

Minutes of the Houston Planning Commission

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

July 20, 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: 32 p.m. with a quorum present.

Carol Abel Lewis, Chair	
Mark A. Kilkenny, Vice Chair	
John W. H. Chiang	
David Collins	Arrived at 2:37 p.m.
Kay Crooker	Absent
Algenita Scott-Davis	
Sonny Garza	Arrived at 3:02 p.m.
Jim Jard	
. Fred Martinez	
Etan M. Mirwis	
Robin Reed	
Richard A. Rice	
Jeff Ross	
Lee Schlanger	Absent
Talmadge Sharp, Sr.	
Jon N. Strange	Absent
B. J. Walter	
Shaukat Zakaria	
The Honorable Robert Eckels	Absent
The Honorable Grady Prestage	
Mark Mooney for:	Arrived at 2:45 p.m.
The Honorable Ed Chance	

EXOFFICIO MEMBERS

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

CHAIRMAN'S REPORT

JONE

DIRECTOR'S REPORT

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

APPROVE THE JULY 20, 2006 PLANNING COMMISSION MEETING MINUTES

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

Agenda item 136 is taken out of order at this time.

136 Villas at Monarch Oaks

C3N

Disapprove

Staff recommendation: Disapprove the plat.

Commission action: Disapproved the plat.

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

Speakers for item 136: Council Member Toni Lawrence, Nick Carretas, Karen Rogers and Reid Wilson.

I. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL LOT SIZE REQUIREMENT AREA APPLICATION FOR THE 800, 900 AND 1000 BLOCKS OF EAST 27TH STREET, NORTH SIDE, BETWEEN CORNELL STREET AND LINK ROAD

Staff recommendation: Approve Special Lot Size Requirement Area application.

Commission action: Approved the Special Lot Size Requirement Area application.

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

Speakers for item I: Vicki Davis and Janet E. Vanderlee.

II. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL LOT SIZE REQUIREMENT AREA APPLICATION FOR 2300 BLOCK OF DRYEN ROAD, NORTH SIDE AND SOUTH SIDE BETWEEN MORNINGSIDE DRIVE AND GREENBRIAR DRIVES

Staff recommendation: Approve the Special Lot Size Requirement Area application.

Commission action: Approved the Special Lot Size Requirement Area application.

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

Speakers for item II: Karen Wagner and David Olsen.

III. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL BUILDING INE APPLICATION FOR THE 600-700 BLOCKS OF MARSHALL, NORTH SIDE BETWEEN STANFORD AND AUDUBON PLACE

Staff recommendation: Withdraw the application at the applicant's request.

Commission action: Withdrew the application at the applicant's request.

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

IV. CONSIDERATION OF A PARKING VARIANCE FOR A SELF-STORAGE BUILDING LOCATED AT 5311 RICHMOND AVENUE

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

Commissioner Schlanger abstained and left the room.

V. CONSIDERATION OF A PARKING VARIANCE FOR A RESTAURANT BUILDING LOCATED AT UH UNIVERSITY DRIVE

Staff recommendation: Grant the requested variance.

Commission action: Granted the requested variance.

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

Speaker for item V: Mary Lou Henry.

Commissioner Schlanger returned.

VI. PLATTING ACTIVITY (Consent items A and B, 1-133)

Items removed for separate consideration: 17, 19, 20, 29 and 62. Item 15 was changed from defer to approve. Item 104 was taken separately to allow the applicant to speak.

Staff recommendation: Approve staff's recommendations for items 1-133, subject to the 101 form conditions.

Commission action: Approved staff's recommendations for items 1-133, subject to the 101 form conditions.

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

Commissioners Ross left the room.

Staff recommendation: Approve staff's recommendation for item **29**, subject to the 101 form conditions.

Commission action: Approved staff's recommendation for item **29** subject to the 101 form conditions.

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

Commissioner Ross returned.

Commissioner Reed left the room.

Staff recommendation: Approve staff's recommendation for item **17**, subject to the 101 form conditions.

Commission action: Approved staff's recommendation for item **17**, subject to the 101 form conditions.

