

Minutes of the Houston Planning Commission

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

August 16, 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 2:31 p.m. with a quorum present.

Carol Abel Lewis, Chair	
Mark A. Kilkenny, Vice Chair	
John W. H. Chiang	
David Collins	Left at 5:04 p.m.
Kay Crooker	Left at 3:37 p.m.
Algenita Scott-Davis	
Sonny Garza	
Jim Jard	
D. Fred Martinez	
Robin Reed	Left at 5:55 p.m.
Richard A. Rice	
David Robinson	Left at 5:44 p.m.
Jeff Ross	
Lee Schlanger	Absent
Talmadge Sharp, Sr.	Absent
Jon N. Strange	
Beth Wolff	
Shaukat Zakaria	
Jackie L. Freeman for:	Left at 5:03 p.m.
The Honorable Ed Emmett	
Mark J. Mooney for:	
The Honorable Ed Chance	
D. Jesse Hegemier for:	Left at 5:43 p.m.
The Honorable Grady Prestage	

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, Houston Planning Commission.

DIRECTOR'S REPORT

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

APPROVE THE JULY 5, 2007 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the July 5, 2007 Planning Commission Meeting Minutes.

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

APPROVE THE JULY 19, 2007 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the July 19, 2007 Planning Commission Meeting Minutes.

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

APPROVE THE AUGUST 2, 2007 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the August 2, 2007 Planning Commission Meeting Minutes.

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

I. CONSIDERATION OF A PARKING VARIANCE FOR THE RICE UNIVERSITY STUDENT HOUSING PROJECT LOCATED AT 2402 – 2504 SHAKESPEARE ST.

The Parking Variance was withdrawn at the applicant's request.

II. PUBLIC HEARING AND CONSIDERATION OF ITEMS FOR THE 600 BLOCK OF WEST MAIN, SOUTH SIDE, BETWEEN GREELY AND JACK STREETS:

a. Special Minimum Lot Size Area Application

b. Special Building Line Requirement Area Application

Staff recommendation: No recommendation by staff.

Commission action: Deferred the Minimum Lot Size Area Application and the Special Building Line Requirement Area Application for the 600 Block of West Main, South side, between Greely and Jack Streets for two weeks.

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

Speakers for Item II: Kim G. Yelton, Stephen Longmire and Jessie M. Young.

III. PUBLIC HEARING AND CONSIDERATION OF ITEMS FOR THE 2400 – 2500 BLOCKS OF PROSPECT, NORTH AND SOUTH SIDES, BETWEEN LIVE OAK AND DOWLING STREETS:

a. Special Minimum Lot Size Area Application

b. Special Building Line Requirement Area Application

Staff recommendation: Approve the Minimum Lot Size Area Application and the Special Building Line Requirement Area Application for the 2400 - 2500 blocks of Prospect, North and South sides, between Live Oak and Dowling Streets and forward the applications to City Council for approval.

Commission action: Approved the Minimum Lot Size Area Application and the Special Building Line Requirement Area Application for the 2400 - 2500 blocks of Prospect, North and South sides, between Live Oak and Dowling Streets and forwarded the applications to City Council for approval.

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

Speakers for Item III: Olethia Chisolm, Martha King, Vinay Karna and Tom Erdos.

IV. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR THE 1700 BLOCK OF COLQUITT, NORTH AND SOUTH SIDES, BETWEEN WOODHEAD AND DUNALVY STREETS

Staff recommendation: No recommendation by staff.

Commission action: Approved the Special Minimum Lot Size Area Application for the 1700 block of Colquitt, North and South sides, between Woodhead and Dunalvy Streets and forwarded the application to City Council for approval.

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

Speakers for Item IV: Patty Auaunski and Fred Sedgwick.

V. CONSIDERATION OF MAJOR THOROUGHFARE AND FREEWAY PLAN AMENDMENT FOR PEAK ROAD. APPLICATION NUMBER 2007-10

Staff recommendation: Defer the Major Thoroughfare and Freeway Plan Amendment for Peak Road, Application Number 2007-10 for two weeks.

