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
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
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

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
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
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
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
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
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
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
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: Deferred 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  C2R  Approve
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: 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  C2  Approve
Water Plant
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

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

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
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.

Carol Abel Lewis
Madam Chair, Carol Abel Lewis

Jennifer Ostlind, Acting Secretary