

Minutes of the Houston Planning Commission

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

May 11, 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: 40 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

Left at 5:10 p.m.

Robin Reed

Richard A. Rice

Jeff Ross

Talmadge Sharp, Sr.

Absent

Lee Schlanger

Jon N. Strange

Arrived/Left

B. J. Walter

Shaukat Zakaria

Jackie Freeman for:

Arrived at 2:54 p.m.

The Honorable Robert Eckels

The Honorable Grady Prestage

Mark Mooney for:

Left at 5:16 p.m.

The Honorable Ed Chance

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 Marlene L. Gafrick, Director, Planning and Development Department.

APPROVE THE April 27, 2006 PLANNING COMMISSION MEETING MINUTES

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

I. CONSIDERATION OF AMENDMENTS TO HOUSTON'S CODE OF ORDINANCES, CHAPTER 33, ARTICLE VII, HISTORIC PRESERVATION

Staff recommendation: Support the amendments as recommended by the Houston Archaeological and Historical Commission and send to City Council for adoption.

Commission action: Supported the amendments as recommended by the Houston Archaeological and Historical Commission and sent to City Council for adoption.

Motion: **Crooker** Second: **Davis** Vote: **Unanimous** Abstaining: **None**

Commissioner Garza abstained and left the room.

II. PUBLIC HEARING AND CONSIDERATION OF A PREVAILING BUILDING LINE APPLICATION FOR THE 4600 BLOCK OF MCKINNEY STREET, NORTH SIDE BETWEEN SOUTH LOCKWOOD STREET AND EDDINGTON STREET

Staff recommendation: Approve the prevailing building line application.

Commission action: Approved the prevailing building line application.

Motion: **Crooker** Second: **Zakaria** Vote: **Unanimous** Abstaining: **None**

Speakers for item II: Joe Villarreal, Paul Sullivan and Bill England.

III. PUBLIC HEARING AND CONSIDERATION OF A PREVAILING BUILDING LINE APPLICATION FOR THE 4400 AND 4500 BLOCKS OF WALKER STREET, NORTH SIDE, BETWEEN EASTWOOD STREET AND SOUTH LOCKWOODS STREET

Staff recommendation: Approve the prevailing building line application.

Commission action: Approved the prevailing building line application.

Motion: **Crooker** Second: **Freeman** Vote: **Unanimous** Abstaining: **None**

Speakers for item III: James Knight, Bill England, Dixie Dudley, Tom Carnes and Paul O'Sullivan.

Commissioner Garza returned.

V. PLATTING ACTIVITY (Consent items A and B, 1-140)

Items removed for separate consideration: 4, 18, 33, 34, 56, 70, 93, 102, 116, 117, 136 and 193.

Items 53 and 63 were changed from defer to approve. Item 20 was taken separately

Staff recommendation: Approve staff's recommendation for items 1-140, subject to the 101 form conditions.

Commission action: Approved staff's recommendations for items 1-140, subject to the 101 form conditions.

Motion: **Kilkenny** Second: **Chiang** Vote: **Unanimous** Abstaining: **None**

Commissioners Reed, Ross and Schlanger left the room.

Staff recommendation: Approve staff's recommendations for items **4, 18, 33, 34, 56, 70, 93, 102, 116, 117, 136 and 193**, subject to the 101 form conditions.

Commission action: Approved staff's recommendation for items **4, 18, 33, 34, 56, 70, 93, 102, 116, 117, 136 and 193**, subject to the 101 form conditions.

Motion: **Rice** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

Commissioners Reed, Ross and Schlanger returned.

20 Cullen at Louetta Apartments C3F 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: **Schlanger** Vote: **Unanimous** Abstaining: **Chiang and Kilkenny**

C PUBLIC HEARINGS

Public Hearing items 151 and 154 are taken with Variance item 180 at this time.

Commissioner Schlanger abstained and left the room.

151 Maya Court Subdivision C3N Approve

Staff recommendation: Grant the requested variance and approve the plat subject to an ornamental metal fence being built and landscaping design implemented and the 101 form conditions.

Commission action: Granted the requested variance and approved the plat subject to an ornamental metal fence being built and landscaping design implemented and the 101 form conditions.

Motion: **Jard** Second: **Mirwis** Vote: **Unanimous** Opposed: **Collins**

Speaker for items 151: Mary Lou Henry.

