

Minutes of the Houston Planning Commission

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

December 14, 2006
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: 42 p.m. with a quorum present.

Carol Abel Lewis, Chair	
Mark A. Kilkenny, Vice Chair	Absent
John W. H. Chiang	
David Collins	
Kay Crooker	Absent
Algenita Scott-Davis	Arrived at 2:51 p.m.
Sonny Garza	Absent
Jim Jard	Absent
D. Fred Martinez	Arrived at 2:49/Left at 4:46 p.m.
Etan M. Mirwis	Left at 5:46 p.m.
Robin Reed	Absent
Richard A. Rice	
Jeff Ross	
Lee Schlanger	
Talmadge Sharp, Sr.	Absent
Jon N. Strange	Left at 4:11 p.m.
B. J. Walter	
Shaukat Zakaria	Left at 4:59 p.m.
The Honorable Robert Eckels	Absent
D. Jesse Hegemier for:	
The Honorable Grady Prestage	Left at 4:07 p.m.
Mark Mooney for:	
The Honorable Ed Chance	

EXOFFICIO MEMBERS

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

CHAIRMAN'S REPORT

ONE

DIRECTOR'S REPORT

The Director's report was given by Marlene Gafrick, Director, Planning and Development Department, who reminded the Commission and public that the next meeting of 2007 will be held on January 4, 2007, at the regular time and place.

APPROVED THE OCTOBER 26, 2006 AND NOVEMBER 30, 2006 PLANNING COMMISSION MEETING MINUTES

Motion: **Rice**

Second: **Zakaria**

Vote: **Unanimous**

Abstaining: **None**

I. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL LOT SIZE REQUIREMENT AREA APPLICATION FOR THE 700-800 BLOCKS OF AURORA STREET, NORTH AND SOUTH SIDES, BETWEEN PRINCETON STREET AND NORTH MAIN STREET, 2500 BLOCK OF CORNELL STREET, WEST SIDE, BETWEEN EAST 26TH STREET AND AURORA STREET, AND 700 BLOCK OF EAST 26TH STREET, SOUTH SIDE, BETWEEN NORTH MAIN STREET AND CORNELL STREET

Staff recommendation: Approve the Special Lot Size application.

Commission action: Approved the Special Lot Size application.

Motion: **Rice**

Second: **Collins**

Vote: **Carries**

Opposed: **Walter,**

Mirwis

Speakers for item I: Silva Button, Vicky Davis, and Sharon Stevens.

II. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL BUILDING LINE REQUIREMENT AREA APPLICATION FOR THE 3400, 3500, 3600, AND 3700 BLOCKS OF AUDUBON PLACE, EAST SIDE OF THE STREET, BETWEEN WEST ALABAMA AND HAWTHORNE STREETS

Staff recommendation: Approve the Special Lot Size application.

Commission action: Approved the Special Lot Size application.

Motion: **Walter**

Second: **Zakaria**

Vote: **Carries**

Abstaining: **None**

Speaker for item II: Pattie Thompson.

III. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL LOT SIZE REQUIREMENT AREA APPLICATION FOR 1100 BLOCK OF MILFORD STREET, NORTH SIDE, BETWEEN YOAKUM STREET AND THE BAYARD STREET RIGHT OF WAY

Staff recommendation: Approve the Special Lot Size application.

Commission action: Approved the Special Lot Size application.

Motion: **Mirwis**

Second: **Collins**

Vote: **Carries**

Abstaining: **None**

IV. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL LOT SIZE REQUIREMENT AREA FOR 2200 AND 2300 BLOCKS OF WITCHITA AVENUE, NORTH AND SOUTH SIDES, BETWEEN HIGHWAY 288 AND DOWLING STREET

Staff recommendation: Approve the Special Lot Size application.

Commission action: Approved the Special Lot Size application.

Motion: **Walter**

Second: **Davis**

Vote: **Carries**

Abstaining: **None**

V. PLATTING ACTIVITY (Consent items A and B, 1-186)

Items removed for separate consideration: 17, 21, 28, 38, 79, 85, 95, 106, 119, 136, 168 and 181. Item 35 was moved to the variance section of the agenda and Items 137 and 179 were taken separately to allow for speakers.

