLIC HEARING AND CONSIDERATION OF LANDMARK DESIGNATION APPLICATIONS INITIATED BY THE OWNERS:
   a. Claud B. Barrett House – 1527 Kirby Drive
   b. Colonel W. B. Bates House – 2128 Brentwood Drive
   c. Kendall – Levine House – 2132 Troon Road
Staff recommendation: Accept the recommendation of the Houston Archaeological and Historical Commission and recommend to the Houston City Council the Landmark Designation of the Claud B. Barrett House at 1527 Kirby Drive, the Colonel W. B. Bates House at 2128 Brentwood Drive and the Kendall – Levine House at 2132 Troon Road.
Commission action: Accepted the recommendation of the Houston Archaeological and Historical Commission and recommended to the Houston City Council the Landmark Designation of the Claud B. Barrett House at 1527 Kirby Drive, the Colonel W. B. Bates House at 2128 Brentwood Drive and the Kendall – Levine House at 2132 Troon Road. The Chair opened and closed the public hearing.  
   Motion: Robinson Second: Crooker  Vote: Unanimous  Abstaining: None

II. PUBLIC HEARING AND CONSIDERATION OF LANDMARK AND PROTECTED LANDMARK DESIGNATION APPLICATION INITIATED BY THE OWNER FOR FIRST EVANGELICAL LUTHERAN CHURCH AND CAMPUS BUILDINGS – 1311 HOLMAN 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 for First Evangelical Lutheran Church and Campus Buildings at 1311 Holman 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 for First Evangelical Lutheran Church and Campus Buildings at 1311 Holman Street. The Chair opened and closed the public hearing.  
   Motion: Crooker Second: Wolff  Vote: Unanimous  Abstaining: None
III. CONSIDERATION OF A PARKING VARIANCE FOR A SELF-STORAGE BUILDING LOCATED AT 4456 NORTH BREASWOOD
Staff recommendation: Grant the requested parking variance for a self-storage building located at 4456 North Breaswood.
Commission action: Granted the requested parking variance for a self-storage building located at 4456 North Breaswood.
   Motion: Sharp   Second: Kilkenny   Vote: Unanimous   Abstaining: None

IV. PLATTING ACTIVITY (Consent items A and B, 1-126)
Items removed for separate consideration: 6, 10, 80, 81 and 103. Item 79 was changed from disapprove to withdraw at the applicant’s request; item 95 was changed from defer to withdraw at the applicant’s request and a public hearing date of November 8, 2007 was established and item 119 was changed from disapprove to approve.
Staff recommendation: Approve staff’s recommendations for items 1-126, subject to the 101 form conditions.
Commission action: Approved staff’s recommendations for items 1-126, subject to the 101 form conditions.
   Motion: Reed   Second: Kilkenny   Vote: Unanimous   Abstaining: None

Commissioner Ross abstained and left the room.

Staff recommendation: Approve staff’s recommendation for items 6, 10, 80, 81 and 103 subject to the 101 form conditions.
Commission action: Approved staff’s recommendation for items 6, 10, 80, 81 and 103 subject to the 101 form conditions.
   Motion: Rice   Second: Sharp   Vote: Unanimous   Abstaining: None

Commissioner Ross returned.

101 Kansas Street Mews Subdivision
Staff recommendation: Defer the plat for two weeks to allow time for staff to address drainage and detention requirements.
Commission action: Deferred the plat the plat for two weeks to allow time for staff to address drainage and detention requirements.
   Motion: Collins   Second: Ross   Vote: Carries   Opposed: Chaing, Freeman, Kilkenny, Mooney, Reed and Rice.
Speaker for Item 101: Linda Mercer.
C  PUBLIC HEARINGS

127  Antonio Mini Market Subdivision  C3N  Defer
Staff recommendation: Defer the plat for two weeks for further study and legal review.
Commission action: Deferred the plat for two weeks for further study and legal review.
Motion: Reed  Second: Kilkenny  Vote: Unanimous  Abstaining: None
Speaker for Item 127: Prasad Maragani.