154 Pemberton Crescent Replat No. 1 **C3N** **Defer**
Staff recommendation: Defer the plat for two weeks to allow applicant time to submit drawing of the requested variance.
Commission action: Deferred the plat for two weeks to allow applicant time to submit drawing of the requested variance.
Motion: **Kilkenny** Second: **Jard** Vote: **Unanimous** Abstaining: **None**
Speaker for item 154: Belinda King.

180 Tuscan One 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: **Jard** Second: **Mirwis** Vote: **Unanimous** Opposed: **Collins**
Speaker for item 180: John Elford.

Commissioner Schlanger returned.

141 14 ½ Street Addition **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: **Chiang** Vote: **Unanimous** Abstaining: **None**

142 Culberson Westview **C3N** **Defer**
Staff recommendation: Defer the plat for two weeks to allow applicant to provide additional information and for legal review.
Commission action: Deferred the plat for two weeks to allow applicant to provide additional information and for legal review.
Motion: **Collins** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**

143 Exxon at Beltway 8 and Ralston Road 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: **Chiang** Vote: **Unanimous** Abstaining: **None**

144 Fulton Court Subdivision **C3N** **Approve**
Staff recommendation: Approve the plat subject to include visual blockage and an 8' opaque fence and the 101 form conditions.
Commission action: Approved the plat subject to include visual blockage and an 8' opaque fence and the 101 form conditions.
Motion: **Davis** Second: **Reed** Vote: **Unanimous** Opposed: **Collins**

Commissioner Ross abstained and left the room.

- 145 Garden 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: **Kilkenny** Second: **Freeman** Vote: **Unanimous** Abstaining: **None**
- 146 Hannover Village Sec. 3 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: **Jard** Second: **Davis** Vote: **Unanimous** Abstaining: **None**
- 147 Holly Reserve Subdivision** **C3N** **Withdraw**
 Staff recommendation: Withdraw the plat at the applicant's request.
 Commission action: Withdrew the plat at the applicant's request.
 Motion: **Kilkenny** Second: **Crooker** Vote: **Unanimous** Abstaining: **None**
- 148 Ivanhoe Park Villas 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: **Ross** Second: **Freeman** Vote: **Unanimous** Abstaining: **None**
- 149 Kings River Estates Sec. 1 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: **Rice** Second: **Jard** Vote: **Unanimous** Abstaining: **Collins**
 Speakers for item 149: Deborah Currin, Jim Gifford and Gerrardo F. Cardenas.
- 150 Mason's Place** **C3N** **Abstaining:**
 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**
- 152 Meadowview Farms Sec. 10** **C3N** **Withdraw**
 Staff recommendation: Withdraw the plat at the applicant's request.
 Commission action: Withdrew the plat at the applicant's request.
 Motion: **Kilkenny** Second: **Schlanger** Vote: **Unanimous** Abstaining: **None**
- 153 Murray 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: **Freeman** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**
 Speaker for item 153: Ariel McConnell.

- 155 Pine Shadows Partial Replat 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: **Jard** Second: **Chiang** Vote: **Unanimous** Abstaining: **None**
- 156 Potomac Land Holdings Subdivision** **C3N** **Withdraw**
Staff recommendation: Withdraw the plat at the applicant's request.
Commission action: Withdrew the plat at the applicant's request.
Motion: **Reed** Second: **Crooker** Vote: **Unanimous** Abstaining: **None**
- 157 Skyline 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: **Jard** Second: **Kilkenny** Vote: **Unanimous** Abstaining:
Crooker Opposed: **Collins**
Speakers for item 157: Susan Bruneni and William Pesota.
- 159 Uptown Townhomes at Bering Drive and Dolores Street** **C3N** **Defer**
Staff recommendation: Defer the plat for two weeks to allow the applicant to provide additional information.
Commission action: Deferred the plat for two weeks to allow the applicant to provide additional information.
Motion: **Collins** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**
- 160 Village of Kings Lake Sec. 1 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: **Rice** Second: **Reed** Vote: **Unanimous** Abstaining: **None**
- 161 Windsor Park Lakes Sec. 6 Partial C3N Replat No. 1** **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: **Davis** Vote: **Unanimous** Abstaining: **None**
- 162 Woodland Lakes Estates Sec. 6** **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: **Chiang** Vote: **Unanimous** Abstaining: **None**

175 McCall Sound 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: **Kilkenny** Vote: **Unanimous** Abstaining: **None**

176 Montes 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: **Freeman** Vote: **Unanimous** Abstaining: **None**

Commissioner Schlanger abstained and left the room.

