Minutes of the Houston Planning Commission

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

October 12, 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
Lee Schlanger
Talmadge Sharp, Sr.
Jon N. Strange
B. J. Walter
Shaukat Zakaria
The Honorable Robert Eckels
D. Jesse Hegemier for:
  The Honorable Grady Prestage
Mark Mooney for:
  The Honorable Ed Chance

EXOFFICIO MEMBERS

M. Marvin Katz
John Sakolosky for:
  Mike Marcotte
Dawn Ullrich

Left at 5:20 p.m.
Left at 3:32 p.m.
Left at 5:48 p.m.
Left at 4:40 p.m.
Left at 4:18 p.m.
Arrived at 2:39 p.m./Left at 5:39 p.m.
Absent
Absent
Absent

Absent
CHAIRMAN’S REPORT

NONE

DIRECTOR’S REPORT

The Director’s report was given by Marlene Gafrick, Director, Planning and Development Department, who introduced two new Planning Department employees: Maureen Crocker and Stella Gustavson.

APPROVE THE SEPTEMBER 28, 2006 PLANNING COMMISSION MEETING MINUTES WITH A MINOR CORRECTION

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

I. PLATTING ACTIVITY  (Consent items A and B, 1-154)

Items removed for separate consideration: 90, 92, 115, 119, 122, 137 and 150. Items 25, 66 and 147 were changed from defer to approve and item 149 was taken separately to allow for a speaker.

Staff recommendation: Approve staff’s recommendations for items 1-154, subject to the 101 form conditions.

Commission action: Approved staff’s recommendations for items 1-154, subject to the 101 form conditions.

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

Commissioners Kilkenny, Reed, Ross and Schlanger left the room.

Staff recommendation: Approve staff’s recommendation for items 90, 92, 115, 119, 122, 137 and 150, subject to the 101 form conditions.

Commission action: Approved staff’s recommendation for items 90, 92, 115, 119, 122, 137 and 150, subject to the 101 form conditions.

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

Commissioners Kilkenny, Reed, Ross and Schlanger returned.

Item 149 is taken at this time to allow for a speaker.

149 Viareggio Village Subdivision       C2R

Staff recommendation: Approve the plat subject to the 101 form conditions.

Commission action: Approved the plat subject to the 101 form conditions.

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

Speaker for item 149: Donald Harding.
C  PUBLIC HEARINGS

155  Brenwood Trails Sec. 1 Partial Replat    C3N    Withdrawn

Item 165 is taken at this time out of order.

165  College Heights Addition Replat No. 1    C3N    Approve
Staff recommendation: Grant the requested variance and approve the plat subject to conditions listed on the proposed application and the 101 form conditions.
Commission action: Granted the requested variance and approved the plat subject to the 101 form conditions.
Motion: Crooker      Second: Rice      Vote: Unanimous      Opposed: None
Motion was made by Mr. Collins seconded by Mr. Ross to call the question. Motion carried with Mr. Garza opposed.
Motion was made by Mrs. Crooker seconded by Mr. Ross to vote on the question. Motion carried with Mr. Garza opposed.

Now back to agenda item 156

156  Live Oak Brownstones Subdivision    C3N    Defer
Staff recommendation: Defer the plat for two weeks at the applicant's request to allow the applicant time to correct the drawings.
Commission action: Deferred the plat for two weeks at the applicant's request to allow the applicant time to correct the drawings.
Motion: Collins      Second: Crooker      Vote: Unanimous      Abstaining: None
Speaker for item 156: Mrs. Larry Spence.

157  Park at Prince Partial Replat No. 1    C3N    Defer
Staff recommendation: Defer the plat for two weeks for further study and legal review of the amendments to the deed restrictions.
Commission action: Deferred the plat for two weeks for further study and legal review of the amendments to the deed restrictions.
Motion: Reed      Second: Chiang      Vote: Carries      Abstaining:

158  Potomac Villas 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: Crooker      Vote: Unanimous      Abstaining: None
159  River Oaks Sec. 10 Block 94 Lots 3, 4, and 5  C3N  Approve
Partial Replat No. 1
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  Abstaining: None

Commissioner Schlanger abstains and left the room.

