Minutes of the Houston Planning Commission

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

April 27, 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
Arrived at 2:42 p.m.
Jim Jard
Absent
D. Fred Martinez
Absent
Etan M. Mirwis
Left at 4:46 p.m.
Robin Reed
Richard A. Rice
Jeff Ross
Left at 4:43 p.m.
Talmadge Sharp, Sr.
Absent
Lee Schlanger
Jon N. Strange
Absent
B. J. Walter
Absent
Shaukat Zakaria
Jackie Freeman for:
The Honorable Robert Eckels
The Honorable Grady Prestage
Mark Mooney for:
The Honorable Ed Chance
Left at 3:11 p.m.

EXOFFICIO MEMBERS

M. Marvin Katz
Absent
John Sakolosky for:
Mike Marcotte
Dawn Ullrich
Absent
CHAIRMAN’S REPORT
NONE

DIRECTOR’S REPORT

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

APPROVE THE April 13, 2006 PLANNING COMMISSION MEETING MINUTES
Motion: Crooker  Second: Reed  Vote: Unanimous  Abstaining: None

I. PUBLIC HEARING AND CONSIDERATION OF LANDMARK DESIGNATION APPLICATION FOR THE S. F. CARTER - SECOND NATIONAL BANK BUILDING – 806 MAIN STREET
Staff recommendation: That the Houston Planning Commission accepts the recommendation of the Houston Archaeological and Historical Commission and recommends to City Council landmark designation of the S. F. Carter – Second National Bank Building at 806 Main Street.

Commission action: The Houston Planning Commission accepted the recommendation of the Houston Archaeological and Historical Commission and recommended to City Council landmark designation of the S. F. Carter – Second National Bank Building at 806 Main Street.
Motion: Crooker  Second: Kilkenny  Vote: Unanimous  Abstaining: None

II. PLATTING ACTIVITY  (Consent items A and B, 1-124)

Items removed for separate consideration: 2, 39, 42, 66, 76, 77, 87, 115 and 123 Item 94 was changed from defer to approve.

Staff recommendation: Approve staff’s recommendation for items 1-124, subject to the 101 form conditions.

Commission action: Approved staff’s recommendations for items 1-124, subject to the 101 form conditions.
Motion: Sharp  Second: Mirwis  Vote: Unanimous  Abstaining: None

Commissioners Reed, Ross and Schlanger left the room.

Staff recommendation: Approve staff’s recommendations for items 2, 39, 42, 66, 76, 77, 87, 115 and 123, subject to the 101 form conditions.

Commission action: Approved staff’s recommendation for items 2, 39, 42, 66, 76, 77, 87, 115 and 123, subject to the 101 form conditions.
Motion: Kilkenny  Second: Sharp  Vote: Unanimous  Abstaining: None

Commissioners Reed, Ross and Schlanger returned.
PUBLIC HEARINGS

125  Arian Townhomes
Staff recommendation: Disapprove the plat.
Commission action: Disapproved the plat.
Motion: Crooker  Second: Reed  Vote: Unanimous  Abstaining: None
Speaker for item 125: Julie Holt.

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

127  Fulton Court Subdivision
Staff recommendation: Defer the plat for two weeks for additional information from the applicant.
Commission action: Deferred the plat for two weeks for additional information from the applicant.
Motion: Sharp  Second: Kilkenny  Vote: Unanimous  Abstaining: None

128  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: Reed  Second: Freeman  Vote: Unanimous  Abstaining: None

Commissioner Ross abstained and left the room.

129  Hanover Village Sec. 3 Partial Replat No. 1
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

Commissioner Ross returned.

130  Holly Reserve Subdivision
Staff recommendation: Defer the plat for two weeks for additional information from the applicant.
Commission action: Deferred the plat for two weeks for additional information from the applicant.
Motion: Freeman  Second: Reed  Vote: Unanimous  Abstaining: None
Speaker for item 130: Mr. K. L. Krishnan.

Commissioner Schlanger abstained and left the room.
131  Leeland Square Subdivision  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: Freeman  Vote: Unanimous  Abstaining: None

Commissioner Schlanger returned.

132  Maya Court Subdivision  C3N  Defer
Staff recommendation: Approve the plat subject to the 101 form conditions.
Commission action: Deferred the plat for two weeks for further study and review.
Motion: Crooker  Second: Collins  Vote: Unanimous  Abstaining: None
Speaker for item 132: Mary Lou Henry.