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

Commissioner Reed returned.

Commissioner Schlanger left the room.

Staff recommendation: Approve staff's recommendations for items **17, 19, 20 and 62**, subject to the 101 form conditions.

Commission action: Approved staff's recommendations for items **17, 19, 20 and 62**, subject to the 101 form conditions.

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

Commissioner Schlanger returned.

104 Cambrian Homes Subdivision C3P Approve

Staff recommendation: Disapprove the plat with amendment to waive the base fee when refilled.

Commission action: Disapproved the plat with amendment to waive the base fee when refilled.

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

C PUBLIC HEARINGS

134 Avalon at Seven Meadows Sec.3 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: **Mooney** Second: **Rice** Vote: **Unanimous** Abstaining: **None**

135 Avalon C3N Disapprove

Staff recommendation: Disapprove the plat.

Commission action: Disapproved the plat.

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

D VARIANCES

135 ASI Woodlands Apartments C3P Approve

Staff recommendation: Approve the plat subject to the 101 form conditions. The variance request was withdrawn by the applicant.

Commission action: Approved the plat subject to the 101 form conditions. The variance request was withdrawn by the applicant.

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

136 Bushwood Business Park C3R Withdraw

Staff recommendation: Withdraw the plat at the applicant's request.

Commission action: Withdrew the plat at the applicant's request.

Motion: **Kilkenny** Second: **Chiang** Vote: **Carried** Opposed: **Crooker**

137 Cottage Grove Extension GP Defer

138 Cottage Grove Sec. 8 C3P Defer

Staff recommendation: Deferred the plat for two weeks to allow the applicant and the neighborhood to meet and confer.

Commission action: Deferred the plat for two weeks to allow the applicant and the neighborhood to meet and confer.

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

139 Fairway Crossing at Lake Houston C3P Approve

Staff recommendation: Approve the plat subject to the 101 form conditions. The variance was not required.

Commission action: Approved the plat subject to the 101 form conditions. The variance was not required.

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

140 Fort Bend County MUD No. 58 Wastewater C2 Approve
Treatment Plant No. 1

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: **Prestage** Second: **Mooney** Vote: **Unanimous** Abstaining: **None**

141 Grand Mission Estates Revised GP GP Approve

142 Grand Mission Estates Sec. 4 C3P Approve

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

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

Motion: **Prestage** Second: **Sharp** Vote: **Carries** Abstaining: **Collins**

143 Greenspoint Business Center 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**

Speakers for item 143: Doug Johnson and Brandon Middleton.

144 Harris County MUD 434 WTP 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: **Jard** Second: **Zakaria** Vote: **Unanimous** Abstaining: **None**

145 Houston Community College Central Campus C3R 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: **Kilkenny** Second: **Reed** Vote: **Unanimous** Abstaining: **None**

146 Institute Place Partial Replat No. 2 GP Approve
147 Institute Place Partial Replat No. 2 C3R Approve

Staff recommendation: Grant the requested variance and special exception and approve the general plan and the plat subject to the 101 form conditions.
Commission action: Granted the requested variance and special exception and approved the general plan and the plat subject to the 101 form conditions.

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

Motion was made by Commissioner Ross, seconded by Commissioner Zakaria to amend the motion to make sure Hepburn Street meet Public Works and Engineering Design Guidelines (90 degree intersection) for public streets.

Speaker for item 146-147: John Powell

148 Kingwood Estates C2R 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: **Kilkenny** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

149 Maya Park Subdivision C2R Approve

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

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

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

50 Mosley Townhomes 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: **Ross** Vote: **Unanimous** Abstaining: **None**

151 Oakland Acre Estates Sec. 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: **Chiang** Vote: **Unanimous** Abstaining: **None**

152 Rutland Court Terraces C3R Defer

153 Valley Heights Subdivision C2R Defer

154 Woodbridge Village GP Defer

Staff recommendation: Defer items 152-154 for two weeks for further study and review.

Commission action: Deferred items 152-154 for two weeks for further study and review.