Commission action: Deferred the Major Thoroughfare and Freeway Plan Amendment for Peak Road, Application Number 2007-10 for two weeks.

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

VI. PLATTING ACTIVITY (Consent items A and B, 1-128)

Items removed for separate consideration: **45, 47, 76, 77, 78, 79, 80, 101, and 106. Items 1, 33 and 42** were changed from defer to approve; **item 75** was changed from approve to defer and **item 91** was omitted because it was approved two weeks ago.

Staff recommendation: Approve staff's recommendations for items **1-128**, subject to the 101 form conditions.

Commission action: Approved staff's recommendations for items **1-128**, subject to the 101 form conditions.

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

Commissioners Chiang and Reed abstained and left the room.

Staff recommendation: Approve staff's recommendation for items **47 and 106** subject to the 101 form conditions.

Commission action: Approved staff's recommendation for items **47 and 106** subject to the 101 form conditions.

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

Commissioners Chiang and Reed returned.

Commissioner Ross abstained and left the room.

Staff recommendation: Approve staff's recommendation for items **45, 76, 77, 78, 79 and 80** subject to the 101 form conditions.

Commission action: Approved staff's recommendation for items **45, 76, 77, 78, 79 and 80** subject to the 101 form conditions.

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

Commissioner Ross returned.

C PUBLIC HEARINGS

129 Alvatech Villas Subdivision

C3N

Defer

Staff recommendation: Defer the plat for two weeks to allow time for further study and legal review of the separately filed deed restrictions.

Commission action: Deferred the plat for two weeks to allow time for further study and legal review of the separately filed deed restrictions.

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

130 Augusta Meadows Apartments

C3N

Defer

Staff recommendation: Defer the plat for two weeks to allow time for the applicant to provide the required additional notification.

Commission action: Deferred the plat for two weeks to allow time for the applicant to provide the required additional notification.

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

131 Lana Lane Villas 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: **Kilkenny** Second: **Davis** Vote: **Unanimous** Abstaining: **None**

132 Monforte Place Subdivision **C3N** **Disapprove**
Staff recommendation: Disapprove the plat because the Deed Restrictions Committee's approval was not provided.
Commission action: Disapproved the plat because the Deed Restrictions Committee's approval was not provided.
Motion: **Kilkenny** Second: **Davis** Vote: **Unanimous** Abstaining: **None**

133 Park at Clearview Amending Plat No. 1 **C3N** **Withdrawn**
Partial Replat No. 1

Item 159 which is a Development Plat Variance was taken at this time with Item 134.

134 Regent Square Subdivision **C3N** **Approve**
159 Regent Square **DPV** **Approve**
Staff recommendation: **Grant the requested variances** and approve the plats subject to the 101 form conditions.
Commission action: Granted the requested variance, the development plat variance and approved the plats subject to the 101 form conditions.
Motion: **Jard** Second: **Rice** Vote: **Carries** **Opposed: Ross**
Speakers for Item 134: Patti Knudson Joiner, Michael Suartz, John Darrah, Damon Williams, Randy Schulze and Janie Landherr.

135 Spring Wood Townhomes Subdivision **C3N** **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: **Reed** Second: **Davis** Vote: **Unanimous** Abstaining: **None**

136 Tanner Business Park Subdivision **C3N** **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: **Kilkenny** Second: **Zakaria** Vote: **Unanimous** Abstaining: **None**

137 Vineyard Meadow Streets Subdivision **C3N** **Withdrawn**

138 Women's Home Sec. 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: **Martinez** Vote: **Unanimous** Abstaining: **None**

Speakers for Item 138: Victor Alvarez, Paula Paust, Deborah Drake, Laurie Gutierrez, Glen Smith, Jo Lightsey, Imelda delaGuardia, Linda Richey, Dan Richey and Council Member Toni Lawrence.

