

Minutes of the Houston Planning Commission

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

May 24, 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 2:39 p.m. with a quorum present.

Carol Abel Lewis, Chair	Absent
Mark A. Kilkenny, Vice Chair	
John W. H. Chiang	
David Collins	
Kay Crooker	
Algenita Scott-Davis	Absent
Sonny Garza	
Jim Jard	Absent
D. Fred Martinez	
Robin Reed	
Richard A. Rice	
Jeff Ross	
Lee Schlanger	Absent
Talmadge Sharp, Sr.	
Jon N. Strange	
Shaukat Zakaria	Left at 4:40 p.m.
Jackie L. Freeman for:	
The Honorable Ed Emmett	
The Honorable Ed Chance	Absent
The Honorable Grady Prestage	Absent

EXOFFICIO MEMBERS

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

CHAIRMAN'S REPORT

The Chairman's report was given by Vice Chair Mark A. Kilkenny. On behalf of the Planning and Development Department and the Planning Commission Members, he took the opportunity to express condolence to Commissioner Kay Crooker on the passing of her husband.

DIRECTOR'S REPORT

The Director's report was given by Leah Hayes, Deputy Director, Planning and Development Department, who informed all that City Council recently adopted an ordinance that requires developers within the corporate limits of the City of Houston who intend to develop single-family residential properties on a PAE, shared driveway or private street to have a Solid Waste Collection Plan (SWCP) reviewed and approved by the Solid Waste Department during the plat review stage. From a process standpoint, applicants should use the following as a guideline. All DRC preliminary (C2, C2R, C3N, C3P) plat applications must include a Solid Waste Collection Plan at submittal if the plat for review is located inside the City limits and contains single-family residential lots on a PAE, shared driveway or private street (includes townhouse developments.) This change will go into effect tomorrow when the submittal period starts at 6:00 a.m. For additional information regarding Solid Waste Collection Plan requirements and review procedures visit <http://www.houstontx.gov/solidwaste/solidwastetaskforce.pdf>.

Mr. Raymond Chong will be presenting the PWE Traffic Division Guidelines for Traffic Impact Analysis (TIA) and Access Management at your next meeting June 7th.

The Planning Commission is invited to join us in the dedication of the John B. Raia Conference Room. The dedication will take place Tuesday, May 29, at 3:00 p.m. in the 611 Walker, 6th Floor main conference room. Feel free if you like to stop by anytime on Tuesday to sign John Raia's retirement card. He is retiring after 55 years of serving the City of Houston.

APPROVE THE MAY 10, 2007 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the May 10, 2007 Planning Commission Meeting Minutes.

Motion: **Reed**

Second: **Sharp**

Vote: **Unanimous**

Abstaining: **None**

I. PUBLIC HEARING AND CONSIDERATION OF JULY 2007 SEMIANNUAL REPORT OF THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE ON IMPACT FEES

Staff recommendation: Approve the July 2007 Semiannual Report of the Capital Improvement Advisory Committee on Impact Fees and forward to City Council.

Commission action: Approved the July 2007 Semiannual Report of the Capital Improvement Advisory Committee on Impact Fees and forwarded to City Council.

Motion: **Strange**

Second: **Zakaria**

Vote: **Unanimous**

Abstaining: **None**

II. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR THE 2300 BLOCK OF WORDSWORTH BLVD NORTH AND SOUTH SIDES, BETWEEN MORNINGSIDE DRIVE AND GREENBRIAR DRIVE

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

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

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

Speakers for Item II: Charles Maynard, David Morris, Tom Ray, and Alex Ferro.

III. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM BUILDING LINE REQUIREMENT AREA APPLICATION FOR BOMAR STREET, NORTH SIDE, BETWEEN VAN BUREN STREET AND MONTROSE BOULEVARD

Staff recommendation: Approve the special minimum building line requirement area application and forward to City Council for approval.

Commission action: Approved the special minimum building line requirement area application and forwarded to City Council for approval.

Motion: **Crooker** Second: **Sharp** Vote: **Carries** Oppose: **Rice**

IV. PUBLIC HEARING OF A HAZMAT PERMIT APPLICATION HM0660237 FOR GROCERS SUPPLY CO., INC.

Item IV was withdrawn at the applicant's request.

V. PLATTING ACTIVITY (Consent items A and B, 1-153)

Items 108 and 156 are taken out of order and reviewed at this time.

108 Acuner Addition Subdivision

C2R

Disapprove

Staff recommendation: Disapprove the plat according to disapproval rules. No feedback from the applicant in a timely manner.

