

Minutes of the Houston Planning Commission

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

April 26, 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

Kay Crooker

Algenita Scott-Davis

Sonny Garza

Jim Jard

D. Fred Martinez

Robin Reed

Richard A. Rice

Jeff Ross

Lee Schlanger

Talmadge Sharp, Sr.

Jon N. Strange

Shaukat Zakaria

Jackie L. Freeman for:

The Honorable Robert Eckels

The Honorable Grady Prestage

Mark Mooney for:

The Honorable Ed Chance

Arrived at 2:37 p.m.

Absent

Arrived at 2:33 p.m./Left at 4:33 p.m.

Absent

Arrived at 2:38 p.m.

Left at 4:33 p.m.

EXOFFICIO MEMBERS

M. Marvin Katz

Absent

John Sakolosky for:

Mike Marcotte

Dawn Ullrich

Absent

CHAIRMAN'S REPORT

The Chairman's report was given by Madam Carol Able Lewis, Ph. D., Chair, of the Houston Planning Commission. She informed everyone a letter of resignation was received from Commissioner Etan M. Mirwis.

DIRECTOR'S REPORT

The Director's report was given by Marlene L. Gafrick, Director, Planning and Development Department, who discussed the Major Thoroughfare and Freeway Plan Amendment schedule. A workshop will be held on May 3rd at 2:30 p.m. in the Council Chambers, Public Level, City Hall Annex. This is for the commission members to get familiar with the cases and ask questions in case additional research or information is needed prior to the public hearing process. We will also have a special work session on May 31st. A reminder to all that the Urban Planning Corridor process is continuing its workshops with the following workshops taking place: Main Street Corridor workshop on Monday, April 30th and Tuesday, May 1st at Palmer Memorial Church, 5221 Main Street; the Upper Uptown Corridor Workshops are Wednesday, May 2nd and Thursday, May 3rd at the Pavilion on Post Oak. For more information on the upcoming workshops, go to the Planning Department's website at www.houstonplanning.com and click on Urban Corridor Planning. There is an amendment to Chapter 42 that will be on Council agenda next week that pertains to the filing of a Solid Waste Collection Plan. We are working with Building Services to continue making improvements to this Council Chamber. We will be getting new chairs so that commission members won't have to struggle for chairs or sit in a chair that is not suitable for sitting in for many hours. The improvements should be completed before the end of June.

APPROVE THE DEFERRED MARCH 15, 2007 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the March 15, 2007 Planning Commission Meeting Minutes.

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

APPROVE THE APRIL 12, 2007 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the April 12, 2007 Planning Commission Meeting Minutes.

Motion: **Ross** Second: **Collins** Vote: **Carries** Abstaining:
Crooker

I. PUBLIC HEARING AND CONSIDERATION OF A HOTEL/MOTEL VARIANCE APPLICATION FOR HILTON GARDEN INN

Staff recommendation: Approve the Hotel/Motel variance application for Hilton Garden Inn and forward to City Council for approval.

Commission action: Approved the Hotel/Motel variance application for Hilton Garden Inn and forward to City Council for approval.

Motion: **Rice** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**
Speaker for Item I: Caroline Ordener.

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

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: **Davis** Vote: **Unanimous** Abstaining: **None**
Speakers for Item II: Thomas Walker, David Sheler and John Milford.

III. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM BUILDING LINE REQUIREMENT AREA APPLICATION FOR 300 BLOCK OF EAST 24TH STREET, NORTH AND SOUTH SIDES, BETWEEN CORTLANDT STREET AND ARLINGTON STREET

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: **Collins** Vote: **Unanimous** Abstaining: **None**

IV. PLATTING ACTIVITY (Consent items A and B, 1-141)

Items removed for separate consideration: **11, 16, 41, 59, 62, 85, 93, 119, 137, and 139**. Item **19** was changed from defer to approve; item **41** was taken separately and item **137** was withdrawn at the applicant's request and a public hearing date of May 24, 2007 was established. Item **122** was removed from the consent agenda and put with the variances and discussed at that time.

Staff recommendation: Approve staff's recommendations for items **1-141**, subject to the 101 form conditions.

Commission action: Approved staff's recommendations for items **1-141**, subject to the 101 form conditions.

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

Commissioners Reed and Ross abstained and left the room.

