Minutes of the Houston Planning Commission

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

March 30, 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.

<table>
<thead>
<tr>
<th>Name</th>
<th>Status</th>
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<tbody>
<tr>
<td>Carol Abel Lewis, Chair</td>
<td>Left at 3:40 p.m.</td>
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<tr>
<td>Mark A. Kilkenny, Vice Chair</td>
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<tr>
<td>John W. H. Chiang</td>
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<tr>
<td>David Collins</td>
<td>Absent</td>
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<tr>
<td>Kay Crooker</td>
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<td>Algenita Scott-Davis</td>
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<td>Jonny Garza</td>
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<td>Jim Jard</td>
<td>Absent</td>
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<tr>
<td>D. Fred Martinez</td>
<td>Absent</td>
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<tr>
<td>Etan M. Mirwis</td>
<td>Absent</td>
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<tr>
<td>Robin Reed</td>
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<td>Richard A. Rice</td>
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<td>Jeff Ross</td>
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<td>Talmadge Sharp, Sr.</td>
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<td>Lee Schlanger</td>
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<td>Jon N. Strange</td>
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<tr>
<td>B. J. Walter</td>
<td>Arrived at 3:06 p.m.</td>
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<td>Shaukat Zakaria</td>
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<td>Jackie Freeman for:</td>
<td></td>
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<td>The Honorable Robert Eckels</td>
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<td>The Honorable Grady Prestage</td>
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<td>Mark Mooney for:</td>
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<td>The Honorable Ed Chance</td>
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EXOFFICIO MEMBERS

<table>
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<th>Name</th>
<th>Status</th>
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<tr>
<td>M. Marvin Katz</td>
<td>Absent</td>
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<tr>
<td>John Sakolosky for:</td>
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<tr>
<td>Mike Marcotte</td>
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<tr>
<td>Dawn Ullrich</td>
<td>Absent</td>
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CHAIRMAN'S REPORT

Madam Chair, spoke about the new speaking rules that are effective beginning April 13, 2006.

DIRECTOR'S REPORT

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

APPROVE THE MARCH 16, 2006 PLANNING COMMISSION MEETING MINUTES
Motion: Crooker Second: Sharp Vote: Unanimous Abstaining: None

I. PUBLIC HEARING AND CONSIDERATION OF A PREVAILING LOT SIZE APPLICATION FOR THE 1100 BLOCK OF MILFORD STREET, NORTH AND SOUTH SIDE AND THE 1200 BLOCK OF MILFORD STREET, NORTH SIDE BETWEEN GRAUSTARK STREET AND YOKUM STREET

Staff recommendation: Accept staff's recommendation and approve the Prevailing Lot Size Application.
Commission action: Accepted staff's recommendation and approved the Prevailing Lot Size Application.
Motion: Crooker Second: Chiang Vote: Carried Abstaining: Schlander Opposed: Prestage

Speakers for item I: Rick Colton, Pamela K. Anders, Grayson Cecil, Peter Brown, Barbara Buck, Rhett Buck, Kurt Gumberger and William Stern.

II. PLATTING ACTIVITY (Consent items A and B, 1-160)

Items removed for separate consideration: 5, 6, 7, 11, 22, 39, 43, 92, 101, 115, 147 and 154.

Staff recommendation: Approve staff's recommendation for items 1-160, subject to the 101 form conditions.
Commission action: Approved staff's recommendations for items 1-160, subject to the 101 form conditions.
Motion: Ross Second: Freeman Vote: Unanimous Abstaining: None

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

Staff recommendation: Approve staff's recommendations for items 5, 6, 7, 11, 22, 39, 43, 92, 101, 115, 147 and 154, subject to the 101 form conditions.
Commission action: Approved staff's recommendation for items 5, 6, 7, 11, 22, 39, 43, 92, 101, 115, 147 and 154, subject to the 101 form conditions.
Motion: Rice Second: Garza Vote: Unanimous Abstaining: None

Commissioners Freeman, Kilkenny, Reed, Ross, Schlander and Strange returned.
C PUBLIC HEARINGS

161 Arian Townhomes  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 review.
   Motion: Chiang  Second: Sharp  Vote: Unanimous  Abstaining: None

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

163 Fairway Subdivision  C3N  Withdraw
Staff recommendation: Withdraw the plat at the applicant’s request and reschedule a public hearing for April 27, 2006.
Commission action: Withdrew the plat at the applicant’s request and rescheduled a public hearing for April 27, 2006.
   Motion: Freeman  Second: Reed  Vote: Unanimous  Abstaining: None

Commissioner Ross abstained and left the room.

164 Hanover Village Sec. 3 Partial Replat No. 1  C3N  Withdraw
   Extension No. 1
Staff recommendation: Withdraw the plat at the applicant’s request and reschedule a public hearing for April 27, 2006.
Commission action: Withdrew the plat at the applicant’s request and rescheduled a public hearing for April 27, 2006.
   Motion: Sharp  Second: Kilkenny  Vote: Unanimous  Abstaining: None

Commissioner Ross returned.