Staff recommendation: Approve staff's recommendations for items 1-190, subject to the 101 form conditions.

Commission action: Approved staff's recommendations for items 1-190, subject to the 101 form conditions.

Motion: **Ross**

Second: **Sharp**

Vote: **Unanimous**

Abstaining: **None**

Commissioners Reed, Ross and Schlanger abstain and left the room.

Staff recommendation: Approve staff's recommendation for items **20, 21, 44, 116, 117, 118, 137, 146, 171, 173, 179 and 187**, subject to the 101 form conditions.

Commission action: Approved staff's recommendation for items **20, 21, 44, 116, 117, 118, 137, 146, 171, 173, 179 and 187**, subject to the 101 form conditions.

Motion: **Rice**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

Commissioners Reed, Ross and Schlanger returned.

Item 137 is taken at this time to allow for a speaker.

137 Darling park Grove Subdivision

C2R

Approve

Staff recommendation: Approve the plat subject to the 101 form conditions.

Commission action: Approved the plat subject to the 101 form conditions.

Motion: **Jard**

Second: **Kilkenny**

Vote: **Unanimous**

Abstaining: **None**

Speaker for item 137: Linda Mercer.

Item 179 is taken at this time to allow for a speaker.

179 Toscana Court Nine Subdivision

C2R

Approve

Staff recommendation: Approve the plat subject to the 101 form conditions.

Commission action: Approved the plat subject to the 101 form conditions.

Motion: **Jard**

Second: **Garza**

Vote: **Carries**

Abstaining:

Collins, Crooker, Mirwis, Sharp and Walter

Speaker for item 179: E. I. Smith.

C PUBLIC HEARINGS

- 191 Dolores Place Estates Subdivision C3N Approve**
Staff recommendation: Approve the plat at the applicant's request.
Commission action: Approved the plat at the applicant's request.
Motion: **Rice** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**
- 192 Park at Woodway Subdivision C3N Approve**
Staff recommendation: Deny 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 extending the street to Woodway Drive and rearrange COS reserves accordingly and the 110 form conditions.
Motion: **Rice** Second: **Davis** Vote: **Carries** Opposed: **Crooker**
Speaker for item 192: Mary Lou Henry.
- 193 Shady Oaks Lane Lot 3 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 for conditions.
Motion: **Jard** Second: **Ross** Vote: **Carries** Abstaining: **None**
- 194 Verde Katy Mills Apartments C3N Approve**
Staff recommendation: Approve the plat for subject to the conditions listed and the 101 form conditions.
Commission action: Approved the plat subject to the conditions listed and the 101 form conditions.
Motion: **Sharp** Second: **Davis** Vote: **Unanimous** Abstaining: **None**
- 195 Waldron Development Sec. 8 C3N Defer**
Staff recommendation: Defer the plat for two weeks for legal to review the deed restrictions.
Commission action: Deferred the plat for two weeks for legal to review the deed restrictions.
Motion: **Collins** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**
Speaker for item 126: Mary Lou Henry.
- 196 Woodlands Mid Lake Reserve A Subdivision C3N Defer**
Staff recommendation: Defer the plat for two weeks for additional information from the applicant and for legal to review the deed restrictions.
Commission action: Deferred the plat for two weeks for additional information and for legal to review the deed restrictions.
Motion: **Jard** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**
- Commissioner Ross abstains and left the room.**
- 197 Woodlands Village of Creekside Park C3N Defer**
Sec. 2 Partial Replat No. 1
Staff recommendation: Defer the plat for two weeks to allow the applicant to provide written approval from Harris County regarding the realignment of streets and information on the utilities.

Commission action: Deferred the plat for two weeks for the applicant to allow the applicant to provide written approval from Harris County regarding the realignment of streets and information on the utilities.

Motion: **Davis** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**

Commissioner Ross returned.

D VARIANCES

35 Fort Bend MUD No. 185 Water Plant No. 1 C2 Approve
Complex Subdivision

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

Commission action: Granted the requested variance and approve the plat subject to the 101 form conditions.

Motion: **Jard** Second: **Chiang** Vote: **Unanimous** Abstaining: **None**

Item 202 and 211 are taken at this time.