Staff recommendation: Approve staff's recommendation for items **11, 16, 41, 59, 62, 85, 93, 119, 137, and 139** subject to the 101 form conditions.

Commission action: Approved staff's recommendations for items **11, 16, 41, 59, 62, 85, 93, 119, 137, and 139** subject to the 101 form conditions.

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

Commissioners Reed and Ross returned.

Item 41 is taken at this time.

41 Marbella Subdivision **C3P** **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: **Davis** Vote: **Unanimous** Abstaining: **None**

C PUBLIC HEARINGS

142 Acute Engineering 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: **Crooker** Second: **Chiang** Vote: **Unanimous** Abstaining: **None**

143 Chevy Chase Partial Replat No. 1 **C3N** **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: **Ross** Vote: **Unanimous** Abstaining: **None**
Speakers for Item 143: Mary Lou Henry, James Evans, Steven Grossman, and Michelle Mallinson.

144 Miles Street Associates Subdivision **C3N** **Withdrawn**

145 Rice Military 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: **Reed** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

146 Waterhill Homes on Wroxton 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: **Rice** Second: **Zakaria** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

147 Bellaire and Kirkwood Reserve Replat **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: **Jard** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

148 Costa Viscaya Subdivision

C3P

Defer

Staff recommendation: Defer the plat for two weeks to coordinate with PWE for the proposed access along Gessner Road to the site.

Commission action: Deferred the plat for two weeks to coordinate with PWE for the proposed access along Gessner Road to the site.

Motion: **Collins**

Second: **Kilkenny**

Vote: **Unanimous**

Abstaining: **None**

149 Cypresswood Trails Sec. 3

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: **Ross**

Vote: **Unanimous**

Abstaining: **None**

150 Fifth Ward Church of Christ Sec. 2

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: **Strange**

Vote: **Unanimous**

Abstaining: **None**

Speakers for Item 150: Gary Smith, Curtis Doyle, and Bob Adams.

151 Hughes Park

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: **Collins**

Second: **Kilkenny**

Vote: **Unanimous**

Abstaining: **None**

152 I 45 Thirty 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**

153 Janes Corner Subdivision

C2R

Defer

Staff recommendation: Defer the plat for two weeks for further study and review of the revised site plan and future Metro alignment along Richmond.

Commission action: Deferred the plat for two weeks for further study and review of the revised site plan and future Metro alignment along Richmond.

Motion: **Reed**

Second: **Kilkenny**

Vote: **Unanimous**

Abstaining: **None**

Item 122 is taken at this time.

122 Nolda Terrace Townhomes

C2R

Deny

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

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

Motion: **Ross**

Second: **Strange**

Vote: **Unanimous**

Abstaining: **None**

Speakers for Item 122: John Moorhead, Linda Mercer, George Sacaris and David Strass.

**154 Northgate Crossing Elementary
Middle School Complex**

C2R

Defer

Staff recommendation: Defer the plat for two weeks to allow Legal to review the separately filed deed restrictions.

Commission action: Deferred the plat for two weeks to allow Legal to review the separately filed deed restrictions.

Motion: **Collins**

Second: **Crooker**

Vote: **Unanimous**

Abstaining: **None**

155 Parkway Rayford 42

GP

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: **Mooney**

Second: **Sharp**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Ross abstained and left the room.

**156 Riverwood Village NEHC MUD No. 1
Wastewater Treatment Plant**

C2

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: **Kilkenny**

Second: **Rice**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Ross returned.

157 Singh Properties GP

GP

Defer

158 Singh Properties Subdivision

C2

Defer

Staff recommendation: Defer the general plan and the plat for two weeks to allow Legal to review the separately filed deed restrictions.

Commission action: Deferred the general plan and the plat for two weeks to allow Legal to review the separately filed deed restrictions.

Motion: **Freeman**

Second: **Kilkenny**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Ross abstained and left the room.

**159 Village of Creekside Park Zones
2 3 and 4 GP**

GP

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

Commissioner Ross returned.

Commissioner Kilkenny abstained and left the room.

160 Vintage Royale Sec. 1

C3P

Defer

Staff recommendation: Defer the plat for two weeks for further study and review and to coordinate with Center Point Energy.

Commission action: Deferred the plat for two weeks for further study and review and to coordinate with Center Point Energy.

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

Commissioner Kilkenny returned.

