

Minutes of the Houston Planning Commission

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

September 28, 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: 42 p.m. with a quorum present.

Carol Abel Lewis, Chair	
Mark A. Kilkenny, Vice Chair	Absent
John W. H. Chiang	
David Collins	
Kay Crooker	
Algenita Scott-Davis	Left at 4:03 p.m.
Sonny Garza	Arrived at 3:44 p.m.
Jim Jard	Absent
D. Fred Martinez	Left at 3:55 p.m.
Etan M. Mirwis	Absent
Robin Reed	
Richard A. Rice	Absent
Jeff Ross	Absent
Lee Schlanger	
Talmadge Sharp, Sr.	Absent
Jon N. Strange	Arrived at 2:45 p.m.
B. J. Walter	
Shaukat Zakaria	
Jackie Freeman for:	Arrived at 2:46 p.m./Left at 4:01 p.m.
The Honorable Robert Eckels	
The Honorable Grady Prestage	Arrived at 3:04 p.m./Left at 4:01 p.m.
The Honorable Ed Chance	Absent

EXOFFICIO MEMBERS

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

J. Houston Heights Woman's Club Building – 1846 Harvard Street

Staff recommendation: Recommends that the Houston Planning Commission accept the recommendation of the Houston Archaeological and Historical Commission and recommend to City Council Landmark designation of the Houston Heights Woman's Club Building – 1846 Harvard Street.

Commission action: Recommended that the Houston Planning Commission accept the recommendation of the Houston Archaeological and Historical Commission and recommended to City Council Landmark designation of the Houston Heights Woman's Club Building – 1846 Harvard Street.

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

III. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL LOT SIZE REQUIREMENT AREA APPLICATION FOR 2300 BLOCK OF SHAKESPEARE STREET, NORTH SIDE, BETWEEN MORNINGSIDE DRIVE AND GREENBRIAR DRIVE

Staff recommendation: Disapprove the application.

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

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

Speakers for item III: Olga Watkins, Sammie J. Prince-Hughes, David Norris, Juanita Outley-Harris, Ann Olden, Patricia Wonderlich and Alicia Smith.

IV. PUBLIC HEARING AND CONSIDERATION OF A HOTEL/MOTEL APPLICATION FOR MEDICAL CENTER LODGE LOCATED AT 1025 SWANSON

Staff recommendation: Approve the requested variance.

Commission action: Approved the requested variance

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

Speaker for item IV: Caroline Ordener.

V. PLATTING ACTIVITY (Consent items A and B, 1-142)

Items removed for separate consideration: 127 and 141. Item 116 was taken separately.

Staff recommendation: Approve staff's recommendations for items 1-142, subject to the 101 form conditions.

Commission action: Approved staff's recommendations for items 1-142, subject to the 101 form conditions.

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

Commissioner Schlanger left the room.

Staff recommendation: Approve staff's recommendation for items **127 and 141**, subject to the 101 form conditions.

Commission action: Approved staff's recommendation for items **127 and 121**, subject to the 101 form conditions.

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

J. Houston Heights Woman's Club Building – 1846 Harvard Street

Staff recommendation: Recommends that the Houston Planning Commission accept the recommendation of the Houston Archaeological and Historical Commission and recommend to City Council Landmark designation of the Houston Heights Woman's Club Building – 1846 Harvard Street.

Commission action: Recommended that the Houston Planning Commission accept the recommendation of the Houston Archaeological and Historical Commission and recommended to City Council Landmark designation of the Houston Heights Woman's Club Building – 1846 Harvard Street.

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

III. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL LOT SIZE REQUIREMENT AREA APPLICATION FOR 2300 BLOCK OF SHAKESPEARE STREET, NORTH SIDE, BETWEEN MORNINGSIDE DRIVE AND GREENBRIAR DRIVE

Staff recommendation: Disapprove the application.

Commission action: Approved the application with an amendment to accept that the Prevailing Building Line is 6,000 feet.

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

Speakers for item III: Olga Watkins, Sammie J. Prince-Hughes, David Norris, Juanita Outley-Harris, Ann Olden, Patricia Wonderlich and Alicia Smith.