Commission action: Disapproved the plat according to disapproval rules. No feedback from the applicant in a timely manner.

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

Speakers for Item 108: Ross Palacios and Council Member Anne Clutterbuck.

156 Inwood Forest Golf and Country Club Sec. 1 Replat No. 1

C3N

Disapprove

Staff recommendation: Disapprove the plat because it is currently pending judicial review.

Commission action: Disapproved the plat because it is currently pending judicial review.

Motion: **Crooker** Second: **Sharp** Vote: **Carries** Abstaining:

Freeman, Ross, Strange, and Zakaria

Speakers for Item 156: Patti Knudson-Joiner, Matthew Kornhauser, Bobbie Tremain, and Council Member Toni Lawrence.

Items removed for separate consideration: **9, 79, 91, 93, 94, 99, 100, 110, 113, 124, and 130.** Items **29 and 103** were changed from defer to approve and item **114** was changed from defer to withdrawn at the applicant's request. Items **79, 110 and 113** were taken separately to allow for speakers. Staff recommendation: Approve staff's recommendations for items **1-153**, subject to the 101 form conditions.

Commission action: Approved staff's recommendations for items **1-153**, subject to the 101 form conditions.

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

Staff recommendation: Approve staff's recommendation for items **9, 79, 91, 93, 94, 99, 100, 110, 113, 124, and 130** subject to the 101 form conditions.

Commission action: Approved staff's recommendations for items **9, 79, 91, 93, 94, 99, 100, 110, 113, 124, and 130** subject to the 101 form conditions.

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

Commissioner Kilkenny abstained and left the room. Commissioner Sharp chaired the meeting.

Staff recommendation: Approve staff's recommendations for items **93 and 94**, subject to the 101 form conditions.

Commission action: Approved staff's recommendations for items **93 and 94**, subject to the 101 form conditions.

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

Commissioner Kilkenny returned and resumed as chair.

Commissioners Reed and Ross abstained and left the room.

Staff recommendation: Approve staff recommendations for items **9, 91, 99, 100, 124 and 130**, subject to the 101 form conditions.

Commission action: Approve staff recommendations for items **9, 91, 99, 100, 124 and 130**, subject to the 101 form conditions.

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

Items 79, 110, and 113 were taken at this time.

79 Skymeadows Sec. 1 C3P Withdrawn

110 Alexan Sterling Ridge Apartments C3R Defer

Staff recommendation: Defer the plat for two weeks for legal review.

Commission action: Deferred the plat for two weeks for legal review.

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

Speaker for Item 110: Mary Lou Henry.

113 Carverdale Community Fellowship Restricted Reserve Subdivision C3R Withdrawn

C PUBLIC HEARINGS

154 Athena Park 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: Collins Second: Rice Vote: Unanimous Abstaining: None

155 Green Trails Park Sec. 11 Partial Replat No. 1 C3N 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: Ross Second: Strange Vote: Unanimous Abstaining: None

157 On Point Commons Sec. 2 C3N 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: Reed Second: Crooker Vote: Unanimous Abstaining: None

158 Raley Apartments 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: Reed Second: Strange Vote: Unanimous Abstaining: None
Speakers for Item 158: Michael Ralieigh and Davis Freeley

159 Stratford Reserves 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: Freeman Second: Chiang Vote: Unanimous Abstaining: None

160 Tall Timbers Section River Oaks Partial Replat No. 2 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: Reed Vote: Unanimous Abstaining: None

161 Villages of Cypress Lakes Sec. 5 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: Ross Second: Reed Vote: Unanimous Abstaining: None

162 Villages of Senterra Lakes Sec. 1 C3N Approve
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: **Sharp** Second: **Strange** Vote: **Unanimous** Abstaining: **None**

163 West Lane Place 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: **Sharp** Vote: **Unanimous** Abstaining: **None**

164 Woodlands Carlton Woods Creekside Sec. 7 C3N Approve
Village of Creekside 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: **Freeman** Second: **Reed** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

Commissioner Ross abstained and left the room.

165 Benders Landing Estates GP GP Approve
166 Benders Landing Estates Sec. 3 C3P Approve
Staff recommendation: Grant the requested variance and approved the general plan and the plat subject to the 101 form conditions.
Commission action: Granted the requested variance and approved the general plan and the plat subject to the 101 form conditions.
Motion: **Strange** Second: **Chiang** Vote: **Unanimous** Abstaining: **None**

Commissioner Ross returned.