179 Strathmore Sec. 4 **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: **Freeman** Vote: **Unanimous** Abstaining: **None**

Commissioner Schlanger returned.

Item 180 was taken with Public Hearing items 151 and 154.

E SPECIAL EXCEPTIONS

183 Champions Point Villas Sec. 1 **C3P** **Approve**
Staff recommendation: Approve the special exception subject to the 101 form conditions.
Commission action: Approved the special exception subject to the 101 form conditions.
Motion: **Kilkenny** Second: **Ross** Vote: **Unanimous** Abstaining: **None**

184 Fall Creek Sec. 27 **C3P** **Approve**
185 Fall Creek Sec. 28 **C3P** **Approve**
Staff recommendation: Approve the special exceptions for items 184 and 185, subject to the 101 form conditions.
Commission action: Approved the special exceptions for items 184 and 185, subject to the 101 form conditions.
Motion: **Rice** Second: **Freeman** Vote: **Carries** Opposed: **Crooker**

F RECONSIDERATION OF REQUIREMENTS

NONE

G ADMINISTRATIVE

NONE

H DEVELOPMENT PLAT VARIANCES

186 Holmes CDC **DPV** **Approve**
Staff recommendation: Grant the requested variance.
Commission action: Granted the requested variance.
Motion: **Davis** Second: **Collins** Vote: **Unanimous** Opposed: **None**

I CERTIFICATES OF COMPLIANCE

187 Sam Chranya **COC** **Approve**
188 David Knight **COC** **Approve**
Staff recommendation: Issue the Certificates of Compliance for items 187 and 188.
Commission action: Issued the Certificates of Compliance for items 187 and 188.
Motion: **Kilkenny** Second: **Reed** Vote: **Unanimous** Abstaining: **None**

J EXTENSIONS OF APPROVAL AND NAME CHANGES

189 City Park Sec. 5 **EOA** **Approve**
190 Forest Village Sec. 3 **EOA** **Approve**
191 Metro Lofts at Knox (Formerly Knox Court) **NC** **Approve**
(formerly Park Business Park Sec. 2)
192 Northern Point Sec. 4 **EOA** **Approve**
193 Sawyer Heights Village Sec. 2 **EOA** **Approve**
194 Umland Park Sec. 2 **EOA** **Approve**
195 Whitestone Sec. 1 **EOA** **Approve**
196 Whitestone Sec. 2 **EOA** **Approve**
197 Whitestone Sec. 3 **EOA** **Approve**
198 Wilshire Court Sec. 2 **EOA** **Approve**
Staff recommendation: Approve staff's recommendations for items 189-198.
Commission action: Approved staff's recommendations for items 189-198.
Motion: **Kilkenny** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

- V. ESTABLISH A PUBLIC HEARING DATE OF JUNE 08, 2006 FOR:
- a. Briarcraft Meadows Townhomes Subdivision
 - b. Chasewood Meadows Townhomes
 - c. Grand Lakes Phase 3 Sec. 8 Block 1 Lot 9 Partial Replat
 - d. Houston Community College Eastside Campus Extension No. 2
 - e. Lakeshore Sec. 1 Partial Replat No. 1
 - f. Lakewood Forest Office Park
 - g. Patten Oak Partial Replat No. 1
 - h. Prolific Manor Subdivision

Staff recommendation: Establish a public hearing date of June 08, 2006 on items V a-h.

Commission action: Established a public hearing date of June 08, 2006 for items V a-h.

Motion: **Kilkenny** Second: **Collins** Vote: **Unanimous** Abstaining: **None**

VI. PUBLIC COMMENT

Commissioner Rice spoke about the need for staff to enlarge the packet drawings for better viewing.
Commissioner Ross spoke about the meeting for Sunset Heights.

VII. ADJOURNMENT

There being no further business, Madam Chair, Carol Abel Lewis, adjourned the meeting at 5:38 p.m.



Madam Chair, Carol Abel Lewis


Marlene L. Garrick, Secretary