Minutes of the Houston Planning Commission

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

May 25, 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 2:43 p.m. with a quorum present.

Carol Abel Lewis, Chair
Mark A. Kilkenny, Vice Chair               Absent
John W. H. Chiang
David Collins
Kay Crooker
Algenita Scott-Davis                        Absent
Sonny Garza
Jim Jard                                     Absent
D. Fred Martinez                            Absent
Etan M. Mirwis                               Absent
Robin Reed                                   Absent
Richard A. Rice                              Absent
Jeff Ross                                    Absent
Talmadge Sharp, Sr.                          Absent
Lee Schlanger
Jon N. Strange                               Absent
B. J. Walter
Shaukat Zakaria                              Absent
Jackie Freeman for:
   The Honorable Robert Eckels
D. Jesse Hegemier for
   The Honorable Grady Prestage
   The Honorable Ed Chance              Left at 4:47 p.m.

EXOFFICIO MEMBERS

M. Marvin Katz                                Absent
John Sakolosky for:
   Mike Marcotte
   Dawn Ullrich                              Absent
CHAIRMAN’S REPORT
Reminder about the upcoming Planning Commission Subcommittees Summary Reports on June 1, 2006, 2:30 p.m., here in this room.

DIRECTOR’S REPORT

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

APPROVE THE MAY 11, 2006 PLANNING COMMISSION MEETING MINUTES
Motion: Crooker    Second: Collins    Vote: Unanimous    Abstaining: None

I. PLATTING ACTIVITY    (Consent items A and B, 1-152)

Items removed for separate consideration: 12, 19, 39, 53, 72, 89, 90, 96, 100 and 146. Items 68 and 92 were changed from defer to approve and items 55 and 139 were changed from approve to defer.
Staff recommendation: Approve staff’s recommendation for items 1-152, subject to the 101 form conditions.
Commission action: Approved staff’s recommendations for items 1-152, subject to the 101 form conditions.
    Motion: Sharp    Second: Rice    Vote: Unanimous    Abstaining: None

Commissioners Ross and Schlanger left the room.

Staff recommendation: Approve staff’s recommendations for items 12, 19, 39, 53, 72, 89, 90, 96, 100 and 146, subject to the 101 form conditions.
Commission action: Approved staff’s recommendation for items 12, 19, 39, 53, 72, 89, 90, 96, 100 and 146, subject to the 101 form conditions.
    Motion: Collins    Second: Crooker    Vote: Unanimous    Abstaining: None

C  PUBLIC HEARINGS

153  Blue Creek partial Replat No. 2    C3N
    Staff recommendation: Approve the plat subject to the 101 form conditions.
    Commission action: Approved the plat subject to the 101 form conditions.
    Motion: Zakaria    Second: Freeman    Vote: Unanimous    Opposed: Collins
    Speaker for items 151: Mary Lou Henry.
    Approve

154  Courtyards at Lawrence Replat No. 1    C3N
    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: Crooker    Second: Sharp    Vote: Unanimous    Abstaining: None
    Defer
155 Culberson Westview
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: Garza Vote: Unanimous Opposed: None

156 Mason’s Place
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: Freeman Second: Crooker Vote: Unanimous Abstaining: None

157 Monsour VI
Staff recommendation: Defer the plat for two weeks to allow applicant to provide revised information.
Commission action: Deferred the plat for two weeks to allow applicant to provide revised information.
Motion: Sharp Second: Crooker Vote: Unanimous Abstaining: None

Commissioner Schlanger abstained and left the room.

158 Pemberton Crescent Replat No. 1
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: Sharp Second: Garza Vote: Unanimous Abstaining: None
Speaker for item 158: Mary Lou Henry.

Commissioner Schlanger returned.

159 St. Annes Reserve A
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: Ross Vote: Unanimous Opposed: Collins

160 Uptown Townhouses at Bering Drive
And Dolores Street
Staff recommendation: Deferred 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: Freeman Vote: Unanimous Abstaining: None

Item 178 is taken at this time.

Commissioner Schlanger abstained and left the room.
178  Silber Road Reserve 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: Crooker    Second: Ross     Vote: Unanimous    Abstaining: None
Speakers for item 178: Mary Lou Henry, Council Member Toni Lawrence and Charles Dickoweiz.
Commissioner Schlanger returned.

D  VARIANCES

Commissioner Schlanger abstained on items 163 and 173 and left the room.