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

E SPECIAL EXCEPTIONS

166 Bellaire Crossing at Parkway Lakes C3P Approve

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

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

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

167 Grand Mission Estates Revised GP GP Defer

168 Grand Mission Estates Sec. 4 C3P Defer

Staff recommendation: Defer the general plan and the plat for two weeks for further study and review.

Commission action: Deferred the general plan and the plat for two weeks for further study and review.

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

169 Grand Mission Estates 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 special exception and approved the plat subject to the 101 form conditions.

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

Speaker for Item 169: Randy Riley.

170 Merrylands GP GP Approve

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

Commission recommendation: Granted the requested special exception and approve the plat subject to the 101 form conditions.

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

F RECONSIDERATION OF REQUIREMENTS

NONE

G ADMINISTRATIVE

NONE

H DEVELOPMENT PLAT VARIANCES

155 Avenue CDC

DPV

Approve

Staff recommendation: Grant the requested variance.

Commission action: Granted the requested variance.

Motion: **Kilkenny** Second: **Sharp**

Vote: **Carries**

Opposed: **Ross**

I CERTIFICATES OF COMPLIANCE

156 Rafael Zuniga

COC

Approve

157 Michael Garritano

COC

Approve

158 Marisol Hernandez

COC

Approve

159 Terry Vasseur Jr.

COC

Approve

Staff recommendation: Issue the Certificates of Compliance for items 156-159.

Commission action: Issued the Certificates of Compliance for items 156-159.

Motion: **Kilkenny** Second: **Collins**

Vote: **Unanimous**

Abstaining: **None**

J EXTENSIONS OF APPROVAL AND NAME CHANGES

**160 Apex Zodiac Subdivision
(Formerly known as Jones Plaza)**

NC

Approve

161 Durham Park Sec. 7

EOA

Approve

162 First Bend Sec. 1

EOA

Approve

163 First Bend Sec. 10

EOA

Approve

164 First Bend Sec. 11

EOA

Approve

165 First Bend Sec. 3

EOA

Approve

166 First Bend Sec. 4

EOA

Approve

167	First Bend Sec. 5	EOA	Approve
168	First Bend Sec. 7	EOA	Approve
169	First Bend Sec. 8	EOA	Approve
170	Forest Ridge Sec. 3		
171	Lakes of Pine Forest Sec. 5	EOA	Approve
172	Martinez Villa (Formerly Martinez Place Subdivision)	NC	Approve
173	Oak Tree Independent Living Apartments Replat No. 1	EOA	Approve

Staff recommendation: Approve staff's recommendations for items 160-173.

Commission action: Approved staff's recommendations for items 160-173.

Motion: **Sharp** Second: **Reed** Vote: **Unanimous** Abstaining: **Ross**
on item 170.

IV. ESTABLISH A PUBLIC HEARING DATE OF AUGUST 17, 2006 FOR:

- a. Fairdale Place Condominiums
- b. Lofts at Beverly Hills
- c. Naomi Place Sec. 4 Replat No. 1
- d. Riverton Ranch Partial Replat No. 1
- e. Trinity Village Court Replat No. 1
- f. WAMCER II
- g. Werrington Sec. 1 Partial Replat No. 1
- h. Werrington Sec. 1 Partial Replat No. 1
- i. Winograd Estates Replat No. 3 and Extension

Staff recommendation: Establish a public hearing date of August 3, 2006 for items IV a-i.

Commission action: Established a public hearing date of August 3, 2006 for items IV a-i.

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

V. PUBLIC COMMENT

Jennifer Ostlind, Division Manager, Development Services, Planning and Development Department, introduced four new planners in the Planning and Development Department to the Planning Commissioners: Brian Crimmins, Teresa Geisheker, Jesse Givens and Dorianne Powe.

VI. ADJOURNMENT

There being no further business, Madam Chair, Carol Abel Lewis, adjourned the meeting at 4:48 p.m.

Carol Abel Lewis
Madam Chair, Carol Abel Lewis

Marlene L. Gafrick
Marlene L. Gafrick, Secretary