Minutes of the Houston Planning Commission

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

November 09, 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
Left at 4:41 p.m.

Mark A. Kilkenny, Vice Chair
Left at 4:06 p.m.

John W. H. Chiang

David Collins

Kay Crooker

Algenita Scott-Davis

Absent

Sonny Garza

Jim Jard

D. Fred Martinez

Left at 3:56 p.m.

Etan M. Mirwis

Robin Reed

Richard A. Rice

Jeff Ross

Arrived at 4:29 p.m.

Lee Schlanger

Absent

Talmadge Sharp, Sr.

Left at 4:08 p.m.

Jon N. Strange

B. J. Walter

Shaukat Zakaria

Jackie Freeman for:
The Honorable Robert Eckels

Arrived at 2:42 p.m.

D. Jesse Hegemier for:
The Honorable Grady Prestage

Left at 3:54 p.m.

The Honorable Ed Chance

Absent

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 Gafrick, Director, Planning and Development Department, who reminded the Commission and public that the next meeting would be held on November 30, 2006, at the regular time and place due to the Thanksgiving holiday. Also plat submittal is starting two weeks from Friday, on November 17, 2006.

DEFERRED THE OCTOBER 26, 2006 PLANNING COMMISSION MEETING MINUTES FOR CORRECTIONS

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

I. PLATTING ACTIVITY    (Consent items A and B, 1-121)

Items removed for separate consideration: 61, 77, 106, and 109. Item 82 was taken separately to allow for speakers and item 121 was taken separately.
Staff recommendation: Approve staff’s recommendations for items 1-121, subject to the 101 form conditions.
Commission action: Approved staff’s recommendations for items 1-121, subject to the 101 form conditions.
    Motion: Collins     Second: Kilkenny     Vote: Unanimous     Abstaining: None

Commissioners Reed and Strange left the room.

Staff recommendation: Approve staff’s recommendation for items 61, 77, 106 and 109 subject to the 101 form conditions.
Commission action: Approved staff’s recommendation for items 61, 77, 102, and 109, subject to the 101 form conditions.
    Motion: Kilkenny     Second: Zakaria     Vote: Unanimous     Abstaining: None

Commissioners Reed and Strange returned.

Item 121 is taken at this time.

121  Zen Tu Subdivision
    C2R
    Defer
    Staff recommendation: Defer the plat for three weeks for Chapter 42 planning standards.
    Commission action: Deferred the plat for three weeks for Chapter 42 planning standards.
    Motion: Crooker     Second: Collins     Vote: Unanimous     Abstaining: None

Item 82 is taken at this time to allow for a speaker.
82 Condo at 24th Street Subdivision C2R 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: Rice  Vote: Carries  Opposed: Sharp and Zakaria
  Abstaining: Collins, Crooker, Martinez, Mirwis, Reed and Walter.
Speakers for item 82: Council Member Adrian Garcia, Council Member Sue Lovell, Mark Sterling, Pat Johnson, Craig Cannon, Maura Cannon, Tony West, Denise Trahan, John Ridgeway, Sheila Sorvari and David Melasky.

C PUBLIC HEARINGS

122 Barkers Branch Sec. 3 partial Replat No. 1 C3N Withdraw
Staff recommendation: Withdraw the plat at the applicant’s request.
Commission action: No action required.
  Motion: Sharp  Second: Reed  Vote: Unanimous  Abstaining: None

123 Barkers Branch Sec. 3 Partial Replat No. 2 C3N Withdraw
Staff recommendation: Withdraw at the applicant’s request.
Commission action: No action required.
  Motion: Collins  Second: Crooker  Vote: Unanimous  Abstaining: None

124 Barkers Branch Sec. 3 Partial Replat No. 3 C3N Withdraw
Staff recommendation: Withdraw at the applicant’s request.
Commission action: No action required.
  Motion: Crooker  Second: Sharp  Vote: Carries  Abstaining: None

125 Grand Lakes Phase III Sec. 8 Block 1 Lot 9 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: Mirwis  Second: Garza  Vote: Unanimous  Abstaining: None
Speaker for item 125: Christy Smidt.

126 Hutchins Street Square Replat No. 1 C3N Approve
Staff recommendation: Approve the plat subject to the 101 form conditions.
Commission action: Approved the plat to the 101 form conditions.
  Motion: Kilkenny  Second: Mirwis  Vote: Unanimous  Abstaining: None
Speaker for item 126: Mary Lou Henry.

127 On Point 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: Sharp  Second: Zakaria  Vote: Unanimous  Abstaining: None
128 On Point Court Subdivision
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: Reed     Vote: Unanimous
    Abstaining: None

129 Park at Woodway Subdivision
Staff recommendation: Defer the plat for three weeks for further study and legal clarifications.
Commission action: Deferred the plat for three weeks for further study and legal clarifications.
    Motion: Zakaria     Second: Kilkenny     Vote: Unanimous
    Abstaining: None
Speaker for item 129: Mary Lou Henry.

Commissioner Ross abstained and left the room.

