Minutes of the Houston Planning Commission

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

March 16, 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
Sonny 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
Mark Mooney for:
  The Honorable Ed Chance

EXOFFICIO MEMBERS

M. Marvin Katz
John Sakolosky for:
  Mike Marcotte
Dawn Ullrich
CHAIRMAN’S REPORT

DIRECTOR’S REPORT

The Director’s report was given by Jennifer Ostlind, Division Manager, Planning and Development Department.

APPROVE THE MARCH 2, 2006 PLANNING COMMISSION MEETING MINUTES

Motion: Collins  Second: Zakaria  Vote: Unanimous  Abstaining: None

I. CONSIDERATION OF LANDSCAPE PLAN FOR FAIRGROUNDS ADDITION BLOCK 42 REPLAT NO. 1 – 3201 LOUISIANA STREET

Staff recommendation: Accept staff’s recommendation and approve the Landscape Plan, subject to the conditions listed.
Commission action: Accepted staff’s recommendation and approved the Landscape Plan, subject to the conditions listed.

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

II. PLATTING ACTIVITY  (Consent items A and B, 1-158)

Items removed for separate consideration: 14, 18, 29, 71, 72, 87, 88, 89, 116 and 139. Item 9 was changed from defer to approve. Item 145 is taken with the Public Hearing section.

Staff recommendation: Approve staff’s recommendation for items 1-158, subject to the 101 form conditions.
Commission action: Approved staff’s recommendations for items 1-158, subject to the 101 form conditions.

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

Commissioners Jard, Kilkenny, Ross and Schlanger left the room.

Staff recommendation: Approve staff’s recommendations for items 14, 18, 29, 71, 72, 87, 88, 89, 116 and 139, subject to the 101 form conditions.
Commission action: Approved staff’s recommendation for items 14, 18, 29, 71, 72, 87, 88, 89, 116 and 139, subject to the 101 form conditions.

Motion: Collins  Second: Mirwis  Vote: Unanimous  Abstaining: None

Commissioners Jard, Kilkenny, Ross and Schlanger returned.

Item 145 is taken at this time.
145 Oakdale Terrace Subdivision  C3R Withdraw

Staff recommendation: Withdraw the plat at the applicant’s request and establish a public hearing date of April 13, 2006.
Commission action: Withdrew the plat at the applicant's request and established a public hearing date of April 13, 2006.
Motion: Kilkenny  Second: Mirwis  Vote: Unanimous  Abstaining: None

C PUBLIC HEARINGS

159 Atkinson Townhomes Sec. 2 Replat  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: Rice  Second: Garza  Vote: Unanimous  Abstaining: None

160 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: Kilkenny  Second: Chiang  Vote: Unanimous  Abstaining: None

161 Driscoll Landing 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: Ross  Second: Kilkenny  Vote: Unanimous  Abstaining: None

162 Garden Oaks Court Partial Replat and Extension 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: Kilkenny  Second: Chiang  Vote: Unanimous  Abstaining: None

163 Gibson Court  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: Ross  Second: Rice  Vote: Unanimous  Abstaining: None

164 Harold Street Village 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: Mirwis  Second: Chiang  Vote: Unanimous  Abstaining: None
165 Imperial Garden Sec. 4  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: Kilkenny  Vote: Unanimous  Abstaining: None

166 Ivanhoe Park Villas  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: Ross  Second: Mirwis  Vote: Unanimous  Abstaining: None

167 Kenswick Forest Sec. 5 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: Collins  Second: Kilkenny  Vote: Unanimous  Opposed: None

168 Pemberton Crescent Replat No. 1  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: Sharp  Second: Kilkenny  Vote: Unanimous  Opposed: None

169 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: Mirwis  Second: Kilkenny  Vote: Unanimous  Abstaining: None

170 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: Sharp  Second: Mirwis  Vote: Unanimous  Abstaining: None

171 Spring Branch Estates Sec. 2  C3N  Approve
Partial Replat No. 3
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: Sharp  Vote: Unanimous  Abstaining: None

172 Vanderpool and Tamerlaine Subdivision  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: Davis  Second: Mirwis  Vote: Unanimous  Abstaining: None
'73 Waterhill Homes on Ralph Sec. 3 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: Rice Vote: Unanimous Abstaining: None

174 Waterhill Homes on Wroxton Road 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: Davis Second: Mirwis Vote: Unanimous Abstaining: None

175 Wimbledon Falls Sec. 2 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: Davis Second: Sharp Vote: Unanimous Abstaining: None

D VARIANCES

Commissioners Jard, Ross and Schlanger abstained and left the room. Commissioner Jard abstained on items 178 and 179; Commissioner Ross on item 186 and Commissioner Schlanger on items 191 and 192.

ITEMS 178, 179, 181, 182, 184, 186, 193, 194, 195, 196 AND 197 ARE RECOMMENDED FOR DEFERRAL. ITEMS 176, 177 AND 181 ARE WITHDRAWN AT THE APPLICANT'S REQUEST.
Motion: Collins Second: Sharp Vote: Unanimous Abstaining:

Commissioners Jard, Ross and Schlanger returned.

Item 180 is taken at this time to allow for a speaker.

180 Barker Cypress at Liner Road Apartments C3P 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: Sharp Vote: Unanimous Abstaining: None
Speaker for item 180: Gary Vervake.

Items 191 and 192 are taken at this time to allow for a speaker.