IV. PUBLIC HEARING AND CONSIDERATION OF A HOTEL/MOTEL APPLICATION FOR MEDICAL CENTER LODGE LOCATED AT 1025 SWANSON

Staff recommendation: Approve the requested variance.

Commission action: Approved the requested variance

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

Speaker for item IV: Caroline Ordener.

V. PLATTING ACTIVITY (Consent items A and B, 1-142)

Items removed for separate consideration: 127 and 141. Item 116 was taken separately.

Staff recommendation: Approve staff's recommendations for items 1-142, subject to the 101 form conditions.

Commission action: Approved staff's recommendations for items 1-142, subject to the 101 form conditions.

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

Commissioner Schlanger left the room.

Staff recommendation: Approve staff's recommendation for items **127 and 141**, subject to the 101 form conditions.

Commission action: Approved staff's recommendation for items **127 and 121**, subject to the 101 form conditions.

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

Commissioner Schlanger returned.

Item 116 is taken at this time.

116 Hardcastle Townhomes Subdivision C2R 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: **Chiang** Vote: **Unanimous** Abstaining: **None**

C PUBLIC HEARINGS

143 Barrington Sec. 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: **Freeman** Second: **Martinez** Vote: **Unanimous** Abstaining: **None**

144 Brenwood Trails Sec. 1 Partial Replat No. 1 C3N Defer
Staff recommendation: Defer the plat for two weeks for additional information from the applicant.
Commission action: Deferred the plat for two weeks for additional information from the applicant.
Motion: **Sharp** Second: **Freeman** Vote: **Unanimous** Abstaining: **None**

145 Park at Prince Partial Replat No. 1 C3N Approve
Staff recommendation: Defer the plat for two weeks for additional information from applicant on the CenterPoint Energy easements.
Commission action: Deferred the plat for two weeks for additional information from the applicant on the CenterPoint Energy easements.
Motion: **Reed** Second: **Chiang** Vote: **Unanimous** Abstaining: **None**

146 Peppermill Estates Subdivision C3N Approve
Staff recommendation: Approve the plat subject to the drawings being redrawn showing lot matching submittal and the 101 form conditions.
Commission action: Approved the plat subject to the drawings being redrawn showing lot matching submittal and the 101 form conditions.
Motion: **Reed** Second: **Davis** Vote: **Carries** Abstaining: **Collins**

147 River Oaks Sec. 10 Block 98 Lots 3, 4 and 5 C3N Defer
Partial Replat No. 1
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: **Reed** Vote: **Unanimous** Abstaining: **None**

148 River Oaks Sec. 12 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: **Reed** Second: **Chiang** Vote: **Unanimous** Abstaining: **None**

149 Rock Creek Sec. 8 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: **Freeman** Second: **Martinez** Vote: **Unanimous** Abstaining: **None**

150 Rosedale Gardens 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: **Martinez** Second: **Schlanger** Vote: **Unanimous** Abstaining: **None**

151 Toscana Court Three Replat No. 1 C3N Approve
Staff recommendation: Approve the plat subject to the 101 form conditions.
Commission action: Deferred the plat for two weeks for line drawing clarifications.
Motion: **Collins** Second: **Strange** Vote: **Unanimous** Abstaining: **None**

152 Villa Lourdes 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: **Sharp** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

Commissioner Schlanger abstained and left the room.

153 Welch Arbor 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: **Chiang** Second: **Zakaria** Vote: **Unanimous** Abstaining: **None**

Commissioner Schlanger returned.

154 Woodlands Village of Sterling Ridge Sec. 86 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: **Chiang** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

155 Atascocita Commons Eight Acres Subdivision C3R Defer
Staff recommendation: Defer the plat for two weeks for further study and review.
Commission action: Deferred the plat for to weeks for further and review.
Motion: **Collins** Second: **Crooker** Vote: **Unanimous** Abstaining: **None**