202 Belle Meade Subdivision C2R Defer

Staff recommendation: Defer the plat for two weeks to allow the applicant to bring revised information and to perform a traffic study.

Commission action: Deferred the plat for two weeks to allow the applicant to bring revised information and to perform a traffic study.

Motion: **Rice** Second: **Crooker** Vote: **Unanimous** Abstaining: **None**

Speakers for item 202: Nancy Paris Pruden, Rebecca Jacobsen and Craig Dickson.

211 Estates at T C Jester Boulevard Subdivision C2 Disapprove

Staff recommendation: Deny the requested variance and disapprove the plat.

Commission: Denied the requested variance and disapproved the plat.

Motion: **Jard** Second: **Crooker** Vote: **Unanimous** Abstaining: **None**

Speakers for item 211: Council Member Toni Lawrence and Richard Akin.

Item 198 is taken at this time.

198 Aliana Sec. 2 C3P Disapprove

199 Aliana Sec. 3 C3P Disapprove

Staff recommendation: Deny the requested variance and disapprove the plat.

Commission action: Denied the requested variance and disapproved the plat.

Motion: **Crooker** Second: **Davis** Vote: **Unanimous** Abstaining: **None**

200 Almeda Central 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: **Kilkenny** Second: **Chiang** Vote: **Unanimous** Abstaining: **None**

201 Atascocita Trace Sec. 2 **C3P** **Approve**

Staff recommendation: Grant the requested variances, deny the special exception and approve the plat subject to the 101 form conditions.

Commission action: Granted the requested variances, deny the special exception and approve the plat subject to the 101 form conditions.

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

Speaker for item 201: Bob Atkinson.

203 C. E. King High School and Middle School **C2R** **Approve**
Complex Subdivision

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: **Davis** Second: **Reed** Vote: **Unanimous** Opposed: **None**

204 Canyon Lakes West Revised GP **GP** **Approve**

205 Canyon Lakes West Sec. 7

Staff recommendation: Deny 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 101 form conditions.

Motion: **Davis** Second: **Rice** Vote: **Carries** Opposed: **Crooker**

Speaker for items 204 and 205: Mary Lou Henry.

206 CFC Children's Center Subdivision **C3P** **Defer**

Staff recommendation: Defer the plat for two weeks to consult with Public Works and Engineering and Real Estate Departments.

Commission action: Deferred the plat for two weeks to consult with Public Works and Engineering and Real Estate Departments.

Motion: **Garza** Second: **Mirwis** Vote: **Unanimous** Opposed: **None**

207 Christ the Redeemer Catholic **C3P** **Defer**
Community Sec. 2

208 Cypress Creek Forest Sec. 1 **C3R** **Defer**

Staff recommendation: Defer items 207 and 208 for two weeks at the applicant's request.

Commission action: Deferred items 207 and 208 for two weeks at the applicant's request.

Motion: **Ross** Second: **Davis** Vote: **Unanimous** Abstaining: **None**

209 Cypress Landing Park Sec. 3 **C3P** **Approve**

210 Cypress Landing Park Sec. 4 **C3P** **Approve**

Staff recommendation: Deny the requested variances and disapprove the plats.

Commission action: Granted the requested variances and approved the plats subject to the 101 form conditions.

Motion: **Mirwis** Second: **Ross** Vote: **Carries** Opposed: **Crooker**
Speaker for item 209 and 210: Jorge Sedillo.

212 Fairlake Cove Apartments 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: **Ross** Second: **Collins** Vote: **Unanimous** Abstaining: **None**

213 Hardcastle Townhomes 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 tot the 101 form conditions.
Motion: **Garza** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**
Speaker for item 213: Miklyn M. Provenzano

214 Huffman 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: **Davis** Second: **Sharp** Vote: **Unanimous** Opposed: **None**

215 Kingsland Fountains Subdivision **C2R** **Withdrawn**

216 Lakes of Fairhaven Sec. 4 **C3P** **Approve**
217 Lakes of Fairhaven Sec. 5 **C3P** **Approve**
Staff recommendations: Grant the requested variances and approve the plats subject to the 101 form conditions.
Commission action: Granted the requested variances and approved the plats subject to the 101 form conditions.
Motion: **Kilkenny** Second: **Chiang** Vote: **Unanimous** Abstaining: **None**

218 Patrenellas 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: **Rice** Second: **Walter** Vote: **Unanimous** Abstaining: **None**

219 Pine Mill Ranch Drainage Sec. 10 **C2** **Withdrawn**

220 Pine Mill Ranch Revised GP **GP** **Approve**

Commissioner Ross returns.

