Minutes of the Houston Planning Commission

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

July 06, 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 2:36 p.m. with a quorum present.

Carol Abel Lewis, Chair
Mark A. Kilkenny, Vice Chair
John W. H. Chiang
Arrived at 2:37 p.m.

David Collins
Kay Crooker
Algenita Scott-Davis
Arrived at 2:43 p.m.
Sonny Garza
Arrived at 3:41 p.m.
Jim Jard
Absent

D. Fred Martinez
Etan M. Mirwis
Robin Reed
Richard A. Rice
Jeff Ross
Talmadge Sharp, Sr.
Lee Schlanger
Jon N. Strange
Absent
B. J. Walter
Shaukat Zakaria
The Honorable Robert Eckels
Absent
The Honorable Grady Prestage
Absent
Mark Mooney for:
Left at 3:37 p.m.
The Honorable Ed Chance
Absent

EXOFFICIO MEMBERS

M. Marvin Katz
John Sakolsky for:
Mike Marcotte
Dawn Ullrich
Absent
CHAIRMAN’S REPORT

NONE

DIRECTOR’S REPORT

The Director’s report was given by Leah Hayes, Deputy Director, Planning and Development Department.

APPROVE THE JUNE 22, 2006 PLANNING COMMISSION MEETING MINUTES WITH CORRECTIONS

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

I. PLATTING ACTIVITY       (Consent items A and B, 1-132)

Items removed for separate consideration: 8, 9, 10, 24, 37, 45, 46, 47, 68, 89, 101 and 131. Item 87 was changed from defer to approve taken separately.
Staff recommendation: Approve staff’s recommendations for items 1-132, subject to the 101 form conditions.
Commission action: Approved staff’s recommendations for items 1-132, subject to the 101 form conditions.

Motion: Sharp       Second: Chiang       Vote: Unanimous       Abstaining: None

Commissioners Reed, Ross and Schlanger left the room.

Commissioner Kilkenny left the room.

Staff recommendation: Approve staff’s recommendation for items 8, 9, 10, 24, 37, 45, 46, 47, 68, 89, 101 and 131, subject to the 101 form conditions.
Commission action: Approved staff’s recommendation for items 8, 9, 10, 24, 37, 45, 46, 47, 68, 89, 101 and 131, subject to the 101 form conditions.

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

Commissioner Kilkenny returned.
PUBLIC HEARINGS

133 Briarcraft Meadows Townhomes Subdivision C3N
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
Speaker for item 133: Mr. Nguyen.
Approve
Abstaining: None

134 Chasewood Meadows Townhomes 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: Rice  Vote: Carried
Speaker for item 135: Robin Payne.
Approve
Abstaining: Collins

135 Clarke Springs Sec. 1 Replat No. 1 C3N
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: Kilkenny  Vote: Unanimous
Speaker for item 135: Robin Payne.
Approve
Abstaining: Collins

136 Clarke Springs Sec. 2 Replat No. 1 C3N
Staff recommendation: Approve the plat subject to the 101 form conditions.
Commission action: Approved the plat subject to the 101 form conditions.
Motion: Reed  Second: Chiang  Vote: Unanimous
Opposed: None

137 Grand Lakes Phase 3 Sec. 8 Block 1 Lot 9 C3N
Partial Replat
Staff recommendation: Approve the plat subject to the 101 form conditions.
Commission action: Approved the plat subject to the 101 form conditions.
Motion: Collins  Second: Sharp  Vote: Unanimous
Speaker for item 138: Stephanie Wiggins and Victoria Frayser.
Approve
Abstaining: None

138 Mangum Park Plaza C3N
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

139 Mason’s Place C3N
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: Crooker  Vote: Unanimous
Opposed: None
140 Mercado Triangle Replat No. 1  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: **Ross**  Second: **Martinez**  Vote: **Unanimous**  Abstaining: None

141 Palms of Galleria II  C3N  Defer
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: **Crooker**  Vote: **Unanimous**  Abstaining: None

142 Patten Oaks 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: **Mirvis**  Vote: **Unanimous**  Abstaining: None

143 Sugar Plaza 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: **Mirvis**  Vote: **Unanimous**  Abstaining: None

144 Uptown Townhomes at Bering and Dolores  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: **Kilkenny**  Second: **Reed**  Vote: **Unanimous**  Abstaining: None

145 Villas at Monarch oaks  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: **Kilkenny**  Vote: **Unanimous**  Abstaining: None

Speaker for item 146: Catherine W. Marshall, Regina Garvy and Jean Wilkins Dember.

147 Waterhill Homes on Feagan Street Sec. 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: **Collins**  Second: **Martinez**  Vote: **Unanimous**  Abstaining: None

Speaker for item 147: DeDe Snavely.
Wayford Reserve  C3N  Defer
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  Abstaining: None

D  VARIANCES

ITEMS 149, 151, 155, 157, 158, 159, 162, 164 AND 165 ARE RECOMMENDED FOR DEFERRAL
Motion: Kilkenny  Second: Collins  Vote: Unanimous  Abstaining: None
Schlanger on items 164 and 165

Commissioner Schlanger abstained and left the room.