160  Rock Creek Sec. 9 Partial Replat No. 1  C3N  Defer
Staff recommendation: Defer the plat for two weeks to allow the applicant to revise the variance request.
Commission action: Deferred the plat for two weeks to allow the applicant to revise the variance request.
Motion: Ross  Second: Sharp  Vote: Unanimous  Abstaining: None

Commissioner Schlanger returned.

161  Toscana Court Three 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: Ross  Second: Jard  Vote: Unanimous  Abstaining: None

G  DEVELOPMENT PLAT VARIANCES

185  Michael Bright  DPV  Approve
Staff recommendation: Grant the requested variance.
Commission: Granted the requested variance.
Motion: Jard  Second: Davis  Vote: Carried  Opposed: Crooker

186  Stacy Kelly  DPV  Approve
Staff recommendation: Grant the requested variance.
Commission action: Granted the requested variance.
Motion: Zakaria  Second: Davis  Vote: Unanimous  Abstaining: None

H  CERTIFICATE OF COMPLIANCE

187  James Gregg  COC  Approve
188  Rick Clark  COC  Approve
Staff recommendations: Issue the Certificates of Compliance for items 187 and 188.
Commission action: Issued the Certificates of Compliance for items 187 and 188.
Motion: Croker  Second: Kilkenny  Vote: Unanimous  Abstaining: None
I EXTENSIONS OF APPROVAL AND NAME CHANGES

189 Harris County MUD No. 468 Water Plant No. 1 EOA Approve
190 Cinco Regional Wastewater Treatment Plant EOA Approve
191 Vintage Lakes Detention Reserves EOA Approve
192 Heritage Creek Village Subdivision EOA Approve
193 Cypress English Congregation of Jehovah’s Witnesses EOA Approve

Staff recommendation: Approve staff’s recommendations for items 189, 190, 191, 192 and 193.
Commission action: Approved staff’s recommendations for items 189, 190, 191, 192 and 193.
Motion: Sharp Second: Crooker Vote: Carried Abstaining:

Kilkenny on item 191.

D VARIANCES

162 Atascocita Commons Eight Acres Subdivision C3R Disapprove
Staff recommendation: Deny the requested variance and disapprove the plat.
Commission action: The applicant withdrew the plat at the podium and will be allowed to resubmit the plat again with the plat having the appropriate language and the fees waived.
Motion: Collins Second: Jard Vote: Unanimous Abstaining: None
Speaker for item 162: Ron Nielson.

Commissioner Ross abstains and left the room.

163 Brunswick Meadows Sec. 8 C3P Defer
Staff recommendation: Defer the plat for two weeks for landscape plans.
Commission action: Deferred the plat for two weeks for further study and review.
Motion: Reed Second: Collins Vote: Unanimous Abstaining: None

Commissioner Ross returned.

Madam Chair, Carol Lewis, left the meeting and Vice Chair Kilkenny chairs the meeting.

164 Chase Bank Midtown Subdivision C2R Defer
Staff recommendation: Grant the requested variance and approve the plat subject to the 101 form conditions.
Commission action: Defer the plat for two weeks to allow staff to review the building lines.
Motion: Jard Second: Collins Vote: Unanimous Opposed: None
Speaker for item 164: Randy Dobson.

Madam Chair Lewis returns and resumes as chair.
166  **Cougar Counter 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 so applicant and University can meet and come to an agreement on the issues.
Motion: **Collins** Second: **Jard** Vote: **Carries** Opposed: **Mirwis, Ross and Schlanger**
Speakers for item 166: Jose Rangal, Dave Irvin and Stan Winter.