E SPECIAL EXCEPTIONS

NONE

F RECONSIDERATION OF REQUIREMENTS

NONE

G. DEVELOPMENT PLAT VARIANCES

228 G & W Services Co.

DVP

Approve

Staff recommendation: Approve the requested variance.

Commission action: Approved the requested variance.

Motion: **Rice**

Second: **Sharp**

Vote: **Carries**

Opposed: **Crooker**

Speaker for item 228: Vince Barnell.

H. CERTIFICATES OF COMPLIANCE

229 Carmine Falcone

COC

Approve

230 Dale Efaw

COC

Approve

Staff recommendation: Issue the Certificates of Compliance.

Commission action: Issued the Certificates of Compliance

Motion: **Ross**

Second: **Kilkenny**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Schlanger abstains on item 231 and left the room.

I. EXTENSIONS OF APPROVAL AND NAME CHANGES

231	Andover Farms Sec. 6	EOA	Approve
232	Brunswick Lakes Sec. 8	EOA	Approve
233	Burnswick Lakes Sec. 9	EOA	Approve
234	Canyon Village at Cypress Springs Sec. 10	EOA	Approve
235	Greens at Oakhurst Sec. 4	EOA	Approve
236	Greens at Oakhurst Sec. 5	EOA	Approve
237	Greens at Oakhurst Sec. 6	EOA	Approve
238	Hollywick Retail	EOA	Approve
239	lakes at Avalon Village Sec. 2	EOA	Approve
240	Rancho Verde Detention Reserve	EOA	Approve
241	Villages of Northpointe West Sec. 2	EOA	Approve
242	Villages of Senterra Lakes Sec. 2	EOA	Approve
243	Westfield Village Sec. 4	EOA	Approve

244	Willow Springs Sec. 6	EOA	Approve
245	Winfield Lakes Sec. 12	EOA	Approve
246	Winfield Lakes Sec. 13	EOA	Approve
247	Winfield Lakes Sec. 14	EOA	Approve
248	Winfield Lakes Sec. 15	EOA	Approve
249	Woodbridge Estates HC Sec. 1	EOA	Approve

Staff recommendation: Approve staff's recommendations for items 231 - 249.

Commission action: Approved staff's recommendations for items 231 - 249.

Motion: **Kilkenny** Second: **Sharp** Vote: **Carries** Abstaining: **Ross**
on items 232 and 233.

Commissioner Schlanger returned.

III ESTABLISH A PUBLIC HEARING DATE OF JANUARY 4, 2007 FOR:

- a. Anchor Auto Collision
- b. Ayshire Addition Sec. 15
- c. Ayshire Addition Sec. 16
- d. Ayshire Addition Sec. 17
- e. Mann Estates
- f. Nantucket Homes
- g. Rusk Manor Sec. 2 Replat No. 2
- h. Vintage Lakes Sec. 2 Partial Replat No. 1
- i. Vintage Lakes Sec. 2 Partial Replat No. 2

Staff recommendation: Establish a public hearing date of January 4, 2007 for items III a-i.

Commission action: Established a public hearing date of January 4, 2007 for items III a-i.

Motion: **Ross** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

IV. PUBLIC HEARING AND CONSIDERATION OF LANDMARK DESIGNATION APPLICATIONS INITIATED BY THE HAHC FOR HOUSTON HEIGHTS NATIONAL REGISTER OF HISTORIC PLACES LISTED SITES AS FOLLOWS:

- a. 1443 Allston
- b. 721 Arlington
- c. 939 Arlington
- d. 844 Columbia
- e. 1651 Columbia
- f. 1150 Cortlandt
- g. 1401 Cortlandt
- h. 1517 Cortlandt
- i. 510 Harvard
- j. 523 Harvard
- k. 1046 Harvard
- l. 1122 Harvard
- m. 1602 Heights Boulevard
- n. 639 Heights Boulevard
- o. 828 Heights Boulevard

