

Minutes of the Houston Planning Commission

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

April 13, 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: 35 p.m. with a quorum present.

Carol Abel Lewis, Chair	
Mark A. Kilkenny, Vice Chair	Left at 5:31 p.m.
John W. H. Chiang	Absent
David Collins	Left at 5:26 p.m.
Kay Crooker	Left at 5:15 p.m.
Algenita Scott-Davis	Left at 5:24 p.m.
Sonny Garza	
Jim Jard	
D. Fred Martinez	Absent
Etan M. Mirwis	Absent
Robin Reed	
Richard A. Rice	
Jeff Ross	
Talmadge Sharp, Sr.	Absent
Lee Schlanger	
Jon N. Strange	
B. J. Walter	Absent
Shaukat Zakaria	
The Honorable Robert Eckels	Absent
The Honorable Grady Prestage	
Mark Mooney for:	Left at 5:15 p.m.
The Honorable Ed Chance	

EXOFFICIO MEMBERS

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

CHAIRMAN'S REPORT

NONE

DIRECTOR'S REPORT

NONE

APPROVE THE MARCH 30, 2006 PLANNING COMMISSION MEETING MINUTES

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

CONSIDERATION OF THE NEW PLANNING COMMISSION MEETING PROCEDURES.

The Commission agreed to adopt the new Planning Commission meeting procedures.

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

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

Items removed for separate consideration: 8, 39, 45, 73, 82, 94, 95, 101, 142 and 148. Item 68 was changed from defer to approve.

Staff recommendation: Approve staff's recommendation 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: **Reed** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

Commissioners Reed and Schlanger left the room.

Staff recommendation: Approve staff's recommendations for items **142 and 148**, subject to the 101 form conditions.

Commission action: Approved staff's recommendation for items **142 and 148**, subject to the 101 form conditions.

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

Commissioners Reed and Schlanger returned.

Commissioners Rice and Ross left the room.

Staff recommendation: Approve staff's recommendations for items **8, 39, 45, 73, 82, 94, 95 and 101**, subject to the 101 form conditions.

Commission action: approved staff's recommendations for items **8, 39, 45, 73, 82, 94, 95 and 101**, subject to the 101 form conditions.

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

Commissioners Rice and Ross returned.

C PUBLIC HEARINGS

154 Arian Townhomes

C3N

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: **Collins**

Second: **Davis**

Vote: **Unanimous**

Abstaining: **None**

Speakers for item 154: Kathleen Schipper, Daniel Schnorr, Allyson Wilkinson and David Centanni.

**155 Exxon at Beltway 8 and Ralston Road
Subdivision**

C3N

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: **Crooker**

Second: **Reed**

Vote: **Unanimous**

Abstaining: **None**

156 Garden Terrace Subdivision

C3N

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: **Crooker**

Second: **Kilkenny**

Vote: **Unanimous**

Abstaining: **None**

157 Holly Reserve Subdivision

C3N

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: **Collins**

Second: **Reed**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Schlanger abstains and left the room.

158 Leeland Square Subdivision

C3N

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: **Freeman**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Schlanger returned.

159 Maya Court Subdivision

C3N

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: **Reed**

Vote: **Unanimous**

Abstaining: **None**

160 Meadowview Farms Sec. 10

C3N

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: **Crooker**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

- 161 Memorial Park Village Two Replat No. 1** **C3N** **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: **Collins** Second: **Reed** Vote: **Unanimous** Abstaining: **None**
- 162 Mid Lane Commons Subdivision** **C3N** **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: **Reed** Second: **Crooker** Vote: **Unanimous** Abstaining: **None**
- 163 Oakdale Terrace Subdivision** **C3N** **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: **Reed** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**
- 164 Schwab 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: **Rice** Second: **Zakaria** Vote: **Unanimous** Opposed: **None**
- 165 Skyline Terrace Subdivision** **C3N** **Defer**
 Staff recommendation: Defer the plat for two weeks for further study and legal review.
 Commission action: Defer the plat for two weeks for further study and legal review.
 Motion: **Kilkenny** Second: **Crooker** Vote: **Unanimous** Opposed: **None**
 Speakers for item 165: David Centanni, Allyson Wilkerson, Daniel Schnorr and Thomas Chelena.
- 166 Southway Sec. 5 Replat No. 1** **C3N** **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: **Reed** Vote: **Unanimous** Abstaining: **None**
- 167 T and N Duplex on Huldy Replat No. 1** **C3N** **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: **Crooker** Second: **Zakaria** Vote: **Unanimous** Abstaining: **None**
- 168 Twelve Oaks Parkside Sec. 1** **C3N** **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: **Collins** Second: **Zakaria** Vote: **Unanimous** Abstaining: **None**
- 169 West Rivercrest Additions** **C3N** **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: **Reed** Vote: **Unanimous** Abstaining: **None**

170 Winsome Villas Subdivision

C3N

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: **Zakaria**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

171 Woodland Lakes Estates Sec. 6

C3N

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: **Crooker**

Second: **Davis**

Vote: **Unanimous**

Abstaining: **None**

D VARIANCES

ITEMS 179 AND 180 ARE RECOMMENDED FOR DEFERRAL. ITEMS 182, 183 AND 186 ARE RECOMMENDED WITHDRAWAL AT THE APPLICANT'S REQUEST.