167  **Development at Yale Street and 23rd Street**  
Subdivision  
Staff recommendation: Defer the plat for two weeks to allow the applicant to visit with Public Works & Engineering to discuss the redesigning of Yale Street.
Commission action: Deferred the plat for two weeks to allow the applicant to visit with Public Works & Engineering to discuss the redesigning of Yale Street.
Motion: **Ross** Second: **Schlanger** Vote: **Unanimous** Opposed: **None**

168  **Harris County MUD No. 144 Water Plant 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: **Rice** Vote: **Unanimous** Abstaining: **None**

169  **Lakes at Gleannloch**  
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: **Jard** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**

170  **Lakes of Fairhaven**  
171  **Mount Houston Road MUD Wastewater Wastewater Treatment Plant Site**  
Staff recommendation: Grant the requested variance and approve the plat subject to the 101 form conditions.
Commission action: Granted the requested variance and approve the plat subject to the 101 form conditions.
Motion: **Mirwis** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**

172  **MSI Development at Cypresswood Apartments**  
Staff recommendation: Grant the requested variance and the special exception and approve the plat subject to the 101 form conditions.
Commission action: Granted the requested variance and the special exception and approve the plat subject to the 101 form conditions.
Motion: **Rice** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**
173 MSI Development at Cypresswood GP GP Approve
Staff recommendation: Grant the requested variance and approve the general plan subject to the 101 form conditions.
Commission action: Granted the requested variance and approved the general plan subject to the 101 form conditions.
Motion: Kilkenny Second: Sharp Vote: Unanimous Abstaining: None

174 Nehoc Road Tract Subdivision C3P Approve
Staff recommendation: Grant the requested variance and special exception subject to the 101 form conditions.
Commission action: Granted the requested variance and special exception subject to the 101 form conditions.
Motion: Chiang Second: Mirwis Vote: Unanimous Abstaining: None

175 Reserve at Inverness GP GP Defer
176 Reserve at Inverness Sec. 1 C3P Defer
177 Reserve at Inverness Sec. 2 C3P Defer
Staff recommendations: Defer the general plan and the plats for two weeks for further study and review.
Commission action: Deferred the general plan and the plats for two weeks for further study and review.
Motion: Sharp Second: Schlanger Vote: Unanimous Abstaining: None

178 Silver Ranch Sec. 2 C3P Defer
Staff recommendation: Defer the plat for two weeks at the applicant’s request to coordinate with Katy ISD and Fort Bend County ISD.
Commission action: Deferred the plat for two weeks at the applicant’s request to coordinate with Katy ISD and Fort Bend ISD.
Motion: Collins Second: Garza Vote: Unanimous Abstaining: None

179 Sky View Park Sec. 6 GP Approve
180 Sky View Sec. 6 C3F Approve
Staff recommendation: Grant the requested variance and approve the general plan subject to the 101 form conditions.
Commission action: Granted the requested variance and approved the general plan subject to the 101 form conditions.
Motion: Sharp Second: Mirwis Vote: Unanimous Abstaining: None

181 Terravista Lakes GP GP Approve
Staff recommendation: Grant the requested variance and special exception and approve the plat subject to the 101 form conditions.
Commission action: Granted the requested variance and special exception and approved the plat subject to the 101 form conditions.
Motion: Rice Second: Sharp Vote: Unanimous Opposed: None
Speaker for item 181: Hena Nguyen Cody.
173  MSI Development at Cypresswood GP  

GP  
Approve  
Staff recommendation: Grant the requested variance and approve the general plan subject to the 101 form conditions.  
Commission action: Granted the requested variance and approved the general plan subject to the 101 form conditions.  
Motion: **Kilkenny**  
Second: **Sharp**  
Vote: **Unanimous**  
Abstaining: None