161 West Sam Houston Business Park Sec 4

C2

Withdrawn

E SPECIAL EXCEPTIONS

NONE

F RECONSIDERATION OF REQUIREMENTS

NONE

G ADMINISTRATIVE

NONE

H DEVELOPMENT PLAT VARIANCES

162 Donna Bailey House

DPV

Approved

Staff recommendation: Approve the requested variance.

Commission action: Approved the requested variance.

Motion: **Sharp** Second: **Strange** Vote: **Unanimous** Opposed: **None**

- | | | | |
|--|------------------------------|----------------------|-------------------------|
| 163 | In Town Homes | DPV | Approved |
| Staff recommendation: Approve the requested variances. | | | |
| Commission action: Approved the requested variances. | | | |
| | Motion: Rice | Second: Davis | Vote: Carries |
| | | | Opposed: Crooker |
| | | | |
| 164 | Gary Leach Pool House | DPV | Approved |
| Staff recommendation: Approve the requested variance. | | | |
| Commission action: Approved the requested variance. | | | |
| | Motion: Strange | Second: Davis | Vote: Unanimous |
| | | | Opposed: None |

I CERTIFICATES OF COMPLIANCE

- | | | | |
|---|------------------------|----------------------|-------------------------|
| 165 | Thomas Womak | COC | Approve |
| 166 | John Jordan | COC | Approve |
| Staff recommendation: Issue the Certificates of Compliance. | | | |
| Commission action: Issued the Certificates of Compliance. | | | |
| | Motion: Strange | Second: Davis | Vote: Unanimous |
| | | | Abstaining: None |

Commissioner Chiang abstained on item 170 and Commissioner Ross abstained on Items 172 and 180 and they left the room.

J EXTENSIONS OF APPROVAL AND NAME CHANGES

- | | | | |
|------------|---|------------|-----------------|
| 167 | Beltway 8 and US 90 Commercial | EOA | Approved |
| 168 | Champions Point Villas Sec. 3 | NC | |
| | (Formerly Champions Point Villas Sec. 1) | | Approved |
| 169 | Contemporary Airport Sec. 1 | EOA | Approved |
| 170 | Cutten at Louetta Apartments | EOA | Approved |
| 171 | HCMUD No. 290 Lift Station No. 3 | NC | Approved |
| | (Formerly Haris County MUD No. 290 Lift Station No. 3) | | |
| 172 | Hidden Meadow Sec. 10 | EOA | Approved |
| 173 | Kingbell Shopping Center | NC | Approved |
| | (Formerly Kingsbridge Retail Center Subdivision) | | |
| 174 | Moody Eldridge Subdivision | EOA | Approved |
| 175 | Northeast Shopping Center Sec. 1 | EOA | Approved |
| 176 | Saddlebrook Village Sec. 3 | EOA | Approved |
| 177 | Spring Trails Tennis Center | EOA | Approved |
| 178 | Strathmore Sec. 4 | EOA | Approved |
| 179 | Sugar Pine Square Subdivision | EOA | Approved |
| 180 | Twin Oaks Village Commercial Reserve No. 3 | EOA | Approved |

Staff recommendation: Approve staff's recommendations for items **167-180**.

Commission action: Approved staff's recommendations for items **167-180**.

Motion: Sharp	Second: Crooker	Vote: Unanimous	Abstaining: None
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Commissioners Chiang and Ross returned.

IV. ESTABLISH A PUBLIC HEARING DATE OF MAY 24, 2007 FOR:

- a. Athena Park Subdivision
- b. Green Trails Park Sec. 11 Partial Replat No. 1
- c. On Point Commons Sec. 2
- d. Villages of Cypress Lakes Sec. 5 Partial Replat No. 1
- e. Woodlands Carlton Woods Creekside Sec. 7
- f. Village of Creekside Park Partial Replat No. 1

Staff recommendation: Establish a public hearing date of May 24, 2007 for items **IV a-f**.

Commission action: Established a public hearing date of May 24, 2007 for items **IV a-f**.

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


VI. EXCUSE THE ABSENCES OF COMMISSIONER SHARP

Commissioner Sharp's absences were excused.

VI. PUBLIC COMMENT

VII. ADJOURNMENT

There being no further business, Madam Chair, Carol Abel Lewis, adjourned the meeting at 4:24 p.m.



Carol Abel Lewis, Madam Chair



Marlene L. Gafrick, Secretary