133  Meadowview Farms Sec. 10  C3N  Defer
Staff recommendation: Defer the plat for two weeks for additional information from the applicant.
Commission action: Deferred the plat for two weeks for additional information from the applicant.
Motion: Kilkenny  Second: Sharp  Vote: Unanimous  Abstaining: None

134  Memorial Park Village Two 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: Rice  Vote: Unanimous  Abstaining: None

135  Mid Lane Commons 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: Mirwis  Second: Schlanger  Vote: Unanimous  Abstaining: None

136  Murray Estates 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: Sharp  Second: Chiang  Vote: Unanimous  Abstaining: None

137  Oakdale Terrace 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: Freeman  Second: Sharp  Vote: Unanimous  Abstaining: None
Speaker for item 137: Mary Lou Henry.

138  Schwab Park Subdivision  C3N  Defer
Staff recommendation: Defer the plat for two weeks for further study and legal review.
Commission action: Deferred the plat got two weeks for further study and legal review.
Motion: Reed  Second: Sharp  Vote: Unanimous  Opposed: None
139  Potomac Land Holdings subdivision  C3N  Defer
Staff recommendation: Defer the plat for two weeks at the applicant’s request.
Commission action: Deferred the plat for two weeks at the applicant’s request.
Motion: Collins  Second: Freeman  Vote: Unanimous  Abstaining: None

140  Skyline Terrace Subdivision  C3N  Defer
Staff recommendation: Defer the plat for two weeks for additional information from the applicant.
Commission action: Deferred the plat for two weeks for additional information from the applicant.
Motion: Reed  Second: Crooker  Vote: Unanimous  Opposed: None
Speakers for item 140: Andreas Herrera and Larry Ferguson.

141  Southway Sec. 5 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: Rice  Second: Ross  Vote: Unanimous  Abstaining: None

142  T and N Duplex on Hudy 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: Reed  Vote: Unanimous  Abstaining: None

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

144  Village of Kings Lake Sec. 1 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: Sharp  Second: Chiang  Vote: Unanimous  Abstaining: None

145  West Rivercrest Additions  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: Sharp  Vote: Unanimous  Abstaining: None

146  Willow Meadows Sec. 18 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: Mirwis  Second: Kilkenny  Vote: Unanimous  Abstaining: None
Speakers for item 146: Stephen Polnaszek and Rosa Czodli

147  Woodland Lakes Estates Sec. 6  C3N  Defer
Staff recommendation: Defer the plat for two weeks at the applicant’s request.
Commission action: Deferred the plat for two weeks at the applicant’s request.
Motion: Collins  Second: Schlanger  Vote: Unanimous  Abstaining: None
148  Winsome Villas Subdivision  
    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  

149  Woodland Lakes Estates Sec. 6  
    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: Chiang    Vote: Unanimous    Abstaining: None  

D  VARIANCES  

ITEMS 152, 162, AND 164 ARE RECOMMENDED FOR DEFERRAL. ITEMS 165, 167 AND 171 ARE RECOMMENDED WITHDRAWAL AT THE APPLICANT’S REQUEST. ITEMS 168 AND 170 ARE TAKEN SEPARATELY.  
        Motion: Kilkenny    Second: Sharp    Vote: Unanimous    Abstaining: None  

Items 168 and 170 are taken at this time.  

Commissioner Schlanger abstained and left the room.  

168  Silber Road Reserve Sec. 1  
    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    Opposed: None  

170  Tuscan One 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: Kilkenny    Second: Sharp    Vote: Unanimous    Abstaining: None  

Commissioner Schlanger returned.  

150  Atascocita Trace 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: Ross    Second: Kilkenny    Vote: Unanimous    Abstaining: None  

Commissioner Schlanger abstained and left the room.
151 Boulevard Place Sec. 1  C3P  Approve
Staff recommendation: Grant 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: Freeman  Second: Chiang  Vote: Unanimous  Abstaining: None
Speakers for item 151: Lee Lin and Bill Bass.

Commissioner Schlanger returned.

