

Minutes of the Houston Planning Commission

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

March 16, 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: 38 p.m. with a quorum present.

Carol Abel Lewis, Chair	
Mark A. Kilkenny, Vice Chair	
John W. H. Chiang	
David Collins	
Kay Crooker	Absent
Algenita Scott-Davis	Arrived at 2:49 p.m.
Sonny Garza	
Jim Jard	
D. Fred Martinez	
Etan M. Mirwis	
Robin Reed	Absent
Richard A. Rice	
Jeff Ross	
Talmadge Sharp, Sr.	
Lee Schlanger	
Jon N. Strange	Absent
B. J. Walter	
Shaukat Zakaria	
Jackie Freeman for:	Arrived at 3:15 p.m.
The Honorable Robert Eckels	
The Honorable Grady Prestage	Absent
Mark Mooney for:	Arrived at 2:42 p.m.
The Honorable Ed Chance	

EXOFFICIO MEMBERS

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

CHAIRMAN'S REPORT

DIRECTOR'S REPORT

The Director's report was given by Jennifer Ostlind, Division Manager, Planning and Development Department.

APPROVE THE MARCH 2, 2006 PLANNING COMMISSION MEETING MINUTES

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

I. CONSIDERATION OF LANDSCAPE PLAN FOR FAIRGROUNDS ADDITION BLOCK 42 REPLAT NO. 1 – 3201 LOUISIANA STREET

Staff recommendation: Accept staff's recommendation and approve the Landscape Plan, subject to the conditions listed.

Commission action: Accepted staff's recommendation and approved the Landscape Plan, subject to the conditions listed.

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

II. PLATTING ACTIVITY (Consent items A and B, 1-158)

Items removed for separate consideration: 14, 18, 29, 71, 72, 87, 88, 89, 116 and 139. Item 9 was changed from defer to approve. Item 145 is taken with the Public Hearing section.

Staff recommendation: Approve staff's recommendation for items 1-158, subject to the 101 form conditions.

Commission action: Approved staff's recommendations for items 1-158, subject to the 101 form conditions.

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

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

Staff recommendation: Approve staff's recommendations for items **14, 18, 29, 71, 72, 87, 88, 89, 116 and 139**, subject to the 101 form conditions.

Commission action: Approved staff's recommendation for items **14, 18, 29, 71, 72, 87, 88, 89, 116 and 139**, subject to the 101 form conditions.

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

Commissioners Jard, Kilkenny, Ross and Schlanger returned.

Item 145 is taken at this time.

145 Oakdale Terrace Subdivision

C3R

Withdraw

Staff recommendation: Withdraw the plat at the applicant's request and establish a public hearing date of April 13, 2006.

Commission action: Withdrew the plat at the applicant's request and established a public hearing date of April 13, 2006.

Motion: **Kilkenny** Second: **Mirwis**

Vote: **Unanimous**

Abstaining: **None**

C PUBLIC HEARINGS

159 Atkinson Townhomes Sec. 2 Replat

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: **Rice**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