130 Parkview Subdivision Sec. 3
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: Sharp     Vote: Unanimous
    Abstaining: None
Speakers for item 130: Linda E. Holmes and Diana Martinez.

Commissioner Ross returned.

131 Patten Oaks Partial Replat No. 1
Staff recommendation: Approve the plat subject to the 101 form conditions.
Commission action: Approved the plat subject to the 102 form conditions.
    Motion: Freeman     Second: Sharp     Vote: Unanimous
    Abstaining: None

132 Shady Oaks Lane Lot 3 Replat No. 1
Staff recommendation: Defer the plat for three weeks for required additional information.
Commission action: Deferred the plat for three weeks for required additional information.
    Motion: Reed     Second: Chiang     Vote: Unanimous
    Abstaining: None

133 Shepherd Commons Subdivision
Staff recommendation: Approve the plat subject to the 101 form conditions.
Commission action: Approved the plat subject to the 102 form conditions.
    Motion: Jard     Second: Kilkenny     Vote: Unanimous
    Abstaining: None
Speakers for item 133: Karen Rose, Joseph M. Hawkins, Deborah Romanowski and Ann Ince.

Commissioner Ross abstained and left the room.
134 Waseca Townhomes Subdivision
Staff recommendation: Approve the plat subject to changing the name on the plat, and the 101 form conditions.
Commission action: Approved the plat subject to changing the name on the plat, and the 101 form conditions.
   Motion: Jard   Second: Rice   Vote: Unanimous   Abstaining: None
Speakers for item 134: Karen Rogers, Mary Catherine Hangs, Lynn Johnson, Jane McDonald, Michael W. Vidrine, Mike Knox and Larry Piers.

Commissioner Ross returned.

135 Whitewater Subdivision
Staff recommendation: Approve the plat as a Class 2 plat subject to the 101 form conditions.
Commission action: Approved the plat as a Class 2 plat subject to the 102 form conditions.
   Motion: Sharp   Second: Zakaria   Vote: Unanimous   Abstaining: None

D VARIANCES

136 C. E. King High School and Middle School Complex Subdivision
Staff recommendation: Defer the plat for three weeks at the applicant's request to request a variance for dual line and encroachment.
Commission action: Deferred the plat for three weeks at the applicant’s request to request a variance for a dual line and for encroachment.
   Motion: Freeman   Second: Reed   Vote: Unanimous   Abstaining: None

137 Canyon Lakes at Spring Trails GP
Staff recommendation: Approve the requested variance and special exceptions and approve the plat subject to the 101 form conditions.
Commission action: Granted the requested variance and special exceptions and approved the plat subject to the 101 form conditions.
   Motion: Reed   Second: Sharp   Vote: Unanimous   Abstaining: None

138 Cutten Road Apartments
Staff recommendation: Withdraw the plat at the applicant's request.
Commission: No action required.
   Motion: Reed   Second: Sharp   Vote: Unanimous   Abstaining: None
139 Cypress Landing Park Sec. 3  C3P  Defer
140 Cypress Landing Park Sec. 4  C3P  Defer
141 Cypress Landing Park Sec. 5  C3P  Approve

Staff recommendation: Defer sections 3 and 4 for further study and review and grant the requested variance and approve the plat for section 5, subject to the 101 form conditions.
Commission action: Deferred sections 3 and 4 for further study and review and granted the requested variance and approve the plat for section 5, subject to the 101 form conditions.

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

142 Development at Yale and 23rd Street  GP  Approve

Subdivision

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: Sharp  Second: Crooker  Vote: Unanimous  Abstaining: None
Speaker for item 142: Don Henry.

143 Estates at T. C. Jester Boulevard Subdivision  C2R  Defer

Staff recommendation: Defer the plat for three weeks to allow Council Member Toni Lawrence and the neighborhood members to meet with the developers.
Commission action: Deferred the plat for three weeks to allow Council Member Toni Lawrence and the neighborhood members to meet with the developers.

Motion: Jard  Second: Zakaria  Vote: Unanimous  Opposed: None
 Speakers for item 143: Rachel Greene and Kurt Lothman.

144 Fairgrounds Addition Block 14 Partial Replat No. 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 101 form conditions.

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

145 Fairlake Cove Apartments Replat No. 1  C3R  Defer

Staff recommendation: Defer the plat for three weeks for further study and review.
Commission action: Deferred the plat for three weeks for further study and review.

Motion: Reed  Second: Chiang  Vote: Unanimous  Opposed: None

146 Fort Bend County MUD No. 148 Street Subdivision  C2  Withdraw

Staff recommendation: Withdraw at the applicant's request,
Commission action: No action required.

Motion: Sharp  Second: Reed  Vote: Unanimous  Abstaining: None
147  Fountains at Peerless Street Subdivision  C3P  Approve
Water Plant 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: Chiang  Vote: Unanimous  Abstaining: None.

