

Minutes of the Houston Planning Commission

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

April 12, 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 2:40 p.m. with a quorum present.

Carol Abel Lewis, Chair	
Mark A. Kilkenny, Vice Chair	Left at 4:24 p.m.
John.W. H. Chiang	
David Collins	Arrived at 2:55 p.m./Left at 3:41 p.m.
Kay Crooker	
Algenita Scott-Davis	Arrived at 2:44 p.m.
Sonny Garza	
Jim Jard	
D. Fred Martinez	
Etan M. Mirwis	
Robin Reed	
Richard A. Rice	
Jeff Ross	
Lee Schlanger	
Talmadge Sharp, Sr.	Absent
Jon N. Strange	Absent
Shaukat Zakaria	Arrived at 3:53 p.m.
Jackie L. Freeman for:	Arrived at 2:50 p.m.
The Honorable Robert Eckels	
The Honorable Grady Prestage	
Mark Mooney for:	
The Honorable Ed Chance	

EXOFFICIO MEMBERS

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

CHAIRMAN'S REPORT

The Chairman's report was given by Carol Able Lewis, Chair of the Houston Planning Commission. She mentioned to everyone who might be interested in Corridor Planning that the first meeting will be held this Saturday at 8:30 a.m. at the George R. Brown Convention Center. This first meeting will be a kick off for all six of the corridors that Metro will either rail or bus transit. We will be talking about how we want the city to develop and look around these particular transit lines. Thereafter there will be 6 individual corridor meetings between April 16th and May 3rd. For more information go to the Planning and Department Department's web site: www.houstonplanning.com or for those individuals who may not have computer access call the Planning and Development Department's office at 713-837-7760.

DIRECTOR'S REPORT

The Director's report was given by Marlene L. Gafrick, Director, Planning and Development Department, who gave an update on the Major Thoroughfare and Freeway Plan Amendment process. Twelve amendment requests have been received and the Planning and Development Department is reviewing submittals and collecting data and information. This year the process is a little different. We are planning workshops with the Planning Commissioners and a public open house to provide greater opportunity for discussion. Please note the following dates on your calendars, Thursday, May 3rd and Thursday, May 31st which is when we will hold workshops to allow discussion with each applicant. A reminder will be sent out to the Planning Commissioners.

APPROVE THE DEFERRED MARCH 15 AND MARCH 29, 2007 PLANNING COMMISSION MEETING MINUTES

Commission action: Deferred the March 15 minutes to allow the Commissioners to read them and approved the March 29 minutes.

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

I. PUBLIC HEARING AND CONSIDERATION OF SPECIAL LOT SIZE REQUIREMENT AREA APPLICATION FOR THE 600 AND 700 BLOCKS OF AURORA, 600 BLOCK BOTH SIDES, 700 BLOCK NORTHSIDE ONLY.

Staff recommendation: Approve the special lot size requirement area application and forward to City Council for approval.

Commission action: Approved the special lot size requirement area application and forwarded it to City Council for approval

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

Speakers for Item I: Jackie Harris, John Ridgway, Bob Gaspard, and Sheila Crowsan.

II. PUBLIC HEARING AND CONSIDERATION OF SPECIAL BUILDING LINE REQUIREMENT AREA APPLICATION FOR THE 600 AND 700 BLOCKS OF AURORA, 600 BLOCK BOTH SIDES, 700 BLOCK NORTHSIDE ONLY

Staff recommendation: Approve the special lot size requirement area application and forward to City Council for approval.

Commission action: Approved the special lot size requirement area application and forwarded to City Council for approval.

Motion: **Crooker** Second: **Garza** Vote: **Unanimous** Abstaining: **None**
Speakers for Item II: John Ridgway and Sheila Crowsan.

III. PLATTING ACTIVITY (Consent items A and B, 1-139)

Items removed for separate consideration: **13, 20, 25, 51, 58, 78, 82, 83, 97 and 116**. Item 97 was taken separately to allow the Commission to review the open space amenities plan.

Staff recommendation: Approve staff's recommendations for items **1-139**, subject to the 101 form conditions.

Commission action: Approved staff's recommendations for items **1-139**, subject to the 101 form conditions.

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

Commissioners Kilkenny, Reed and Ross abstained and left the room.

Staff recommendation: Approve staff's recommendation for items **13, 20, 25, 51, 58, 78, 82, 83, 97 and 116** subject to the 101 form conditions.

Commission action: Approved staff's recommendations for items **13, 20, 25, 51, 58, 78, 82, 83, 97 and 116** subject to the 101 form conditions.

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

Commissioners Kilkenny, Reed, Ross and Schlanger returned.

Item 97 is taken at this time.