D VARIANCES

139 Camden Trail Lift Station and Detention Pond

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

140 Casa Di Modena 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: **Zakaria** Vote: **Unanimous** Abstaining: **None**

Speakers for Item 140: Tobias Corston and Jose Alvarez.

141 Contemporary Garden Oaks Subdivision

C3P

Defer

Staff recommendation: Defer the requested variance and the plat for two weeks for further study and review.

Commission action: Deferred the requested variance and the plat for two weeks for further study and review.

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

142 Debbie Lou Gardens GP

GP

Defer

143 Debbie Lou Gardens Sec. 1

C3R

Defer

Staff recommendation: Defer the requested variance, general plan and the plats for two weeks for further study and review and to coordinate with Public Works and Engineering.

Commission action: Deferred the requested variance, general plan and the plats for two weeks for further study and review and to coordinate with Public Works and Engineering.

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

144 Eagle Creek 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: **Jard** Second: **Chiang** Vote: **Unanimous** Abstaining: **None**

145 Fifteen Thousand and Two Kuykendahl Storage Subdivision C2R Withdrawn

146 Harris County Fresh Water Supply District No. 61 Water Plant No. 4 C2 Approve

Staff recommendation: Grant the requested variance to not extend Raven Flight Drive or to terminate it with a cul-de-sac and approve the plat subject to the 101 form conditions.

Commission action: Granted the requested variance to not extend Raven Flight Drive or to terminate it with a cul-de-sac and approved the plat subject to the 101 form conditions.

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

147 Luu Subdivision C3P Deny

Staff recommendation: Deny the requested variance and approve the plat subject to the applicant coordinating with TxDOT on the location of the proposed Luu Drive and the applicant must provide written approval and subject to the 101 form conditions.

Commission action: Denied the requested variance and approved the plat subject to the applicant coordinating with TxDOT on the location of the proposed Luu Drive and providing written approval and subject to the 101 form conditions.

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

Commissioner Ross abstained and left the room.

148 Mission Sierra Sec. 5 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: **Kilkenny** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

Commissioner Ross returned.

149 NexGen Two Subdivision C2R Defer

Staff recommendation: Defer the requested variance and the plat for two weeks to allow time for the applicant to provide additional information and meet with staff.

Commission action: Deferred the requested variance and the plat for two weeks to allow time for the applicant to provide additional information and meet with staff.

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

150 Ninety Nine Detering Subdivision

C2R

Approve

Staff recommendation: Grant the requested variance not to provide widening or building setback along the unpaved 10 foot ROW for Kuhn Street along the northern plat boundary but deny the requested variance to allow a 0' building setback along Detering Avenue subject to allowing the dual building setback for the proposed carports to encroach into the 10 foot building line and approve the plat subject to the 101 form conditions.

Commission action: Granted the requested variance not to provide widening or building setback along the unpaved 10' ROW for Kuhn Street along the northern plat boundary but deny the variance to allow a 0' building setback along Detering Avenue subject to allowing the dual building setback for the proposed carports to encroach into the 10' building line and approved the plat subject to the 101 form conditions.

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

Speakers for Item 150: Elizabeth Williams and Charles Simon Jr.

151 Providence Grand Parkway Apartments

C3P

Defer

Staff recommendation: Defer the requested variance and the plat at the applicant's request to allow time for the owner and the applicant to meet with the Director.

Commission action: Deferred the requested variance and the plat at the applicant's request to allow time for the owner and the applicant to meet with the Director.

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

152 Silverglen North Sec. 12

C3P

Defer

Staff recommendation: Defer the requested variance and the plat for two weeks to allow time for staff to coordinate with Harris County.

Commission action: Deferred the requested variance and the plat for two weeks to allow time for staff to coordinate with Harris County.

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

153 Treeline North Estates 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: **Jard** Second: **Zakaria** Vote: **Unanimous** Abstaining: **None**

154 Waterstone Detention Sec. 2

C2

Approve

Staff recommendation: Deny the requested variance to provide access to the detention reserve by an access easement rather than a public street and approve the plat subject to including the portion of Waterstone Crest Drive within the Waterstone Detention Sec. 2 and the 101 form conditions.