Motion: **Schlanger**

Second: **Davis**

Vote: **Unanimous**

Abstaining: **None**

172 Avalon Sec. 1

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: **Rice**

Vote: **Unanimous**

Opposed: **None**

173 Avalon Sec. 2

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: **Rice**

Second: **Davis**

Vote: **Unanimous**

Abstaining: **None**

174 Cypress Fairbanks ISD High School No. 10

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: **Collins**

Second: **Kilkenny**

Vote: **Unanimous**

Abstaining: **None**

175 Elainas Place Subdivision

C3P

Approve

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

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

Motion: **Collins**

Second: **Reed**

Vote: **Unanimous**

Abstaining: **None**

176 Holman Place Homes Subdivision 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: **Strange** Second: **Kilkenny** Vote: **Unanimous** Opposed: **None**

177 Hughes Supplies 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: **Ross** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**

Commissioner Ross abstains and left the room.

178 Meadowhill Regional Municipal Utility District Water Plant

C2

Approve

Staff recommendation: Approve the plat subject to the 101 form conditions. The variance is no longer required.

Commission action: Approved the plat subject to the 101 form conditions. The variance was no longer required.

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

Commissioner Ross returned.

181 Shadow Springs

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: **Ross** Second: **Davis** Vote: **Carries** Opposed: **Collins**

Speakers for item 181: Mary Lou Henry, Caroline Smith and Chester Gwin.

184 Stuebner Estates

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

185 Upper West End Sec. 15

C2R

Defer

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

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

Motion: **Ross**

Second: **Rice**

Vote: **Unanimous**

Opposed: **None**

Speaker for item 185: Karen Rose.

187 Willow Court Estates Sec. 1

C3P

Approve

188 Willow Court Estates Sec. 2

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 plat subject to the 101 form conditions.

Motion: **Davis**

Second: **Rice**

Vote: **Unanimous**

Opposed: **None**

189 Wynhaven at Grant Road Apartments

C3P

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: **Davis**

Second: **Kilkenny**

Vote: **Unanimous**

Abstaining: **None**

SPECIAL EXCEPTIONS

190 Barker Cypress at Liner Road Apartments

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 approved the plat subject to the 101 form conditions.

Motion: **Kilkenny**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

191 Champions Point Villas Sec. 1

C3P

Defer

Staff recommendation: Defer item 191 for two weeks for further study and review.

Commission action: Deferred item 191 for two weeks for further study and review.

Motion: **Kilkenny**

Second: **Crooker**

Vote: **Unanimous**

Abstaining: **None**

192 Southway Sec. 7

C3R

Approve

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

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

Motion: **Kilkenny**

Second: **Reed**

Vote: **Unanimous**

Abstaining: **None**

F RECONSIDERATION OF REQUIREMENTS

NONE

G ADMINISTRATIVE

NONE

H DEVELOPMENT PLAT VARIANCES

193 Daniela Hughes

DPV

Defer

Staff recommendation: Disapprove the plat.

Commission action: Deferred the plat for two weeks for further study and review. (4th motion)

Motion: **Strange** Second: **Ross** Vote: **Carries** Opposed: **Collins**

Speakers for item 193: Brian Hughes, Daniela Hughes, Patrick Rutledge and Tony Maluski.

- 1st motion was made by Mrs. Crooker, seconded by Mr. Strange to defer item 193 for two weeks for further study and review by Public Works and Engineering.
- 2nd, substitute motion was made by Mr. Collins, seconded by Mr. Kilkenny to approve item 193 subject to conditions. Motion carried seven to five. (For: Collins, Davis, Garza, Kilkenny, Mooney, Strange and Zakaria. Against: Crooker, Reed, Rice, Ross and Schlanger.)
- 3rd motion (after item 194) to revisit and reconsider item 193 was made by Mrs. Davis, seconded by Mr. Ross. Motion carried with Mr. Garza opposed to reconsideration of item 193.

194 Cyrusone Data Center

DPV

Defer

Staff recommendation: Grant the requested variance with conditions and subject to the 201 form conditions.

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

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

Speaker for item 194: Kenneth Wolverton.

I CERTIFICATES OF COMPLIANCE

195 Jesus Zavala

COC

Approve

196 Juan Bocanero

COC

Approve

197 Robert Horton

COC

Approve

198 James Mercer

COC

Approve

Staff recommendation: Issue the Certificates of Compliance for items 195-198

Commission action: Issued the Certificates of Compliance for items 195-198.

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

J EXTENSIONS OF APPROVAL AND NAME CHANGES

199	Bahar Subdivision	EOA	Approve
200	Commerce Plaza at Fairbanks	EOA	Approve
201	Darling Street Townhomes	EOA	Approve
202	Fairfield HEB Subdivision	EOA	Approve
203	HCMUD 449 Water Plant No. 1	EOA	Approve
204	Royal Shores Patio Homes Sec. 1	EOA	Approve

Staff recommendation: Approve staff's recommendations for items 199 – 204.

Commission action: approved staff's recommendations for items 199-204.

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

III. ESTABLISH A PUBLIC HEARING DATE OF MAY 11, 2006 FOR:

- a. Culberson Westview
- b. Fourteen and a Half Street Addition
- c. Ivanhoe park Villas Sec. 2
- d. Kings River Estates
- e. Mason's Place
- f. Uptown Townhomes at Bering Drive and Delores Street

Staff recommendation: Establish a public hearing date of May 11, 2006 for items III a-f.

Commission action: Established a public hearing date of May 11, 2006 for items III a-f.

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

IV. PUBLIC COMMENT

Mr. Feldman spoke on today's agenda item 194.

V. ADJOURNMENT

There being no further business, Madam Chair, Carol Abel Lewis, adjourned the meeting at 5:34 p.m.


Madam Chair, Carol Abel Lewis


Jennifer Ostlind, Acting Secretary