97 Bobbitt Heights Subdivision

C3R

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: **Chiang** Vote: **Unanimous** Abstaining: **None**

C PUBLIC HEARINGS

- 140 Brenwood Trails Sec. 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: **Rice** Second: **Reed** Vote: **Unanimous** Abstaining: **None**
- 141 Brenwood Trails Sec. 1 Replat No. 2 C3N Withdrawn**
- 142 Chevy Chase Partial Replat No. 1 C3N Defer**
Staff recommendation: Defer the plat for two weeks for further study and legal review of the separately filed deed restrictions and Public Works and Engineering review.
Commission action: Deferred the plat for two weeks for further study and legal review of the separately filed deed restrictions and Public Works and Engineering review.
Motion: **Collins** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**
- 143 Miles Street Associates Subdivision C3N Defer**
Staff recommendation: Defer the plat at the applicant's request for two weeks to allow the applicant to meet with legal staff.
Commission action: Deferred the plat for two weeks at the applicant's request to allow the applicant to meet with legal staff.
Motion: **Reed** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**
- 144 Nantucket Manor Subdivision Replat No. 1 C3N Approve**
Staff recommendation: Deny the requested variance and approve the plat subject to the 101 form conditions.
Commission action: Approved the requested variance and approved the plat subject to the 101 form conditions.
Motion: **Jard** Second: **Mooney** Vote: **Unanimous** Abstaining: **None**
Speakers for Item 144: Mary Lou Henry and Scott Morgan.
- 145 Stratford Reserves Subdivision C3N Withdrawn**
Staff recommendation: Withdraw the application and establish a public hearing for May 10, 2007.
Commission action: Withdrew the application and established a public hearing for May 10, 2007.
Motion: **Kilkenny** Second: **Chiang** Vote: **Unanimous** Abstaining: **None**
- 146 Val Verde Townhomes Subdivision C3N Withdrawn**
Staff recommendation: Withdraw the application and establish a public hearing for May 10, 2007.
Commission action: Withdrew the application and established a public hearing for May 10, 2007.
Motion: **Collins** Second: **Crooker** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

147 Bavaria GP
148 Bavaria Sec. 1

GP
C3F

Defer
Approve

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

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

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

149 Bellaire and Kirkwood Reserve Replat

C2R

Defer

Staff recommendation: Defer the plat for two weeks to the applicant time to meet with staff to address concerns with driveway access and parking.

Commission action: Deferred the plat for two weeks to the applicant time to meet with staff to address concerns with driveway access and parking.

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

Commissioner Ross abstained and left the room.

150 Beltway Lakes Office Park GP

GP

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: **Unanimous** Abstaining: **None**

Commissioner Ross returned.

151 Clearwood Plaza 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 to the 101 form conditions.

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

**152 Community Family Centers Childrens
Campus Subdivision**

C2

Approve

Staff recommendation: Grant the requested variance for a five foot building line alone Avenue E and approve the plat subject to the 101 form conditions.

Commission action: Granted the requested variance for a five foot building line alone Avenue E and approved the plat subject to the 101 form conditions.

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

153 Costa Viscaya Subdivision **C3P** **Defer**
Staff recommendation: Defer the plat for two weeks to coordinate with PWE for the proposed access to the site along Gessner road.

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

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

154 Fifth Ward Church of Christ Sec. 2 **C2R** **Withdrawn**

155 Freemans Town Youth Center **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: **Jard** Second: **Davis** Vote: **Unanimous** Abstaining: **None**

156 Hardcastle Townhomes Subdivision **C2R** **Defer**
Staff recommendation: Defer the plat for two weeks to allow time for the applicant to provide revised information before noon next Wednesday.

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

Motion: **Mirwis** Second: **Reed** Vote: **Unanimous** Abstaining: **None**

157 Hidden Falls Subdivision **GP** **Approve**

158 Hidden Falls Subdivision Sec. 1 **C3P** **Approve**

Staff recommendation: 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: **Reed** Second: **Crooker** Vote: **Unanimous** Abstaining: **None**

159 I 45 Thirty Subdivision **C3P** **Defer**

Staff recommendation: Defer the plat for two weeks for further study and review of the preliminary approved driveway accesses and local road circulation off of 1-45 and Richey Road.

Commission action: Defer the plat for two weeks for further study and review of the preliminary approved driveway accesses and local road circulation off of 1-45 and Richey Road.

Motion: **Mirwis** Second: **Freeman** Vote: **Unanimous** Abstaining: **None**

160 Janes Corner Subdivision **C2R** **Defer**

Staff recommendation: Defer the plat for two weeks for further study and review of the submitted site plan.

Commission action: Deferred the plat for two weeks for further study and review of the submitted site plan.

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

161 McIntyre Acres Partial Replat No. 1

C2R

Approve

Staff recommendation: 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: **Freeman** Second: **Martinez**

Vote: **Unanimous**

Abstaining: **None**

162 Mraz Park Subdivision

C2R

Approve

Staff recommendation: Approve the plat subject to a 25 foot building line along W 34th and the 101 form conditions.