ITEMS 163, 167, 170, 173, 174, 175, 180, 181 AND 182 ARE RECOMMENDED FOR DEFERRAL.
Motion: Sharp    Second: Collins     Vote: Unanimous    Abstaining: None

ITEM 162 WAS OMITTED EARLIER; IT IS RECOMMENDED FOR DEFERRAL.
Motion: Ross     Second: Collins     Vote: Unanimous    Abstaining: None

ITEM 169 IS WITHDRAWN AT THE APPLICANT’S REQUEST.
Motion: Freeman  Second: Collins     Vote: Unanimous    Abstaining: None

161  Alexan at Westheimer Road Subdivision          C2   Defer
Subdivision
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: Crooker  Second: Collins     Vote: Unanimous    Abstaining: None
Speakers for item 161: Brian Austin, Mary Needham, Council Member Peter Brown, Brian Ammons, George Barnstone and Karin Ascot.

164  Centex King Tract GP                          GP   Approve
165  Centex King Tract Sec. 1                      C3P   Approve
166  Centex King Tract Sec. 2                      C3P   Approve
171  Gaston Road Extension to Northlight Lane STD    SP   Approve

Staff recommendation: Grant the requested variance, approve the general plan, the street dedication plat and the plats for items 165 and 166, subject to the 101 form conditions.
Commission action: Granted the requested variance, approve the general plan, the street dedication plat and the plats for items 165 and 166, subject to the 101 form conditions.
Motion: Hegemier  Second: Collins     Vote: Unanimous    Opposed: None

Item 177 is taken at this time.
177  Rockhurst Subdivision  C3R  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: Crooker  Second: Sharp  Vote: Unanimous  Abstaining: None
Speakers for item 177: Mary Lou Henry, Council Member Toni Lawrence, Chuck Davidson, Michael Boone, Mark Caussey, Margie Forster and Steve Loomis.

168  Darnay 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: Sharp  Vote: Unanimous  Abstaining: None

172  HMW Special Utility District  C3P  Defer
Trailwood Estates Water Plant No 2
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: Ross  Second: Collins  Vote: Unanimous  Abstaining: None

Commissioner Ross abstained and left the room.

176  Park at Meadowhill Run 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: Chiang  Second: Sharp  Vote: Unanimous  Abstaining: None

Commissioner Ross returned.

179  Turtle Pines 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: Rice  Second: Freeman  Vote: Unanimous  Abstaining: None

F  RECONSIDERATION OF REQUIREMENTS

NONE
G  ADMINISTRATIVE

NONE

H  DEVELOPMENT PLAT VARIANCES

NONE

I  CERTIFICATES OF COMPLIANCE

187 Ruben Perez  COC  Approve
188 Shaikh Saddiqi  COC  Approve
Staff recommendation: Issue the Certificates of Compliance for items 183 and 184.
Commission action: Issued the Certificates of Compliance for items 183 and 184.
Motion: Ross  Second: Sharp  Vote: Unanimous  Abstaining: None

J  EXTENSIONS OF APPROVAL AND NAME CHANGES

185 Chartewood MUD Facilities Site  EOA  Approve
186 Kings Mill Sec. 3  EOA  Approve
187 Northpark Lake Sec. 1  EOA  Approve
188 Northpark Lake Sec. 2  EOA  Approve
189 Northpark Lake Sec. 3  EOA  Approve
190 Villages of Cypress Lakes Sec. 14  EOA  Approve
Staff recommendation: Approve staff’s recommendations for items 185-190.
Commission action: Approved staff’s recommendations for items 185-190.
Motion: Sharp  Second: Schlanger  Vote: Unanimous  Abstaining: None

II. ESTABLISH A PUBLIC HEARING DATE OF JUNE 22, 2006 FOR:
   a. Brun Arbors Subdivision
   b. Brun Manors Subdivision
   c. Chelsea Harbour Sec. 1 Partial Replat No. 1
   d. Kiam Park Replat No. 1
   e. Mercado Triangle Replat No. 1
Staff recommendation: Establish a public hearing date of June 22, 2006 for items II a, b, d and e and to remove II c from the agenda.
Commission action: Established a public hearing date of June 22, 2006 for items II a, b, d and e and to remove item II c from the agenda.
Motion: Collins  Second: Sharp  Vote: Unanimous  Abstaining: None
III. PUBLIC COMMENT

Commissioner Crooker spoke about the illegal cell tower on Westheimer Road.

Commissioner Zakaria spoke about the street improvements and the need for better circulation plan and about variances, when to and when not to create them.

IV. ADJOURNMENT

There being no further business, Madam Chair, Carol Abel Lewis, adjourned the meeting at 5:04 p.m.

Carol Abel Lewis
Madam Chair, Carol Abel Lewis

Marlene L. Gafrick, Secretary