160 Barrington Sec. 2

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: **Kilkenny**

Second: **Chiang**

Vote: **Unanimous**

Abstaining: **None**

161 Driscoll Landing 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: **Ross**

Second: **Kilkenny**

Vote: **Unanimous**

Abstaining: **None**

162 Garden Oaks Court Partial Replat and Extension 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: **Kilkenny**

Second: **Chiang**

Vote: **Unanimous**

Abstaining: **None**

163 Gibson Court

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: **Rice**

Vote: **Unanimous**

Abstaining: **None**

164 Harold Street Village 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: **Mirwis**

Second: **Chiang**

Vote: **Unanimous**

Abstaining: **None**

- 165 Imperial Garden Sec. 4** **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**
- 166 Ivanhoe Park Villas** **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: **Mirwis** Vote: **Unanimous** Abstaining: **None**
- 167 Kenswick Forest Sec. 5 Partial Replat No. 1** **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: **Kilkenny** Vote: **Unanimous** Opposed: **None**
- 168 Pemberton Crescent Replat No. 1** **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: **Sharp** Second: **Kilkenny** Vote: **Unanimous** Opposed: **None**
- 169 Pine Shadows Partial Replat No. 1** **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: **Mirwis** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**
- 170 Reserves at Parkway** **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: **Sharp** Second: **Mirwis** Vote: **Unanimous** Abstaining: **None**
- 171 Spring Branch Estates Sec. 2** **C3N** **Approve**
Partial Replat No. 3
 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: **Sharp** Vote: **Unanimous** Abstaining: **None**
- 172 Vanderpool and Tamerlaine Subdivision** **C3N** **Defer**
Partial Replat No. 3
 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: **Davis** Second: **Mirwis** Vote: **Unanimous** Abstaining: **None**

173 Waterhill Homes on Ralph Sec. 3 Replat No. 1 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: **Kilkenny** Second: **Rice** Vote: **Unanimous** Abstaining: **None**

174 Waterhill Homes on Wroxton Road 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: **Davis** Second: **Mirwis** Vote: **Unanimous** Abstaining: **None**

175 Wimbledon Falls Sec. 2 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: **Davis** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

Commissioners Jard, Ross and Schlanger abstained and left the room. Commissioner Jard abstained on items 178 and 179; Commissioner Ross on item 186 and Commissioner Schlanger on items 191 and 192.

ITEMS 178, 179, 181, 182, 184, 186, 193, 194, 195, 196 AND 197 ARE RECOMMENDED FOR DEFERRAL. ITEMS 176, 177 AND 181 ARE WITHDRAWN AT THE APPLICANT'S REQUEST.
Motion: **Collins** Second: **Sharp** Vote: **Unanimous** Abstaining:

Commissioners Jard, Ross and Schlanger returned.

Item 180 is taken at this time to allow for a speaker.

180 Barker Cypress at Liner Road Apartments C3P 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: **Sharp** Vote: **Unanimous** Abstaining: **None**
Speaker for item 180: Gary Vervake.

Items 191 and 192 are taken at this time to allow for a speaker.

Commissioner Schlanger abstained and left the room.

191 Silber Square GP

GP

Defer

192 Silber Square Sec. 1

C2R

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: **Zakaria**

Vote: **Unanimous**

Abstaining: **None**

Speaker for items 191 and 192: Gay Donehoo.

Commissioner Schlanger returned.

183 Greater True Vine Missionary Baptist Church

C2R

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 101 form conditions.

Motion: **Davis**

Second: **Sharp**

Vote: **Unanimous**

Abstaining: **None**

185 Lincoln Park Apartments

C3R

Approve

Staff recommendation: Grant the requested variance and approve the plat subject to meeting all parking ordinance upon ownership change regulations and to the 101 form conditions.

Commission action: Granted the requested variance and approved the plat subject to meeting all parking ordinance upon ownership change regulations and to the 101 form conditions.

Motion: **Davis**

Second: **Sharp**

Vote: **Unanimous**

Opposed: **Mirwis**

Speaker for item 185: Frank Petrosky.

187 New Caney High School 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: **Davis**

Vote: **Unanimous**

Opposed: **None**

Commissioner Ross abstained and left the room.

188 Sabinal Creek Subdivision

C3P

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: **Davis**

Second: **Freeman**

Vote: **Unanimous**

Opposed: **None**

Speakers for item 188: Mary Lou Henry, Joel Reichek, Craig Carpenter, Richard Humphreys, Michelle Wolpert, David Russell, Terri Super, Jim Koonett, Andy Suman and Charles Quartaro.

189 Shadow Springs GP
190 Shadow Springs Sec. 1

GP
C3P

Approve
Approve

Staff recommendation: Grant the requested variance; approve the general plan, the plat and the amenities plan, subject to the 101 form conditions.