- p. 1011 Heights Boulevard
- q. 1102 Heights Boulevard
- r. 1448 Heights Boulevard
- s. 2201 Lawrence
- t. 835 Rutland
- u. 1236 Rutland
- v. 1237 Rutland
- w. 1537 Tulane
- x. 112 W. 4th Street
- y. 122 E. 5th Street
- z. 217 E. 5th Street
- aa. 402 E. 9th Street
- bb. 219 E. 11th Street
- cc. 402 E. 11th Street
- dd. 221 E. 12th Street
- ee. 301, 303 E. 15th Street
- ff. 315 W. 17th Street
- gg. 323 W. 17th Street
- hh. 718 W. 17th Street

Staff recommendation: That the Houston Planning Commission accepts the recommendations of the HAHC for agenda items **a-hh** and sends the recommendations to Houston City Council for approval.

Commission action: The Houston Planning Commission accepted the recommendations of the HAHC for items **a-hh** and sends the recommendations to the Houston City Council for approval.

Motion: **Walter** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

V. PUBLIC HEARING AND CONSIDERATION OF LANDMARK DESIGNATION APPLICATIONS INITIATED BY OWNER:

- a. William L. Clayton Summer House – 3376 Inwood Drive
- b. John Hamman, Jr. House – 3379 Inwood Drive
- c. Katherine B. Mott and Harry L. Mott House – 3325 Inwood Drive

Staff recommendation: The HAHC recommends that the Houston Planning Commission accepts the recommendations of the HAHC and sends the recommendations to City Council for approval.

Commission action: The Houston Planning Commission accepted the recommendations of the HAHC and sends the recommendations to City Council for approval.

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

VI PUBLIC HEARING AND CONSIDERATION OF LANDMARK AND PROTECTED LANDMARK DESIGNATION APPLICATIONS INITIATED BY OWNER:

- a. Joseph and Mary Stevenson House – 804 Harold Street
- b. Hal and Iley Nunn Davis House – 1915 Bellmeade Street

Staff recommendation: The HAHC recommends that the Houston Planning Commission accepts the recommendations of the HAHC and sends the recommendations to City Council for approval.

Commission action: The Houston Planning Commission accepts the recommendations of the HAHC and sends the recommendations to City Council for approval.

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

**VII. PUBLIC HEARING AND CONSIDERATION OF A HOTEL/MOTEL VARIANCE
APPLICATION FOR LAMPLIGHT INN AND EXTENDED STAY AT 1110 KEYPORT LANE**

Staff recommendation: Grant the requested variance.

Commission action: Granted the requested variance.

Motion: **Martinez** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

Speaker for item IX: Caroline Ordener.

VIII. DISCUSSION OF PROPOSED AMENDMENTS TO CHAPTER 42

a. Amenities Plan

b. Reserves (restricted and 1' reserves) and Reserves Street Frontage

c. Prevailing Building Line and Lot Size Amendments

Staff recommendation: Extended the public hearing until December 14, 2006.

Commission action: Extended the public hearing until December 14, 2006.

Motion: **Sharp** Second: **Davis** Vote: **Unanimous** Abstaining: **None**

**IX. ESTABLISH A PUBLIC HEARING DATE OF DECEMBER 14, 2006 FOR PROPOSED
AMENDMENTS TO CHAPTER 42**

a. Amenities Plan

b. Reserves (restricted and 1' reserves) and Reserves Street Frontage

c. Prevailing Building Line and Lot Size amendments.

Motion: **Sharp** Second: **Davis** Vote: **Unanimous** Abstaining: **None**

X. CONSIDERATION OF THE 2007 PLANNING COMMISSION'S MEETING SCHEDULE

Staff recommendation: Approve the 2007 meeting dates.

Commission action: Approved the 2007 meeting dates.

Motion: **Ross** Second: **Collins** Vote: **Unanimous** Abstaining: **None**

XI. PUBLIC COMMENT

NONE

XII. ADJOURNMENT

There being no further business, Madam Chair, Carol Lewis, adjourned the meeting at 6:04 p.m.

Carol Abel Lewis
Carol Abel Lewis, Madam Chair

Marlene L. Gafrick
Marlene L. Gafrick, Secretary