

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	
David Collins	Arrived at 2:37 p.m.
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	Left at 4:25 p.m.
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	Absent
John Sakolosky 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.

Staff recommendation: Approve staff's recommendations 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**

Commissioners Reed, Ross and Schlanger returned.

Commissioner Kilkenny left the room.

Staff recommendation: Approve staff's recommendation for item 87, subject to the 101 form conditions.

Commission action: Approved staff's recommendation for item 87, subject to the 101 form conditions.

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

Commissioner Kilkenny returned.

PUBLIC HEARINGS

- 133 Briarcraft Meadows Townhomes 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: **Kilkenny** Second: **Reed** Vote: **Unanimous** Abstaining: **None**
Speaker for item 133: Mr. Nguyen.
- 134 Chasewood Meadows Townhomes 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: **Zakaria** Second: **Rice** Vote: **Carried** Abstaining: **Collins**
- 135 Clarke Springs Sec. 1 Replat No. 1 C3N Approve**
Staff recommendation: Approve the plat subject to the 101 form conditions.
Commission action: Approve the plat subject to the 101 form conditions.
Motion: **Ross** Second: **Kilkenny** Vote: **Carried** Abstaining: **Collins**
Speaker for item 135: Robin Payne.
- 136 Clarke Springs 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: **Reed** Second: **Chiang** Vote: **Unanimous** Opposed: **None**
- 137 Grand Lakes Phase 3 Sec. 8 Block 1 Lot 9 C3N Approve**
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: **Sharp** Second: **Reed** Vote: **Unanimous** Abstaining: **None**
- 138 Mangum Park Plaza 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: **Sharp** Vote: **Unanimous** Abstaining: **None**
Speakers for item 138: Stephanie Wiggins and Victoria Frayser.
- 139 Mason's Place 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: **Crooker** Vote: **Unanimous** Opposed: **None**

- 40 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: **Mirwis** 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: **Mirwis** Vote: **Unanimous** Abstaining: **None**
- 44 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** **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: **Crooker** Vote: **Unanimous** Abstaining: **None**
- 146 Villas at Rosewood** **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**
 Speakers 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.

48 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:

Schlanger on items 164 and 165

Commissioner Schlanger abstained and left the room.

150 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.

152 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.

153 Cottage Grove Extension GP

GP

Defer

154 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.

156 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: 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: **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.

70 Merrylands GP

GP

Approve

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

NC

Approve

(Formerly Hamaso Trust Subdivision)

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

NC

Disapprove

(Formerly Martinez Place Subdivision)

181	Mesa at Sterlingshire	EOA	Approve
182	Mount Royal Village Sec. 3	EOA	Approve
183	Mount Royal Village Sec. 4	EOA	Approve
184	Mount Royal Village Sec. 5	EOA	Approve
185	Park at Cedar Landing (Formerly Jones Road Manor)	NC	Approve
186	Pine Trace Village Sec. 5	EOA	Approve
187	Pine Trace Village Sec. 8	EOA	Approve
188	Rosslyn Landing Sec. 3	EOA	Approve
189	Woodforest Terrace Sec. 1	EOA	Approve
190	Woodforest Terrace Sec. 2	EOA	Approve

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.

Carol Abel Lewis

 Madam Chair, Carol Abel Lewis

Marlene L. Gafrick

 Marlene L. Gafrick, Secretary