153 Cinco Ranch Southwest GP  GP  Approve
154 Cinco Ranch Southwest Sec. 11  C3P  Approve
155 Cinco Ranch Southwest Sec. 12  C3P  Approve
156 Cinco Ranch Southwest Sec. 13  C3P  Approve
157 Cinco Ranch Southwest Sec. 5  C3P  Approve
158 Cinco Ranch Southwest Sec. 6  C3P  Approve
159 Cinco Ranch Southwest Sec. 7  C3P  Approve
160 Cinco Ranch Southwest Sec. 8  C3P  Approve
161 Cinco Ranch Southwest Sec. 9  C3P  Approve
Staff recommendation: Grant the requested six variances; approve the general plan and the plats subject to the 101 form conditions.
Commission action: Granted the requested six variances; approved the general plan and the plats subject to the 101 form conditions.
Motion: Ross  Second: Reed  Vote: Unanimous  Abstaining: None

163 Hibernia Midtown 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: Davis  Second: Ross  Vote: Unanimous  Opposed: None

166 Nicholson Two 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: Kilkenny  Second: Davis  Vote: Unanimous  Abstaining: None

169 Spring Trace Center  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: Sharp  Vote: Unanimous  Abstaining: None
Staff recommendation: Grant the requested variances and approve the plats subject to the 101 form conditions.
Commission action: Granted the requested variances and approved the plats subject to the 101 form conditions.
   Motion: Mirwis      Second: Sharp     Vote: Unanimous     Opposed: None

E     SPECIAL EXCEPTIONS

174  Champions Point Villas Sec. 1     C3P     Defer
Staff recommendation: Defer item 174 for two weeks to allow applicant to provide revised information.
Commission action: Deferred item 174 for two weeks to allow applicant to provide revised information.
   Motion: Reed      Second: Crooker     Vote: Unanimous     Abstaining: None

F     RECONSIDERATION OF REQUIREMENTS
NONE

G     ADMINISTRATIVE
NONE

H     DEVELOPMENT PLAT VARIANCES

175  Daniela Hughes     DPV     Approve
Staff recommendation: Grant the requested variance for 10' building line along Houston Avenue and 5' building line along E. Woodland Street with 7” of dedication.
Commission action: Granted the requested variance for 10' building line along Houston Avenue and 5' building line along E. Woodland Street with 2' of widening.
   Motion: Ross      Second: Schlanger  Vote: Unanimous     Opposed: None
Speakers for item 175: Mary Lou Henry, Robert Burns and Daniel Corrigan.
176  Cyrusone Data Center  
Staff recommendation: Grant the requested variance subject to the sound continuation conditions as discussed.  
Commission action: Granted the requested variance subject to the sound continuation conditions as discussed.  
Motion: Rice       Second: Reed       Vote: Unanimous       Abstaining: None  
Speakers for item 176: Mary Lou Henry and Dr. Margaret Payne.  

177  Claudia Guzman  
Staff recommendation: Grant the requested variance.  
Commission action: Granted the requested variance.  
Motion: Chiang       Second: Sharp       Vote: Unanimous       Abstaining: None  

178  Anne Liu  
Staff recommendation: Grant the requested variance.  
Commission action: Granted the requested variance.  
Motion: Chiang       Second: Freeman       Vote: Unanimous       Abstaining: None  

J  EXTENSIONS OF APPROVAL AND NAME CHANGES  

179  Forestwood Place  
180  Gleannloch Farms Towne Center Replat No. 1  
181  Kansas Park Condominiums  
(formerly Park Business Park Sec. 2)  
182  North Spring Sec. 15  
Staff recommendation: Approve staff’s recommendations for items 179 – 182  
Commission action: Approved staff’s recommendations for items 179-182.  
Motion: Kilkenny       Second: Sharp       Vote: Unanimous       Abstaining: None  

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

a.  Pine Shadows Partial Replat No. 1  
Staff recommendation: Establish a public hearing date of May 11, 2006 for item III a.  
Commission action: Established a public hearing date of May 11, 2006 for item III a.  
Motion: Collins       Second: Sharp       Vote: Unanimous       Abstaining: None
V. ESTABLISH A PUBLIC HEARING DATE OF MAY 25, 2006 FOR:
   a. Blue Creek Partial Replat No. 1
   b. Courtyards at Lawrence
   c. Monsour VI
   d. St. Annes Reserve A

Staff recommendation: Establish a public hearing date of May 25, 2006 or items IV a-d.
Commission action: Established a public hearing date of May 25, 2006 for items IV a-d.
Motion: Kilkenny    Second: Sharp    Vote: Unanimous    Abstaining: None

V. PUBLIC COMMENT

Mr. Kent Marsh spoke about the need for regulations to support biking in the city specifically and design standards to accommodate bikes. He spoke about Nicholson Two Subdivision in reference to hike and bike trails and vehicles.

VI. ADJOURNMENT

There being no further business, Madam Chair, Carol Abel Lewis, adjourned the meeting at 5:03 p.m.

Carol Abel Lewis
Madam Chair, Carol Abel Lewis

Marlene L. Gafrick
Marlene L. Gafrick, Secretary