Minutes of the Houston Planning Commission

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

March 02, 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 2:38 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
Jonny Garza
Jim Jard
D. Fred Martinez
Etan M. Mirwis
Robin Reed
Richard A. Rice
Jeff Ross
Talmadge Sharp, Sr.
Lee Schlanger
Jon N. Strange
B. J. Walter
Shaukat Zakaria
Jackie Freeman for:
  The Honorable Robert Eckels
The Honorable Grady Prestage
The Honorable Ed Chance

EXOFFICIO MEMBERS

M. Marvin Katz
John Sakolosky for:
  Mike Marcotte
Dawn Ulrich

Absent

Left at 5:19 p.m.
CHAIRMAN’S REPORT

Madam Chair, Carol Abel Lewis spoke on possible changes to meeting rules pertaining to the speaking time allowed for Commissioners and guest speakers.

DIRECTOR’S REPORT

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

City Council Member, Toni Lawrence, spoke on item 209 at this time although the item is taken later.

APPROVE THE FEBRUARY 16, 2006 PLANNING COMMISSION MEETING MINUTES

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

I. PUBLIC HEARING AND CONSIDERATION OF PROTECTED LANDMARK DESIGNATION APPLICATION FOR CITY OF HOUSTON FIRE STATION NO. 6 – 901 HENDERSON STREET – (City Surplus Site)

II. PUBLIC HEARING AND CONSIDERATION OF PROTECTED LANDMARK DESIGNATION APPLICATION FOR CITY OF HOUSTON FIRE STATION NO. 11 – 4520 WASHINGTON AVENUE – (City Surplus Site)

III. PUBLIC HEARING AND CONSIDERATION OF PROTECTED LANDMARK DESIGNATION APPLICATION FOR CITY OF HOUSTON FIRE STATION NO. 27 - 6302 LYONS AVENUE – (City Surplus Site)

IV. PUBLIC HEARING AND CONSIDERATION OF PROTECTED LANDMARK DESIGNATION APPLICATION FOR THE ANGELO AND LILLIAN MINELLA HOUSE – 6328 BROOKSIDE DRIVE

Staff recommendation: Recommend the Houston Planning Commission accept the recommendations of the Houston Archaeological and Historical Commission and recommend to Houston City Council the Protected Landmark Designations of items I-IV.

Commission action: Accepted the Houston Archaeological and Historical Commission’s recommendation and sent to City Council for approval.

Motion: Collins   Second: Sharp   Vote: Unanimous   Abstaining: None
V. CONSIDERATION OF LANDSCAPE AND COURTYARD PLAN FOR FAIRGROUNDS ADDITION BLOCK 42 REPLAT NO. 1 - 3201 LOUISIANA STREET
Staff recommendation: Defer item V for two weeks for further study and review.
Commission action: Deferred item V for two weeks for further study and review.
Motion: Kilkenny Second: Reed Vote: Unanimous Abstaining: None

VI. PLATTING ACTIVITY (Consent items A and B, 1-170)

Items removed for separate consideration: 12, 13, 96, 107, 108 and 127. Item 64 was changed from defer to approve. Item 122 is taken separately to allow for a speaker.
Staff recommendation: Approve staff’s recommendation for items 1-170, subject to the 101 form conditions.
Commission action: Approved staff’s recommendations for items 1-170, subject to the 101 form conditions.
Motion: Sharp Second: Davis Vote: Unanimous Abstaining: None

Commissioners Kilkenny, Reed, Ross and Strange left the room.

Staff recommendation: Approve staff’s recommendations for items 12, 13, 96, 107, 108 and 127, subject to the 101 form conditions.
Commission action: Approved staff’s recommendation for items 12, 13, 96, 107, 108 and 127, subject to the 101 form conditions.
Motion: Collins Second: Sharp Vote: Unanimous Abstaining: None

Commissioners Kilkenny, Reed, Ross and Strange returned.

122 Antoine Northwest Subdivision C3R 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: Davis Vote: Unanimous Abstaining: None
Speaker for item 122: Ruben Burger.

C PUBLIC HEARINGS

171 Barrington Sec. 2 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: Jard Second: Reed Vote: Unanimous Abstaining: None

172 Creekridge 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: Jard Second: Freeman Vote: Unanimous Abstaining: None
173 Driscoll Landing Subdivision

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

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

174 Garden Oaks Court Partial Replat and Extension No. 1

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

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

175 Gibson Court

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

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

176 Graustark Estates

Commission action: Approved the plat subject to the 101 form conditions.