Bullseye Storage West Dallas Subdivision  C3R  Approve
Staff recommendation: Deny the requested variance and approve the general plan and the plat
subject to the 101 form conditions.
Commission action: Denied the requested variance and approved the general plan and the plat
subject to the 101 form conditions.
Motion: Collins  Second: Crooker  Vote: Unanimous  Abstaining: None
Speakers for item 150: Mary Lou Henry and Jerry Goldstein.

Commissioner Schlanger returned.

Clay Oaks 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: Kilkenny  Second: Chiang  Vote: Carried  Opposed: Crooker

Commissioner Schlanger abstained on items 153 and 154 and left the room.

Cottage Grove Extension GP  GP  Defer
Cottage Grove Sec. 8  C3P  Defer
Staff recommendation: Approve the general plan, grant the requested variance and approve the plat
subject to the 101 form conditions.
Commission action: Deferred the general plan and the plat for two weeks for further study and
review.
Motion: Crooker  Second: Sharp  Vote: Unanimous  Abstaining: None
Speakers for items 153 and 154: Mary Lou Henry, Lisa K. Sacaris and Boris Hidalgo.

Commissioner Schlanger returned.
Galilee Missionary Baptist Church  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: Sharp  Vote: Unanimous  Abstaining: None

160  Lockeridge Farms GP  GP  Withdraw
161  Lockeridge Farms Sec. 1  C3P  Withdraw
Staff recommendation: Withdraw the general plan and the plat at the applicant’s request.
Commission action: Withdrew the general plan and the plat at the applicant’s request.
Motion: Ross  Second: Collins  Vote: Unanimous  Abstaining: None

163  Oakland Acre Estates Sec. 1  C3P  Defer
Staff recommendation: Defers the plat for two weeks for further study and review.
Commission action: Deferred the plat for two weeks for further study and review.
Motion: Ross  Second: Collins  Vote: Unanimous  Abstaining: None

E  SPECIAL EXCEPTIONS

166  Bellaire Crossing at Parkway Lakes  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 approve the plat subject to the 101 form conditions.
Motion: Kilkenny  Second: Sharp  Vote: Unanimous  Abstaining: None

167  Grand Mission Estates Revised GP  GP  Defer
168  Grand Mission Estates Sec. 4  C3P  Defer
Staff recommendation: Defer the general plan and the plat for two weeks for further study and review.
Commission action: Deferred the general plan and the plat for two weeks for further study and review.
Motion: Kilkenny  Second: Crooker  Vote: Unanimous  Abstaining: None

169  Grand Mission Estates Sec. 5  C3P  Approve
Staff recommendation: Grant the requested special exception and approve the plat subject to the 101 form conditions.
Commission action: Granted the special exception and approved the platy subject to the 101 form conditions.
Motion: Mirwis  Second: Rice  Vote: Unanimous  Abstaining: None
Speaker for Item 169: Randy Riley.
Merrylands GP

Staff recommendation: Grant the requested special exception and approve the plat subject to the 101 form conditions.
Commission recommendation: Granted the requested special exception and approve the plat subject to the 101 form conditions.

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

F RECONSIDERATION OF REQUIREMENTS

NONE

G ADMINISTRATIVE

NONE

H DEVELOPMENT PLAT VARIANCES

NONE

I CERTIFICATES OF COMPLIANCE

171 Jason Dean COC Approve
172 Kim Kiefer COC Approve

Staff recommendation: Issue the Certificates of Compliance for items 171 and 172.
Commission action: Issued the Certificates of Compliance for items 171 and 172.

Motion: Sharp Second: Crooker Vote: Unanimous Abstaining: None

Commissioners Reed and Schlanger abstained and left the room.

J EXTENSIONS OF APPROVAL AND NAME CHANGES

173 B & M Plaza Subdivision (Formerly Hamaso Trust Subdivision) NC Approve
174 Birnamwood Drive Street Dedication EOA Approve
175 Breckenridge Forest Lift Station EOA Approve
176 Klein ISD Mittelstadt Elementary School EOA Approve
177 Lakemont Shores Sec. 2 EOA Approve
178 Lakemont Shores Sec. 3 EOA Approve
179 Market at Lake Houston Sec. 1 EOA Approve
180 Martinez Residence (Formerly Martinez Place Subdivision) NC Disapprove
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<td>Mesa at Sterlingshire</td>
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<td>185</td>
<td>Park at Cedar Landing</td>
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<td>(Formerly Jones Road Manor)</td>
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<td>Pine Trace Village Sec. 5</td>
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Staff recommendation: Approve staff's recommendations for items 173-190.
Commission action: Approved staff's recommendations for items 173-190.

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

II. ESTABLISH A PUBLIC HEARING DATE OF AUGUST 3, 2006 FOR:
   a. Avalon at Seven Meadows Sec. 3 Partial Replat
   b. Fifty Seven Hundred Woodway Drive Subdivision

Staff recommendation: Establish a public hearing date of August 3, 2006 for items II a – b.
Commission action: Established a public hearing date of August 3, 2006 for items II a – b.

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

III. PUBLIC COMMENT

NONE

IV. ADJOURNMENT

There being no further business, Madam Chair, Carol Abel Lewis, adjourned the meeting at 4:48 p.m.

Madam Chair, Carol Abel Lewis

Marlene L. Gafrick, Secretary