174  Nehoc Road Tract Subdivision  

C3P  
Approve  
Staff recommendation: Grant the requested variance and special exception subject to the 101 form conditions.  
Commission action: Granted the requested variance and special exception subject to the 101 form conditions.  
Motion: **Chiang**  
Second: **Mirwis**  
Vote: **Unanimous**  
Abstaining: None

175  Reserve at Inverness GP  

GP  
Defer  
176  Reserve at Inverness Sec. 1  

C3P  
Defer  
177  Reserve at Inverness Sec. 2  

C3P  
Defer  
Staff recommendations: Defer the general plan and the plats for two weeks for further study and review.  
Commission action: Deferred the general plan and the plats for two weeks for further study and review.  
Motion: **Sharp**  
Second: **Schlanger**  
Vote: **Unanimous**  
Abstaining: None

178  Silver Ranch Sec. 2  

C3P  
Defer  
Staff recommendation: Defer the plat for two weeks at the applicant’s request to coordinate with Katy ISD and Fort Bend County ISD.  
Commission action: Deferred the plat for two weeks at the applicant’s request to coordinate with Katy ISD and Fort Bend ISD.  
Motion: **Collins**  
Second: **Garza**  
Vote: **Unanimous**  
Abstaining: None

179  Sky View Park Sec. 6  

GP  
Approve  
180  Sky View Sec. 6  

C3F  
Approve  
Staff recommendation: Grant the requested variance and approve the general plan subject to the 101 form conditions.  
Commission action: Granted the requested variance and approved the general plan subject to the 101 form conditions.  
Motion: **Sharp**  
Second: **Mirwis**  
Vote: **Unanimous**  
Abstaining: None

181  Terravista Lakes GP  

GP  
Approve  
Staff recommendation: Grant the requested variance and special exception and approve the plat subject to the 101 form conditions.  
Commission action: Granted the requested variance and special exception and approved the plat subject to the 101 form conditions.  
Motion: **Rice**  
Second: **Sharp**  
Vote: **Unanimous**  
Opposed: None

Speaker for item 181: Hena Nguyen Cody.
E  SPECIAL EXCEPTIONS

182  Scott Park GP
183  Scoot Park Sec. 1

GP  Approve
C3P  Approve

Staff recommendations: Grant the requested variance, approve the general plan and the plat subject to the 101 form conditions.
Commission action: Granted the requested variance, approved the general plan and the plat subject to the 101 form conditions.
Motion: Mirwis  Second: Chiang  Vote: Unanimous  Abstaining: None
Speaker for items 182 and 183: Ellis E. Sheppard.

F  RECONSIDERATION OF REQUIREMENTS

184  Galena Park ISD Elementary School No. 116  C3F  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: Kilkenny  Vote: Unanimous  Abstaining: None

G  ADMINISTRATIVE

NONE

II.  ESTABLISH A PUBLIC HEARING DATE OF NOVEMBER 9, 2006 FOR:

a. Grand Lakes Phase III Sec. 8 Block 1 Lot 9 Partial Replat No. 1
b. Hutchins Street Square
c. On Points Commons Subdivision
d. On Point Court Subdivision
e. Park at Woodway Subdivision
f. Parkview Subdivision Sec. 3
g. Patten Oaks Partial Replat No. 1
h. Shady Oaks Lane Lot 3 Replat No. 1
i. Shepherd Commons Subdivision
j. Waseca Townhomes Subdivision
k. Whitewater Subdivision

Staff recommendation: Establish a public hearing date of November 9, 2006 for items II a-k.
Commission action: Established a public hearing date of November 9, 2006 for items II a-k.
Motion: Kilkenny  Second: Sharp  Vote: Unanimous  Abstaining: None
III. PUBLIC COMMENT

NONE

IV. ADJOURNMENT

There being no further business, Madam Chair, Carol Able Lewis, adjourned the meeting at 6:00 p.m.

Madam Chair, Carol Able Lewis

Marlene L. Gafrick, Secretary