Commission action: Approved the plat subject to a 25 foot building line along W 34th and the 101 form conditions.

Motion: **Kilkenny** Second: **Rice**

Vote: **Unanimous**

Abstaining: **None**

163 Museum Place 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: **Crooker**

Vote: **Unanimous**

Abstaining: **None**

Speakers for Item 163: Mary Lou Henry and Susan Neal.

164 New Forest West GP

GP

Withdrawn

165 Ninfas on Navigation Subdivision

C2R

Approve

Staff recommendation: Granted the requested variance and approved 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: **Collins**

Vote: **Unanimous**

Abstaining: **None**

166 Rayford Ridge Sec. 3

C3P

Approve

Staff recommendation: Granted the requested variance and approved 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: **Mooney** Second: **Jard**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Ross abstained and left the room.

167 Riverwood Village NEHC MUD No. 1 C2 Defer
Wastewater Treatment Plant

Staff recommendation: Defer the plat for two weeks to allow the applicant time to submit a revised General Plan.

Commission action: Deferred the plat for two weeks to allow the applicant time to submit a revised General Plan.

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

Commissioner Ross returned.

168 Villas at Almeda Springs Subdivisions C3P Approve

Staff recommendation: Granted the requested variance and approved 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: **Mirwis** Second: **Chiang** Vote: **Unanimous** Abstaining: **None**

169 West Sam Houston Business Park Sec. 4 C2 Defer

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

E SPECIAL EXCEPTIONS

NONE

F RECONSIDERATION OF REQUIREMENTS

NONE

G ADMINISTRATIVE

NONE

H DEVELOPMENT PLAT VARIANCES

170 Mark Cater DPV Approved

Staff recommendation: Approve the requested variance.

Commission action: Approved the requested variance.

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

I CERTIFICATES OF COMPLIANCE

171 Adolfo Cota **COC** **Approve**
Staff recommendation: Issue the certificate of compliance.
Commission action: Issued the certificate of compliance.
Motion: **Jard** Second: **Prestage** Vote: **Unanimous** Abstaining: **None**

J EXTENSIONS OF APPROVAL AND NAME CHANGES

172	Ashford Place Sec. 4	EOA	Approved
173	Greater Fallbrook Baptist Church (Formerly Fallbrook Baptist Church)	NC	Approved
174	Hunter's Glen MUD Water Plant No. 2	EOA	Approved
175	Labrador Estates	EOA	Approved
176	Plantation Lakes Sec. 8	EOA	Approved
177	Second Baptist Church West No. 2	EOA	Approved
178	Sugar Hill Sec. 1	EOA	Approved
179	Sugar Hill Sec. 2	EOA	Approved
180	Sugar Hill Sec. 3	EOA	Approved
181	Sugar Hill Sec. 4	EOA	Approved
182	Sunset Ridge West Detention Pond	EOA	Approved
183	Travis Elementary School	EOA	Approved
184	TWM Beckendorf Road Subdivision	EOA	Approved
185	Waverly at Houston Heights (Formerly Houston Heights Amending Plat 39)	NC	Approved

Staff recommendation: Approve staff's recommendations for items **172-185**.
Commission action: Approved staff's recommendations for items **172-185**.
Motion: **Kilkenny** Second: **Chiang** Vote: **Unanimous** Abstaining: **None**

IV. ESTABLISH A PUBLIC HEARING DATE OF MAY 10, 2007 FOR:

- a. Inwood Forest Golf and Country Club Sec. 1 Replat No. 1**
- b. Jetall on Greenbriar Street Subdivision**
- c. Kings Manor Sec. 2 Replat No. 2**
- d. Raley Apartments Subdivision**
- e. Rittenhouse Park Subdivision**
- f. Tall Timbers Section River Oaks Partial Replat No. 2**
- g. West Lane Place Partial Replat No. 1**
- h. Wilfran Court Subdivision**

Staff recommendation: Establish a public hearing date of May 10, 2007 for items **IV a-h**.
Commission action: Established a public hearing date of May 10, 2007 for items **IV a-h**.
Motion: **Kilkenny** Second: **Crooker** Vote: **Unanimous** Abstaining: **None**

V. EXCUSE THE ABSENCE OF COMMISSION MEMBER D. FRED MARTINEZ FOR MARCH 1, 2007 AND MARCH 15, 2007

Commission action: Excused the absence of Commission member D. Fred Martinez.

Motion: **Jard**

Second: **Garza**

Vote: **Unanimous**

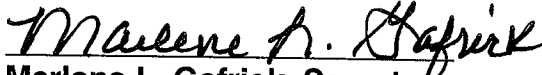
Abstaining: **None**

VI. PUBLIC COMMENT

VII. ADJOURNMENT

There being no further business, Madam Chair, Carol Abel Lewis, adjourned the meeting at 4:20 p.m.


Carol Abel Lewis, Madam Chair


Marlene L. Gafrick, Secretary