Commission action: Denied the requested variance to provide access to the detention reserve by an access easement rather than a public street and approved the plat subject to including the portion of Waterstone Crest Drive within the Waterstone Detention Sec. 2 and the 101 form conditions.

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

155 West Hardy Raod Middle School Subdivision C2 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: **Zakaria** Second: **Rice** Vote: **Unanimous** Abstaining: **None**

156 West Harris County MUD No. 5 Water Plant No. 1 C2 Defer
157 Katy Promise GP GP Defer
Staff recommendation: Defer the requested variance, the general plan and the plat for two weeks to allow time for the applicant to provide revised information.
Commission action: Deferred the requested variance, general plan and the plats for two weeks to allow time for the applicant to provide revised information.
Motion: **Zakaria** Second: **Rice** Vote: **Unanimous** Abstaining: **None**

E SPECIAL EXCEPTIONS

NONE

F RECONSIDERATION OF REQUIREMENTS

158 Houston Harbor Addition Partial Replat No. 1 C2R Approve
Staff recommendation: Grant the requested variance for the dual building line and deny the reconsideration of requirement and variance request not to provide the required widening on Hershe Avenue and approve the plat subject to the 101 form conditions.
Commission action: Granted the requested variance for the dual building line and denied the reconsideration of requirement and variance request not to provide the required widening on Hershe Avenue and approved the plat subject to the 101 form conditions.
Motion: **Kilkenny** Second: **Chiang** Vote: **Unanimous** Abstaining: **None**

G ADMINISTRATIVE

NONE

H DEVELOPMENT PLAT VARIANCES

Item 159 was taken with Item 137.

I CERTIFICATES OF COMPLIANCE

NONE

J EXTENSIONS OF APPROVAL AND NAME CHANGES

Commissioner Ross abstained on Items 161, 162, 163 and 164 and left the room.

160	Antoine Drive Center Subdivision	EOA	Approve
161	Brunswick Meadows Sec. 12	EOA	Approve
162	Brunswick Meadows Sec. 13	EOA	Approve
163	Brunswick Meadows Sec. 14	EOA	Approve
164	Brunswick Meadows Sec. 15	EOA	Approve
165	Legends Run Sec. 13	EOA	Approve
166	Local Nineteen Subdivision	EOA	Approve
167	Montrose Annex Replat No. 1	EOA	Approve
168	Plaza at Westheimer Lakes Subdivision	EOA	Approve
169	Ridge at Oakhurst Sec. 2	EOA	Approve
170	Stablewood Farms North Sec. 5	EOA	Approve
171	Terrace at Oakhurst Sec. 2	EOA	Approve
172	VM Management	EOA	Approve

Staff recommendation: Approve staff's recommendations for items 160 and 165-172.

Commission action: Approved staff's recommendations for items 160 and 165-172.

Motion: **Kilkenny** Second: **Jard** Vote: **Unanimous** Abstaining: **Ross**

Staff recommendation: Approve staff's recommendations for items 161-164.

Commission action: Approved staff's recommendations for items 161-164.

Motion: **Garza** Second: **Wolff** Vote: **Unanimous** Abstaining: **Ross**

Commissioner Ross returned.

VII. ESTABLISH A PUBLIC HEARING DATE OF SEPTEMBER 13, 2007 FOR:

a. Chelsea Harbour Sec. 1 Partial Replat No. 1

b. Gramercy Park Homes Subdivision

Staff recommendation: Establish a public hearing date of September 13, 2007 for items **VII a-b**.

Commission action: Established a public hearing date of September 13, 2007 for items **VII a-b**.

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

VIII. PUBLIC COMMENTS

NONE

IX. ADJOURNMENT

There being no further business, Madam Chair, Carol Abel Lewis adjourned the meeting at 6:27 p.m.

Carol Abel Lewis
Carol Able Lewis, Madam Chair

Marlene L. Gafrick
Marlene L. Gafrick, Secretary