Commissioner Schlanger abstained and left the room.
191 Silber Square GP  GP Defer
192 Silber Square Sec. 1  C2R Defer
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: Kilkenny  Second: Zakaria  Vote: Unanimous  Abstaining: None
Speaker for items 191 and 192: Gay Donehoo.

Commissioner Schlanger returned.

183 Greater True Vine Missionary Baptist Church  C2R 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 101 form conditions.
Motion: Davis  Second: Sharp  Vote: Unanimous  Abstaining: None

185 Lincoln Park Apartments  C3R Approve
Staff recommendation: Grant the requested variance and approve the plat subject to meeting all parking ordinance upon ownership change regulations and to the 101 form conditions.
Commission action: Granted the requested variance and approved the plat subject to meeting all parking ordinance upon ownership change regulations and to the 101 form conditions.
Motion: Davis  Second: Sharp  Vote: Unanimous  Opposed: Mirwis
Speaker for item 185: Frank Petrosky.

187 New Caney High School 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: Mooney  Second: Davis  Vote: Unanimous  Opposed: None

Commissioner Ross abstained and left the room.

188 Sabinal Creek Subdivision  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: Freeman  Vote: Unanimous  Opposed: None
Speakers for item 188: Mary Lou Henry, Joel Reichek, Craig Carpenter, Richard Humphreys, Michelle Wolpert, David Russell, Terri Super, Jim Koonett, Andy Suman and Charles Quartaro.
189  Shadow Springs GP  GP  Approve
190  Shadow Springs Sec. 1  C3P  Approve

Staff recommendation: Grant the requested variance; approve the general plan, the plat and the amenities plan, subject to the 101 form conditions.
Commission action: Granted the requested variance, approved the general plan, the plat and the amenities plan, subject to the 101 form conditions.

Motion: Jard  Second: Freeman  Vote: Unanimous  Abstaining:


E  SPECIAL EXCEPTIONS
NONE

F  RECONSIDERATION OF REQUIREMENTS
NONE

G  ADMINISTRATIVE
NONE

H  DEVELOPMENT PLAT VARIANCES

198  Maria Rangal  DPV  Approve
Staff recommendation: Approve the requested variance and approved the plat subject to the 201 form conditions.
Commission action: Approved the requested variance and approved the plat subject to the 201 form conditions.

Motion: Collins  Second: Kilkenny  Vote: Unanimous  Opposed: None
Speaker for item 198: Maria Rangal.

199  All Good Homes  DPV  Approve
Staff recommendation: Grant the requested variance and approve the plat subject to the 201 form conditions.
Commission action: Granted the requested variances and approved the plat subject to the 201 form conditions.

Motion: Rice  Second: Davis  Vote: Unanimous  Opposed: None
DPV
Defer

Staff recommendation: Defer the plat for two weeks for two weeks for further study and review.
Commission action: Deferred the plat for two weeks for two weeks for further study and review.
Motion: Kilkenny Second: Sharp Vote: Unanimous Abstaining: None

I CERTIFICATES OF COMPLIANCE

201 Rene White COC Approve
202 Rene White COC Approve
203 Rene White COC Approve
204 Rene White COC Approve
205 Rene White COC Approve

Staff recommendation: Issue the Certificates of Compliance for items 201-205.
Commission action: Issued the Certificates of Compliance for items 201-205.
Motion: Kilkenny Second: Sharp Vote: Unanimous Abstaining: None

J EXTENSIONS OF APPROVAL AND NAME CHANGES

206 Forest Point At Cypresswood NC Approve
(formerly Forest Point)
207 Glenwest Drive Extension STD EOA Approve
208 Oxford Extension NC Approve
(formerly Oxford Heights Subdivision)
209 Oxford Place Apartments EOA Approve
210 Summerwood Sec. 27 EOA Approve
211 Villages of Northpointe Sec. 8 EOA Approve

Staff recommendation: Approve staff's recommendations for items 206-211
Commission action: Approved staff's recommendations for items 206-211.
Motion: Kilkenny Second: Sharp Vote: Unanimous Abstaining:
II. ESTABLISH A PUBLIC HEARING DATE OF APRIL 13, 2006 FOR:

a. Exxon at Beltway 8 and Ralston Road Subdivision  
b. Garden Terrace Subdivision  
c. Holly Reserve Subdivision  
d. Leeland Square Subdivision  
e. Maya Court Subdivision  
f. Meadowview Farms Sec. 10  
g. Memorial Park Village Two Replat No. 1  
h. Mid Lane Commons Subdivision  
i. Skyline Terrace Subdivision  
j. Southway Sec. 5 Replat No. 1  
k. T and N Duplex on Huldy Replat No. 1  
l. T and N Duplex on Huldy Replat No. 1  
m. Winsome Villas Subdivision  
n. Woodland Lakes Estates Sec. 6

Staff recommendation: Establish a public hearing date of April 13, 2006 for items III a-n.
Commission action: Established a public hearing date of March 30, 2006 for items III a-n.

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

VIII. PUBLIC COMMENT

Ms. Lailah Suki spoke about parking issues she is having at 5504 Morningside.

IX. ADJOURNMENT

There being no further business, Madam Chair, Carol Abel Lewis, adjourned the meeting at 4:35 p.m.

Madam Chair, Carol Abel Lewis                    Marlene L. Gafrick, Secretary