165 Kenswick Forest Sec. 5 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: Kilkenny  Second: Freeman  Vote: Unanimous  Abstaining: None

166 Mason’s Place Subdivision  C3N  Withdraw
Staff recommendation: Withdraw the plat at the applicant’s request.
Commission action: Withdrew the plat at the applicant’s request.
   Motion: Sharp  Second: Rice  Vote: Unanimous  Abstaining: None
Madam Chair, Carol Lewis abstained and left the room and Vice Chair Kilkenny chaired the meeting.

167 Pemberton Crescent Replat No. 1  
C3N  
Withdraw
Staff recommendation: Withdraw the plat at the applicant’s request and establish a public hearing on April 27, 2006.
Commission action: Withdrew the plat at the applicant’s request and established a public hearing of April 27, 2006.
Motion: Sharp    Second: Kilkenny    Vote: Unanimous    Abstaining: None

Madam Chair, Carol Lewis returned and resumed as chair.

168 Reserves at Parkway 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: Sharp    Second: Chiang    Vote: Unanimous    Abstaining: None

169 Schwab Park 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: Freeman    Vote: Unanimous    Opposed: None

170 Vanderpool and Tamerlaine  
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: Kilkenny    Second: Ross    Vote: Unanimous    Opposed: None

171 Waterhill Homes on Ralph 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: Davis    Second: Reed    Vote: Unanimous    Abstaining: None

172 Waterhill Homes on Wroxton Road  
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: Sharp    Vote: Unanimous    Abstaining: None

173 West Rivercrest Addition  
Partial Replat No. 3  
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: Kilkenny    Vote: Unanimous    Abstaining: None
D VARIANCES

ITEMS 174, 175, 176, 179, 180, 184, 187, 190, AND 193 ARE RECOMMENDED FOR DEFERRAL.

Motion: Kilkenny  Second: Davis  Vote: Unanimous  Abstaining:

177 Brance Karchy 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: Davis  Second: Chiang  Vote: Carries  Opposed: Crooker

178 Bruce Elementary 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: Davis  Second: Rice  Vote: Unanimous  Abstaining: None

181 Lakeshore Sec. 7  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 101 form conditions.

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

Commissioner Ross abstained and left the room.

182 Meadowhill Regional MUD Water Plant Subdivision  C2  Withdraw
Staff recommendation: Deny the requested variance and approve the plat subject to the 101 form conditions.
Commission action: Withdrew the plat at the applicant's request.

Motion: Strange  Second: Crooker  Vote: Unanimous  Opposed: None
Speaker for item 182: Scott Owens.

Commissioner Ross returned.

183 Palm Crest View 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: Davis  Second: Crooker  Vote: Unanimous  Opposed: None

Commissioner Schlanger abstained and left the room.
Commissioner Schlanger returned.

188 Tradewinds at Willowbrook 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: Chiang   Second: Sharp   Vote: Unanimous   Abstaining: None

189 Upper West End Sec. 15  
Staff recommendation: Grant the requested variance and approve the plat subject to the 101 form conditions.
Commission action: Withdrew the plat at the applicant's request.
   Motion: Ross   Second: Crooker   Vote: Carries   Opposed: Mooney

91 Washington Point North Subdivision  
192 Washington Point South Subdivision  
Staff recommendation: Grant the requested variances and approve the plats subject to the 101 form conditions.
Commission action: Granted the requested variance and approved the plats subject to the 101 form conditions.
   Motion: Rice   Second: Ross   Vote: Unanimous   Abstaining: None

E SPECIAL EXCEPTIONS
NONE
F RECONSIDERATION OF REQUIREMENTS
NONE
G ADMINISTRATIVE
NONE
DEVELOPMENT PLAT VARIANCES

194 Domingo Lopez
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: Crooker
Speaker for item 198: Maria Rangal.

195 Daniela Hughes
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: Crooker Second: Sharp Vote: Unanimous Abstaining: None
Speaker for item 195: Brian Hughes.

CERTIFICATES OF COMPLIANCE

196 Rene White COC Approve
197 Rene White COC Approve
198 Rene White COC Approve
199 Rene White COC Approve
200 Rene White COC Approve
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 196-205.
Commission action: Issued the Certificates of Compliance for items 196-205.
Motion: Sharp Second: Chiang Vote: Unanimous Abstaining: None

EXTENSIONS OF APPROVAL AND NAME CHANGES

NONE
III. ESTABLISH A PUBLIC HEARING DATE OF APRIL 27, 2006 FOR:

   a. Fulton Court Subdivision
   b. Murray Estates Subdivision
   c. Potomac Land Holdings Subdivision
   d. Village of Kings Lake Sec. 1 Partial Replat No. 1
   e. Willow Meadows Sec. 18 Partial Replat No. 1
   f. Windsor Park Lakes Sec. 6 Partial Replat No. 1

Staff recommendation: Establish a public hearing date of April 27, 2006 for items III a-f.
Commission action: Established a public hearing date of April 27, 2006 for items III a-f.
Motion: Sharp Second: Schlanger Vote: Unanimous Abstaining: None

VIII. PUBLIC COMMENT

NONE

IX. ADJOURNMENT

There being no further business, Madam Chair, Carol Abel Lewis, adjourned the meeting at 4:20 p.m.

Carol Abel Lewis
Madam Chair, Carol Abel Lewis

Marlene L. Gafrick, Secretary