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

177 Harold Street Village Replat No. 1

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

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

178 Imperial Garden Sec. 4

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

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

179 Ivanhoe Park Villas

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

Motion: Sharp Second: Kilkenny Vote: Carries Opposed: Ross

180 Lakemont Apartments

Commission action: Approved the plat subject to the 101 form conditions.


181 Pemberton Crescent Replat No. 1

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

Motion: Mirwis Second: Freeman Vote: Unanimous Abstaining: None
182 Pine Shadows Partial 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: Freeman  Second: Crooker  Vote: Unanimous  Abstaining: None

183 Reserves at Parkway  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: Crooker  Vote: Unanimous  Abstaining: None

184 Spring Branch Estates Sec. 2  C3N  Defer
Partial Replat No. 3
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: Sharp  Second: Kilkenny  Vote: Unanimous  Abstaining: None

185 Three Thousand Seven Hundred Thirty Eight  C3N  Approve
Meadow Lake Lane
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: Chiang  Vote: Unanimous  Abstaining: None

186 Ventaja Estates 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: Reed  Vote: Unanimous  Abstaining: None

187 Wimbledon Falls Sec. 2 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: Collins  Vote: Unanimous  Abstaining: None

D VARIANCES

ITEMS 188, 189, 192, 196, 200, 207, 214 AND 215 ARE RECOMMENDED FOR DEFERRAL.
ITEMS 199, 208 AND 209 WILL BE ADDRESSED SEPARATELY TO ALLOW FOR SPEAKERS.
Motion: Kilkenny  Second: Freeman  Vote: Unanimous  Abstaining: Ross
on items 200 and 207.
Commissioner Ross abstains and left the room.
190 Blue Sky Commercial GP

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: Freeman    Second: Sharp    Vote: Unanimous    Abstaining: None

191 Blue Sky Commercial Sec. 2

Staff recommendation: Approve the plat subject to the 101 form conditions. There is no variance request.
Commission action: Approved the plat subject to the 101 form conditions. There is no variance request.
Motion: Kilkenny    Second: Zakaria    Vote: Unanimous    Abstaining: None

Commissioner Ross returned.

193 Champion Heavens Subdivision

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 101 form conditions.
Motion: Zakaria    Second: Strange    Vote: Unanimous    Abstaining: None

194 FM 2920 at Falvel Road Business Center

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    Abstaining: None

195 Glen Abbey Sec. 4

Staff recommendation: Withdraw the plat at the applicant’s request.
Commission action: Withdrew the plat at the applicant’s request.
Motion: Reed    Second: Sharp    Vote: Unanimous    Opposed: None

197 Hanover Facilities Subdivision

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    Opposed: None
198  Lakecrest Cove 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: Strange  Vote: Carries  Opposed: Collins, Crooker and Walter.
Speaker for item 198: Samuel H. Yager, III.

199  Lincoln Park Apartments Replat No 1  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: Sharp  Vote: Unanimous  Abstaining: None
Madam Chair Lewis abstained and left the room. Vice chair Kilkenny chaired the meeting.

201  Methodist Hospital West Campus  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: Rice  Vote: Unanimous  Abstaining: None
Speakers for item 201: Edwin Friedrichs and Mike Johnson.
Madam Chair Lewis returned and resumed as chair of the meeting.

202  Midtown Square 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: Garza  Second: Sharp  Vote: Carries  Opposed: Collins, Davis, Martinez, Sharp and Zakaria.
Speakers for item 202: Mary Lou Henry, Luther E. Brown, Dr. Sally Wickers, Catherine Roberts, Michael Halpin and Dr. Samuel H. Smith, Sr.

203  Poplar Grove Sec. 1  C3P  Withdraw
Staff recommendation: Withdraw the plat at the applicant’s request.
Commission action: Withdrew the plat at the applicant’s request.
Motion: Reed  Second: Collins  Vote: Unanimous  Abstaining: None
204 Rancho Verde GP
205 Ranch Verde Sec. 5
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: Mirwis Second: Reed Vote: Unanimous Abstaining: None
206 Row House District Sec. 2
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: Reed Vote: Unanimous Abstaining: None
208 Shadow Springs GP
209 Shadow Springs Sec. 1
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: Mirwis Second: Collins Vote: Unanimous Abstaining: None
Speaker for item 209: Council Member Toni Lawrence.