- 156 Chase Bank Midtown Subdivision** **C2R** **Defer**
 Staff recommendation: Defer the plat for two weeks for landscape plans.
 Commission action: Deferred the plat for two weeks for landscape plans and to coordinate the location of proposed driveways with Public Works and Engineering.
 Motion: **Reed** Second: **Collins** Vote: **Unanimous** Abstaining: **None**
- 157 Christ the King Presbyterian Church 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: **Chiang** Second: **Sharp** Vote: **Unanimous** Opposed: **Ross**
- 158 College Heights Addition Replat No. 1** **C2R** **Defer**
 Staff recommendation: Defer the plat for two weeks at the applicant's request to coordinate traffic impact analysis with Public Works and Engineering.
 Commission action: Deferred the plat for two weeks at the applicant's request to coordinate traffic impact analysis with Public Works and Engineering
 Motion: **Collins** Second: **Zakaria** Vote: **Unanimous** Abstaining: **None**
- 159 Cypresswood Apartments Subdivision** **C3P** **Defer**
 Staff recommendation: Defer the plat for two weeks to allow the applicant to bring revised information before Wednesday, October, 4, 2006.
 Commission action: Deferred the plat for two weeks to allow the applicant to bring revised information before Wednesday, October, 4, 2006.
 Motion: **Collins** Second: **Crooker** Vote: **Unanimous** Abstaining: **None**
- 160 Glen Abbey Sec. 5** **C3P** **Approve**
 Staff recommendation: Grant the requested variances and approved 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: **Collins** Second: **Sharp** Vote: **Carried** Opposed: **Crooker**
- 161 Harris County MUD No. 144 Water Plant Subdivision** **GP** **Defer**
 Staff recommendation: Defer the plat for two weeks to allow legal time to further review the deed restrictions.
 Commission action: Deferred the plat for two weeks to allow legal time to further review the deed restrictions.
 Motion: **Zakaria** Second: **Crooker** Vote: **Unanimous** Abstaining: **None**

162 Kingwood Estates

C3R

Approve

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

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

Motion: **Zakaria** Second: **Chiang** Vote: **Unanimous** Abstaining: **None.**

163 Lake Woodlands East Shore GP

GP

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

164 Lakes at Gleannloch

C3P

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

165 Lakes of Fairhaven Sec. 2

C3P

Defer

Staff recommendation: Defer the plat for two weeks to allow the applicant to address the 150+ apartments with only one access road.

Commission action: Deferred the plat for two weeks to allow the applicant to address the 150+ apartments with only one access road.

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

166 Mesa Drive Commercial

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: **Garza** Second: **Chiang** Vote: **Unanimous** Abstaining: **None**

Speaker for item 166: Mary Wilson.

167 Pinter Properties Subdivision

C3P

Approve

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

Commission action: Granted the requested variance and special exception subject to the 101 form conditions.

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

168 Sky View Park GP **GP** **Defer**
Staff recommendation: Defer the plat for two weeks to for a traffic study and circulation plan.
Commission action: Deferred the plat for two weeks to for a traffic study and circulation plan.
Motion: **Collins** Second: **Crooker** Vote: **Unanimous** Abstaining: **None**
Speaker for item 168: Milna Senyak.

169 Terravista Lakes GP **GP** **Defer**
Staff recommendation: Grant the requested variance and the special exception and approve the plat subject to the 101 form conditions.
Commission action: Deferred the plat for two weeks so the applicant could clarify information.
Motion: **Crooker** Second: **Strange** Vote: **Unanimous** Abstaining: **None**

170 Towne Lake GP **GP** **Withdraw**
Staff recommendation: Withdraw the plat at the applicant's request.
Commission action: Withdrew the plat at the applicant's request.
Motion: **Collins** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

171 Waterstone GP **GP** **Withdraw**
Staff recommendation: Withdraw the plat subject to the 101 form conditions.
Commission action: Withdrew the plat subject to the 101 form conditions.
Motion: **Crooker** Second: **Strange** Vote: **Unanimous** Abstaining: **None**

172 Woodridge GP **GP** **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: **Chiang** Second: **Zakaria** Vote: **Unanimous** Opposed: **Crooker**

E SPECIAL EXCEPTIONS

173 Scott Park GP **GP** **Defer**
Staff recommendation: Defer the plat for two weeks to allow the applicant to provide additional information by Wednesday, October 4, 2006.
Commission action: Deferred the plat for two weeks to allow the applicant to provide additional information by Wednesday, October 4, 2006
Motion: **Sharp** Second: **Crooker** Vote: **Unanimous** Abstaining: **None**
Speakers for item 173: Bessie Swindle and Lavenia Maddison.