167 Holman Court Partial Replat No. 1 C2 Defer
168 Holman Place Partial Replat No. 1 C2R Defer
Staff recommendation: Defer the plat for two weeks to allow the applicant time to coordinate with Staff and Public Works and Engineering to address guest parking, sidewalks, fire protection and landscaping.
Commission action: Deferred the plat for two weeks to allow the applicant time to coordinate with Staff and Public Works and Engineering to address guest parking, sidewalks, fire protection and landscaping.
Motion: **Collins** Second: **Crooker** Vote: **Unanimous** Abstaining: **None**

169 Humble ISD High School No. 5 **C2** **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: **Sharp** Second: **Strange** Vote: **Unanimous** Abstaining: **None**

170 Kickapoo Preserve GP **GP** **Approve**
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: **Collins** Second: **Strange** Vote: **Carries** Opposed: **Crooker**

171 Northgate Crossing Elementary Middle School Complex **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: **Chiang** Vote: **Unanimous** Abstaining: **None**

172 Robert Ward 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: **Freeman** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

173 Rosa Colina Subdivision **C3P** **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: **Collins** Second: **Reed** Vote: **Unanimous** Abstaining: **None**

174 Salem Lutheran Church of Rosehill **GP** **Defer**
Staff recommendation: Defer the general plan for two weeks to allow time for the applicant to provide revised information.
Commission action: Deferred the general plan for two weeks to allow time for the applicant to provide revised information.
Motion: **Reed** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

175 Summerwood Sec. 23

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: **Strange**

Second: **Rice**

Vote: **Unanimous**

Abstaining: **None**

176 TPI 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: **Carries**

Oppose: **Crooker**

177 Veterans Crossing Subdivision

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: **Freeman**

Second: **Martinez**

Vote: **Unanimous**

Abstaining: **None**

E SPECIAL EXCEPTIONS

NONE

F RECONSIDERATION OF REQUIREMENTS

178 Prince Luxury Townhomes Subdivision

C2R

Approve

Staff recommendation: Grant the requested reconsideration of requirements and approve the plat subject to the 101 form conditions.

Commission action: Granted the requested reconsideration of requirements and approved the plat subject to the 101 form conditions.

Motion: **Freeman**

Second: **Strange**

Vote: **Unanimous**

Abstaining: **None**

G ADMINISTRATIVE

NONE

H DEVELOPMENT PLAT VARIANCES

NONE

I CERTIFICATES OF COMPLIANCE

NONE

J EXTENSIONS OF APPROVAL AND NAME CHANGES

179	Bruce Elementary School Subdivision	EOA	Approved
180	Deca Subdivision	EOA	Approved
181	Hidden Meadow Sec. 5	EOA	Approved
182	Humble ISD Elementary School No. 23	EOA	Approved
183	Parkwest Apartments	EOA	Approved
184	Regency Square Office Park Sec. 1 Partial Replat No. 1	EOA	Approved
185	Summer Street Place (Formerly Summer Plaza Subdivision)	NC	Approved
186	WR Subdivision	EOA	Approved

Staff recommendation: Approve staff's recommendations for items 179-186.

Commission action: Approved staff's recommendations for items 179-186.

Motion: **Freeman** Second: **Collins** Vote: **Carried** Abstaining: **Ross**
on item 181

VI. ESTABLISH A PUBLIC HEARING DATE OF JUNE 21 2007 FOR:

- a. **Birdsall Estates**
- b. **Barkers Branch Sec. 3 Partial Replat No. 1**
- c. **Barkers Branch Sec. 3 Partial Replat No. 2**
- d. **Barkers Branch Sec. 3 Partial Replat No. 3**
- e. **Fairview Grands**
- f. **Holy Land Reserve**
- g. **Jaime Plaza Subdivision**
- h. **Southridge Crossing Sec. 1 Partial Replat No. 1**
- i. **Woodhead Development**

Staff recommendation: Establish a public hearing date of June 24, 2007 for items VI a-i.

Commission action: Established a public hearing date of June 24, 2007 for items VI a-i.

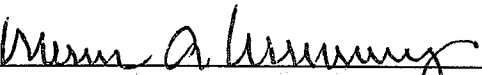
Motion: **Sharp** Second: **Chiang** Vote: **Unanimous** Abstaining: **None**

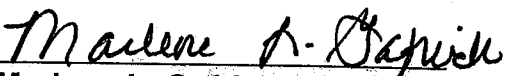
VI. PUBLIC COMMENT

NONE

VII. ADJOURNMENT

There being no further business, Vice Chair, Mark A. Kilkenny, adjourned the meeting at 5:11 p.m.


Mark A. Kilkenny, Vice Chair


Marlene L. Gafrick, Secretary