128  Auburn Lakes Estates Sec. 1 Replat and Extension 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: Wolff  Second: Collins  Vote: Unanimous  Abstaining: None
Speaker for Item 128: Michael Hop Jones.

129  Camp Logan Villas  C3N  Defer
Staff recommendation: Defer the plat for two weeks to allow the applicant time to coordinate with Public Works and Engineering concerning driveway design.
Commission action: Deferred the plat for two weeks to allow the applicant time to coordinate with Public Works and Engineering concerning driveway design.
Motion: Collins  Second: Kilkenny  Vote: Unanimous  Abstaining: None

130  Chelsea Harbor Sec. 1 Partial Replat No. 1  C3N  Withdrawn

131  Childress Court 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: Sharp  Second: Crooker  Vote: Unanimous  Abstaining: None

132  Lagoon at Windwater Village 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: Kilkenny  Second: Ross  Vote: Unanimous  Abstaining: None

133  Longmont Place Subdivision  C3N  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: Strange  Second: Crooker  Vote: Unanimous  Abstaining: None

134  Milford Court 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: Freeman  Vote: Unanimous  Abstaining: None
135  OST Acres Second Addition Amending Plat No. 1 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: Kilkenny  Second: Rice  Vote: Unanimous  Abstaining: None
Speaker for Item 135: John Juanopoulos.

136  Park at Clearview Amending Plat No. 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: Reed  Second: Freeman  Vote: Unanimous  Abstaining: None

D  VARIANCES

137  Breaswood Park 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: Kilkenny  Second: Garza  Vote: Carries  Opposed: Crooker

138  Casa Di Verona Subdivision
C3R   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: Garza  Second: Sharp  Vote: Unanimous  Abstaining: None
Speaker for Item 138: Walter Light and Christy Smidt.

139  Las Haciendas Subdivision
C3R   Disapprove
Staff recommendation: Deny the requested variance and disapprove the plat because the applicant did not fully disclose ownership or the overall plan of the development.
Commission action: Denied the requested variance and disapproved the plat because the applicant did not fully disclose ownership or the overall plan of the development.
Motion: Collins  Second: Chiang  Vote: Unanimous  Abstaining: None
Speaker for Item 139: Elidio Rivern.

140  Lofts on Wentworth 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: Unanimous  Abstaining: None
141  Menninger Clinic 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: Reed  Second: Crooker  Vote: Unanimous  Abstaining: None

Commissioner Ross abstained on items 142, 143, 146, and 147 and left the room.

142  Park at Meadowhill Run Sec. 3  C3P  Defer
143  Park at Meadowhill Run Sec. 4  C3P  Defer
Staff recommendation: Defer the requested variances and the plats for two weeks to allow the applicant time to provide revised information.
Commission action: Deferred the requested variances and the plats for two weeks to allow the applicant time to provide revised information.
Motion: Collins  Second: Freeman  Vote: Unanimous  Abstaining: None

144  Stoller Warehouse Subdivision  C2R  Defer
Staff recommendation: Defer the requested variances and the plats for two weeks to allow the applicant time to provide revised information.
Commission action: Deferred the requested variances and the plats for two weeks to allow the applicant time to provide revised information.
Motion: Freeman  Second: Wolff  Vote: Unanimous  Abstaining: None

145  Woodlands Village of Grogans Mill Lake  C2  Approve
Woodlands East Shore Sec. 4
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: Martinez  Vote: Unanimous  Abstaining: None

E  SPECIAL EXCEPTIONS

146  Brunswick Meadows Sec. 15  C3P  Defer
Staff recommendation: Defer the requested special exception and the plat for two weeks for further study and review.
Commission action: Deferred the requested special exception and the plat for two weeks for further study and review.
Motion: Kilkenny  Second: Chiang  Vote: Unanimous  Abstaining: None
147  Cypresswood Point Sec. 5  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: Sharp   Second: Chiang   Vote: Unanimous   Abstaining: None

Commissioner Ross returned.