F RECONSIDERATION OF REQUIREMENTS

NONE

DEVELOPMENT PLAT VARIANCES

174 Rafael Verde

DPV

Approve

Staff recommendation: Grant the requested variance.

Commission: Granted the requested variance.

Motion: **Zakaria**

Second: **Collins**

Vote: **Carried**

Opposed: **Crooker**

175 Elmar Virkus

DPV

Deny

Staff recommendation: Grant the requested variance.

Commission action: Denied the requested variance.

Motion: **Crooker**

Second: **Garza**

Vote: **Carried**

Opposed: **Chiang**

and **Collins**

Speaker for item 175: Christian Eckert.

I. PRESENTATION BY COUNCIL MEMBER PETER BROWN

Council Member Peter Brown gave a presentation on the committees he and Andy Icken have been charged with by Mayor White to conduct which included: neighborhood parks, providing more green space, the need to decrease infrastructure inefficiency, making sure Houston achieves a better quality of life for its citizens and a hierarchy of better street standards.

H. CERTIFICATE OF COMPLIANCE

NONE

I EXTENSIONS OF APPROVAL AND NAME CHANGES

176	Autozone, Inc at Woodbridge Center Subdivision	NC	Approve
178	Breckenridge Forest Sec. 10	EOA	Approve
179	Breckenridge Forest Sec. 9	EOA	Approve
180	Deerbrook Estates Sec. 4	EOA	Approve
181	Gates at Canyon Lakes West Sec. 1	EOA	Approve
182	God's Way Subdivision	EOA	Approve
183	Grand Place STD	EOA	Approve
184	Meadowview Farms Sec. 8	EOA	Approve
185	Oakcrest North Sec. 1 (Formerly Oakcrest Sec. 1)	NC	Approve
186	Oakcrest North Sec. 2 (Formerly Oakcrest Sec. 2)	NC	Approve
187	Oakcrest North Sec. 3 (Formerly Oakcrest Sec. 3)	NC	Approve
188	Oakcrest North Sec. 5 (Formerly Oakcrest Sec. 5)	NC	Approve

- | | | | |
|--|---|------------------------|--|
| 189 | Oakcrest North Sec. 6
(Formerly Oakcrest Sec. 6) | NC | Approve |
| 190 | Olive Grove Independent Living Apartments | EOA | Approve |
| Staff recommendation: Approve staff's recommendations for items 176 and items 178 - 190. | | | |
| Commission action: Approved staff's recommendations for items 176 and 178 - 190. | | | |
| | Motion: Chiang | Second: Sharp | Vote: Unanimous Abstaining: None |
| 177 | Blackhorse Ranch South Sec. 6 | EOA | Approve |
| 191 | Villas at Brentwood | EOA | Approve |
| Staff recommendation: Approve staff's recommendations for items 177 and 191. | | | |
| Commission action: Approved staff's recommendations for items 177 and 191. | | | |
| | Motion: Zakaria | Second: Collins | Vote: Unanimous Abstaining: None |

J ADMINISTRATIVE

NONE

VI. ESTABLISH A PUBLIC HEARING DATE OF OCTOBER 26, 2006 FOR:

- a. Barkers Branch Sec. 3 Partial Replat No. 1
- b. Barkers Branch Sec. 3 Partial Replat No. 2
- c. Barkers Branch Sec. 3 Partial Replat No. 3
- d. Treviso Subdivision
- e. Villas at Monarch oaks

Staff recommendation: Establish a public hearing date of October 12, 2006 for items VI a-e.

Commission action: Established a public hearing date of October 12, 2006 for items VI a-e.

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

VII. PUBLIC COMMENT

NONE

VIII. ADJOURNMENT

There being no further business, Madam Chair, Carol Able Lewis, adjourned the meeting at 5:33 p.m.


 Madam Chair, Carol Able Lewis


 Marlene L. Gafrick, Secretary