148  Gates of North Hampton 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: Ross  Second: Mirwis  Vote: Unanimous  Abstaining: None

149  Hoffman Park Subdivision  C2R  Defer
Staff recommendation: Defer the plat for three weeks for a landscape plan and for further study and review of surrounding circulation.
Commission action: Deferred the plat for three weeks for a landscape plan and for further study and review of surrounding circulation.
    Motion: Sharp  Second: Chiang  Vote: Unanimous  Abstaining: None

150  Kingsland Fountains Subdivision  C2R  Defer
Staff recommendation: Defer the plat for three weeks for further study and review.
Commission action: Deferred the plat for three weeks for further study and review.
    Motion: Freeman  Second: Sharp  Vote: Unanimous  Opposed: None

151  Oaks Park 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: Sharp  Second: Freeman  Vote: Unanimous  Abstaining: None

Commissioner Ross abstained and left the room.

152  Park at Klein GP  GP  Approve
Staff recommendations: 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: Zakaria  Second: Jard  Vote: Unanimous  Abstaining: None

Commissioner Ross returned.
153 **Railroad Sec. 11**  
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: Sharp  
Vote: Unanimous  
Abstaining: None

154 **Rayford Bend South 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: Mirwis  
Second: Sharp  
Vote: Unanimous  
Abstaining: None

155 **Sawdust Road Wal-Mart 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: Reed  
Second: Zakaria  
Vote: Unanimous  
Opposed: None

156 **Treeline Estates GP**  
Staff recommendation: Defer the plat for three weeks for required additional information  
Commission action: Deferred the plat for three weeks for required additional information.  
Motion: Jard  
Second: Zakaria  
Vote: Unanimous  
Abstaining: None

157 **Woodlands Village of Creekside Park**  
Zones 11 and 12 GP  
Staff recommendation: Withdraw the plat at the applicant’s request.  
Commission action: No action required.

**E ** SPECIAL EXCEPTIONS

158 **Branch Forest Sec. 1**  
Staff recommendation: Grant the requested special exception and approve the plat subject to the 101 form conditions.  
Commission action: Granted the requested special exception and approved the plat subject to the 101 form conditions.  
Motion: Zakaria  
Second: Chiang  
Vote: Unanimous  
Abstaining: None

159 **Humble Springs GP**  
160 **Humble Springs Sec. 1**  
161 **Humble Springs Sec. 2**  
Staff recommendation: Withdrawn at the applicant’s request.  
Commission action: No action needed.
F. RECONSIDERATION OF REQUIREMENTS

162 Galena Park ISD Elementary School No. 116 C3F Approve
Staff recommendation: Grant the requested reconsideration of requirements.
Commission action: Granted the requested reconsideration of requirements with the amendments to not put sidewalks along Beltway 8 but to add shrubbery to mask the fence.
   Motion: Sharp Second: Jard Vote: Unanimous Opposed: Mirwis
Amendments: Motion: Crooker Second: Ross Vote: Carries Opposed: Mirwis
Speaker for item 162: David Hopkins.

G. DEVELOPMENT PLAT VARIANCES

163 Carol Stallings DVP Approve
Staff recommendation: Approve the requested variance.
Commission action: Approved the requested variance.
   Motion: Rice Second: Zakaria Vote: Carries Opposed: Crooker

H. CERTIFICATES OF COMPLIANCE

164 Danny Blumrick COC Approve
Staff recommendation: Issue the Certificates of Compliance.
Commission action: Issued the Certificates of Compliance
   Motion: Zakaria Second: Sharp Vote: Unanimous Abstaining: None

I. EXTENSIONS OF APPROVAL AND NAME CHANGES

165 Cypresswood Drive at Fairfield Village South EOA Approve
166 Humble ISD Elementary School No. 25 NC Approve
(Formerly Humble ISD Elementary School 24)
167 Rolling Creek Apartments EOA Approve
168 Settegast and Upham Block 16 and EOA Approve
   Fairgrounds Block 3 Replat No. 1
169 Settegast and Upham Block 17 Partial EOA Approve
   Replat No. 1
Staff recommendation: Approve staff’s recommendations for items 165-169.
Commission action: Approved staff’s recommendations for items 165-169.
   Motion: Sharp Second: Reed Vote: Unanimous Abstaining: None
II. ESTABLISH A PUBLIC HEARING DATE OF DECEMBER 14, 2006 FOR:
   a. Bentley Two Subdivision
   b. Newport Sec. 8 Partial Replat No. 1
   c. Northcrest Village Sec. 3 Partial Replat No. 1
   d. Piney Point Estates partial Replat No. 1
   e. Treviso Subdivision

Staff recommendation: Establish a public hearing date of December 14, 2006 for items III a-e.
Commission action: Established a public hearing date of December 14, 2006 for items III a-e.
   Motion: Sharp       Second: Davis       Vote: Unanimous       Abstaining: None

III. PUBLIC COMMENT

NONE

IV. ADJOURNMENT

There being no further business, Madam Chair, Carol Lewis, adjourned the meeting at 6:02 p.m.

Carol Abel Lewis, Madam Chair

Marlene L. Gafrick, Secretary