148  Minimax Apartments  C3R  Defer
Staff recommendation: Defer the requested special exception and the plat for two weeks for further
study and review.
Commission action: Deferred the requested special exception and the plat for two weeks for further
study and review.
   Motion: Collins   Second: Sharp   Vote: Unanimous   Abstaining: None

F  RECONSIDERATION OF REQUIREMENTS
NONE

G  ADMINISTRATIVE
NONE

H  DEVELOPMENT PLAT VARIANCES

149  Admiral Linen & Uniform Service  DPV  Defer
Staff recommendation: Grant the requested variance for item 149.
Commission action: Deferred the requested variance for two weeks for further study and review.
   Motion: Rice   Second: Crooker   Vote: Unanimous   Abstaining: None
Speaker for Item 149: J. Cohen.
I. CERTIFICATES OF COMPLIANCE

150  Paul Stamper     COC  Approve
151  Daniel Sierra    COC  Approve
152  Tynia Colbert    COC  Approve
153  Betty Wrona      COC  Approve
154  Brad Phillips    COC  Approve
155  Efrain Rivas     COC  Approve
156  Jose Zuniga      COC  Approve

Staff recommendation: Issue the Certificates of Compliance for items 150 - 156.
Commission action: Issued the Certificates of Compliance for items 150 – 156.
Motion: Collins  Second: Freeman  Vote: Unanimous  Abstaining: None

J. EXTENSIONS OF APPROVAL AND NAME CHANGES

Commissioner Strange abstained on Item 164.

157  Canyon Lakes West Sec. 6     EOA  Approve
158  Harris County MUD No. 144 Water Plant Subdivision     EOA  Approve
159  Lakemont Grove Sec. 2     EOA  Approve
160  Lakemont Grove Sec. 3     EOA  Approve
161  Lakemont Point Drive     EOA  Approve
162  Plantation Lakes Sec. 13     EOA  Approve
163  Saddlebrook Village Sec. 2     EOA  Approve
164  Silver Springs Sec. 2     EOA  Approve
165  Werrington Sec. 1 Partial Replat No. 1     EOA  Approve

Staff recommendation: Approve staff’s recommendations for items 157 - 165.
Commission action: Approved staff’s recommendations for items 157 - 165.
Motion: Sharp  Second: Reed  Vote: Unanimous  Abstaining:
Strange on agenda item 164.

V. ESTABLISH A PUBLIC HEARING DATE OF NOVEMBER 8, 2007 FOR:
   a. Alvarez Estates Replat No. 1
   b. Brother Business Park
   c. Fairview Townhomes
   d. Silverglen North Sec. 8 Partial Replat No. 1
   e. Spring Rock Sec. 4 Replat No. 1 Amending Plat No. 1
   f. Titanias Bower Subdivision
   g. Witt Corner

Staff recommendation: Establish a public hearing date of November 8, 2007 for items V a-g.
Commission action: Established a public hearing date of November 8, 2007 for items V a-g.
Motion: Kilkenny Second: Sharp  Vote: Unanimous  Abstaining: None
VI. EXCUSE THE ABSENCES OF COMMISSIONERS ALGENITA SCOTT DAVIS AND LEE SCHLANGER

Commissioner Algenita Scott Davis absences were excused.
  Motion: Rice  Second: Sharp  Vote: Unanimous  Abstaining: None

Commissioner Lee Schlanger absences were excused.
  Motion: Crooker  Second: Wolff  Vote: Unanimous  Abstaining: None

VII. PUBLIC COMMENTS

NONE

VIII. ADJOURNMENT

There being no further business, Chair, Carol Abel Lewis, adjourned the meeting at 4:28 p.m.

Carol Abel Lewis, Chair

Marlene L. Gafrick, Secretary