Commission action: Granted the requested variance, approved the general plan, the plat and the amenities plan, subject to the 101 form conditions.

Motion: **Jard** Second: **Freeman** Vote: **Unanimous** Abstaining:

Speakers for items 189 and 190: Barbara Ann Cordray, Edwin Jennings, III., Luke Carrabba and Mary Lou Henry.

E SPECIAL EXCEPTIONS

NONE

F RECONSIDERATION OF REQUIREMENTS

NONE

G ADMINISTRATIVE

NONE

H DEVELOPMENT PLAT VARIANCES

198 Maria Rangal

DPV

Approve

Staff recommendation: Approve the requested variance and approved the plat subject to the 201 form conditions.

Commission action: Approved the requested variance and approved the plat subject to the 201 form conditions.

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

Speaker for item 198: Maria Rangal.

199 All Good Homes

DPV

Approve

Staff recommendation: Grant the requested variance and approve the plat subject to the 201 form conditions.

Commission action: Granted the requested variances and approved the plat subject to the 201 form conditions.

Motion: **Rice** Second: **Davis** Vote: **Unanimous** Opposed: **None**

200 **Domingo Lopez**

DPV

Defer

Staff recommendation: Defer the plat for two weeks for two weeks for further study and review,

Commission action: Deferred the plat for two weeks for two weeks for further study and review.

Motion: **Kilkenny**

Second: **Sharp**

Vote: **Unanimous**

Abstaining: **None**

I CERTIFICATES OF COMPLIANCE

201	Rene White	COC	Approve
202	Rene White	COC	Approve
203	Rene White	COC	Approve
204	Rene White	COC	Approve
205	Rene White	COC	Approve

Staff recommendation: Issue the Certificates of Compliance for items 201-205.

Commission action: Issued the Certificates of Compliance for items 201-205.

Motion: **Kilkenny**

Second: **Sharp**

Vote: **Unanimous**

Abstaining: **None**

J EXTENSIONS OF APPROVAL AND NAME CHANGES

206	Forest Point At Cypresswood (formerly Forest Point)	NC	Approve
207	Glenwest Drive Extension STD	EOA	Approve
208	Oxford Extension (formerly Oxford Heights Subdivision)	NC	Approve
209	Oxford Place Apartments	EOA	Approve
210	Summerwood Sec. 27	EOA	Approve
211	Villages of Northpointe Sec. 8	EOA	Approve

Staff recommendation: Approve staff's recommendations for items 206-211

Commission action: Approved staff's recommendations for items 206-211.

Motion: **Kilkenny**

Second: **Sharp**

Vote: **Unanimous**

Abstaining:

II. ESTABLISH A PUBLIC HEARING DATE OF APRIL 13, 2006 FOR:

- a. Exxon at Beltway 8 and Ralston Road Subdivision
- b. Garden Terrace Subdivision
- c. Holly Reserve Subdivision
- d. Leeland Square Subdivision
- e. Maya Court Subdivision
- f. Meadowview Farms Sec. 10
- g. Memorial Park Village Two Replat No. 1
- h. Mid Lane Commons Subdivision
- i. Skyline Terrace Subdivision
- j. Southway Sec. 5 Replat No. 1
- k. T and N Duplex on Huldy Replat No. 1
- l. T and N Duplex on Huldy Replat No. 1
- m. Winsome Villas Subdivision
- n. Woodland Lakes Estates Sec. 6

Staff recommendation: Establish a public hearing date of April 13, 2006 for items III a-n.

Commission action: Established a public hearing date of March 30, 2006 for items III a-n.

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

VIII. PUBLIC COMMENT

-Ms. Lailah Suki spoke about parking issues she is having at 5504 Morningside.

IX. ADJOURNMENT

There being no further business, Madam Chair, Carol Abel Lewis, adjourned the meeting at 4:35 p.m.



Madam Chair, Carol Abel Lewis



Marlene L. Gafrick, Secretary