210 Stablewood Farms North GP
211 Stablewood Farms North Sec. 1
212 Stablewood Farms North Sec. 2
213 Stablewood Farms North Sec. 3
Staff recommendation: Grant the requested variance, approve the general plan and the plats subject to the 101 form conditions.
Commission action: Granted the requested variance, approved the general plan and the plats subject to the 101 form conditions.
Motion: Freeman Second: Sharp Vote: Carries Abstaining: Jard

E SPECIAL EXCEPTIONS
NONE

F RECONSIDERATION OF REQUIREMENTS
NONE
H DEVELOPMENT PLAT VARIANCES

216 Fred Sharifi  DPV Disapprove
Staff recommendation: Deny the variance and disapprove the plat.
Commission action: Denied the variance and disapproved the plat.
    Motion: Crooker    Second: Collins    Vote: Carries    Opposed: Davis, Freeman, Martinez, Mirwis, Rice, Ross and Walter.
Commissioners for denying the variance: Chiang, Collins, Crooker, Garza, Jard, Kilkenny, Reed, Sharp, Strange and Zakaria.
Speakers for item 216: Mary Lou Henry, Benito Dominguez, Lil Nelms, Robert Ingram, George Mathews and Sherry Hill.

217 Charles Bosch  DPV 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: Rice    Second: Mirwis    Vote: Carries    Opposed: Crooker

218 Carol Stallings  DPV Approve
Staff recommendation: Granted the requested variance and approved 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: Crooker    Second: Zakaria    Vote: Unanimous    Abstaining: None
Speaker for item 218: John Kells.

219 Ryan Harris  DPV 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: Sharp    Vote: Carries    Opposed: Collins
and Crooker.
Speaker for item 219: Ryan Harris.

220 Maria Rangel  DPV Defer
Staff recommendation: Defer the plat for two weeks.
Commission action: Deferred the plat for two weeks.
    Motion: Sharp    Second: Freeman    Vote: Unanimous    Abstaining: None
CERTIFICATES OF COMPLIANCE

221  Dwynelle Warren  COC
  Staff recommendation: Issue the Certificate of Compliance for item 221.
  Commission action: Issued the Certificate of Compliance for item 221.
  Motion: Kilkenny  Second: Sharp  Vote: Unanimous  Abstaining: None

EXTENSIONS OF APPROVAL AND NAME CHANGES

222  Canyon Lakes West Lift Station No. 1  EOA  Approve
223  Canyon Lakes West Lift Station No. 2  EOA  Approve
224  Cy-Fair Cinemark  EOA  Approve
225  Cypress-Fairbanks ISD Elementary School No. 45  EOA  Approve
226  Fry Road MUD Building/6.456 Acres  EOA  Approve
227  Inverness Estates Sec. 5  EOA  Approve
228  Longenaugh Road STD  EOA  Approve
229  Richmond Trace Patio Homes Replat No. 1  EOA  Approve
230  Spring ISD Elementary No. 19  EOA  Approve
231  Summerwood Sec. 26  EOA  Approve
232  Town of Aldine Partial Replat No. 1  EOA  Approve
233  Tuscany Lakes Sec. 1  EOA  Approve
234  Tuscany Lakes Sec. 4  EOA  Approve
235  Tuscany Lakes Sec. 5  EOA  Approve
236  Tuscany Lakes Sec. 6  EOA  Approve
237  Villages of Cypress Lakes Sec. 8  EOA  Approve

Staff recommendation: Approve staff’s recommendations for items 222-237.
Commission action: Approved staff’s recommendations for items 222-237.
  Motion: Kilkenny  Second: Crooker  Vote: Unanimous  Abstaining: Chiang
  on item 229 and Strange on item 230.

ESTABLISH A PUBLIC HEARING DATE OF MARCH 30, 2006 FOR:

a. Arian Townhomes
b. Fairway Subdivision
c. Hannover Village Sec. 3 Partial Replat No. 1
d. Mason’s Place Subdivision
e. Rivercrest Estates
f. Schwab Park Subdivision

Staff recommendation: Establish a public hearing date of March 30, 2006 for items VII a-f.
Commission action: Established a public hearing date of March 30, 2006 for items VII a-f.
  Motion: Kilkenny  Second: Chiang  Vote: Unanimous  Abstaining: None
VIII. PUBLIC COMMENT

Mr. Joseph Coangelo spoke about the Prevailing Lot Size Application of Sunset Heights.

IX. ADJOURNMENT

There being no further business, Madam Chair, Carol Abel Lewis, adjourned the meeting at 5:40 p.m.

Carol Abel Lewis
Madam Chair, Carol Abel Lewis

Marlene L. Gafrick, Secretary