

## Minutes of the Houston Planning Commission

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

August 31, 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	Absent
David Collins	
Kay Crooker	
Algenita Scott-Davis	Arrived at 2:57 p.m.
Sonny Garza	
Jim Jard	
D. Fred Martinez	Absent
Etan M. Mirwis	Arrived at 2:45 p.m.
Robin Reed	
Richard A. Rice	
Jeff Ross	
Lee Schlanger	Absent
Talmadge Sharp, Sr.	
Jon N. Strange	
B. J. Walter	
Jackie Freeman for:	Arrived at 2:41 p.m.
The Honorable Robert Eckels	
The Honorable Grady Prestage	Arrived at 2:57/Left at 3:37 p.m.
Mark Mooney for:	
The Honorable Ed Chance	

### EXOFFICIO MEMBERS

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

## **CHAIRMAN'S REPORT**

Madam Chair spoke on the success of the Urban Corridor meeting on Saturday, August 26, 2006 and the upcoming Subcommittees and Urban Corridor Workshop on September 14, 2006 at 1:00 p.m. prior to the regular Planning Commission meeting at 2:30 P.M.

## **DIRECTOR'S REPORT**

Marlene L. Gafrick, Director, Planning and Development Department, deferred to John Sakolosky, City Engineer, Public Works and Engineering who spoke on Flood Plain Amendments to Chapter 19 of the Code of Ordinances by October 1, 2006 and that Amendments to the Stormwater Design portion of Chapter 9 of the Infrastructure Design Manual, is the next task to complete.

### **APPROVE THE JULY 20, 2006, AUGUST 03, 2006 AND AUGUST 17, 2006 PLANNING COMMISSION MEETING MINUTES**

Motion was made by Mr. Sharp, seconded by Mrs. Reed, to approve the July 20, 2006 Planning Commission meeting minutes. Motion carried with Mrs. Crooker abstaining.

Motion was made by Mr. Ross, seconded by Mr. Sharp to approve the August 3, 2006 Planning Commission meeting minutes. Motion carried with Mrs. Crooker abstaining.

Motion was made by Mr. Kilkenny, seconded by Mr. Collins to approve the August 17, 2006 Planning Commission meeting minutes. Motion carried with Mrs. Crooker abstaining.

## **I. PUBLIC HEARING AND CONSIDERATION OF LANDMARK DESIGNATION APPLICATIONS FOR:**

### **A. Arthur R. Holliday House – 3000 Del Monte Drive**

Staff recommendation: That the Houston Planning Commission accepts the recommendation of the Houston Archaeological and Historical Commission and recommend to City Council the Landmark Designation of the Arthur R. Holliday House at 3000 Del Monte Drive.

Commission action: The Houston Planning Commission accepted the recommendation of the Houston Archaeological and Historical Commission and recommended to City Council the Landmark Designation of the Arthur R. Holliday House at 3000 Del Monte Drive.

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

### **B. Kemerton Dean House – 1912 Bellmeade Road**

Staff recommendation: That the Houston Planning Commission accepts the recommendation of the Houston Archaeological and Historical Commission and recommend to City Council the Landmark Designation of the Kemerton Dean House – 1912 Bellmeade Road.

Commission action: The Houston Planning Commission accepted the recommendation of the Houston Archaeological and Historical Commission and recommended to City Council the Landmark Designation of the Kemerton Dean House – 1912 Bellmeade Road

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

**C. National Cash Register Company – 515 Caroline Avenue**

Staff recommendation: That the Houston Planning Commission accepts the recommendation of the Houston Archaeological and Historical Commission and recommend to City Council the Landmark Designation of the National Cash Register Company – 515 Caroline Avenue.

Commission action: The Houston Planning Commission accepted the recommendation of the Houston Archaeological and Historical Commission and recommended to City Council the Landmark Designation of the National Cash Register Company – 515 Caroline Avenue.

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

**II. CERTIFY THE REASONS FOR DISAPPROVAL OF VILLAS AT MONARCH OAKS REPLAT AT THE AUGUST 3, 2006 PLANNING COMMISSION MEETING**

Staff recommendation: Approve the rewording of the purpose of the replat to include: To create six single family lots **fronting on a 28' Type II Permanent Access Easement** and certify the reasons for the disapproval.

Commission action: Approved the rewording of the purpose of the replat to include: To create six single family lots **fronting on a 28' Type II Permanent Access Easement** and certified the reasons for the disapproval.

Motion: **Ross**      Second: **Crooker**      Vote: **Carried**      Abstaining: **Collins**

**III. PLATTING ACTIVITY (Consent items A and B, 1-155)**

**Items removed for separate consideration: 13, 14, 15, 16, 26, 58, and 96. Items 32 and 96 were changed from defer to approve; item 118 was withdrawn at the applicant's request and items 47, 48, 73 and 74 were taken separately to allow for speakers.**

Staff recommendation: Approve staff's recommendations for items 1-155, subject to the 101 form conditions.

Commission action: Approved staff's recommendations for items 1-155, subject to the 101 form conditions.

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

**Commissioners Kilkenny and Ross left the room.**

Staff recommendation: Approve staff's recommendation for items **13, 14, 15, 16, 26, 58, and 96**, subject to the 101 form conditions.

Commission action: Approved staff's recommendation for items **13, 14, 15, 16, 26, 58, and 96**, subject to the 101 form conditions.

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

**Commissioners Kilkenny and Ross returned.**

**Items 47, 48, 73 and 74 are taken at this time to allow for speakers.**

47 **Humble Springs Sec. 1** **C3P** **Defer**  
 48 **Humble Springs Sec. 2** **C3P** **Defer**  
 Staff recommendation: Defer items 47 and 48 for two weeks for further study and review.  
 Commission action: Deferred items 47 and 48 for two weeks for further study and review.  
 Motion: **Ross** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**  
 Speakers: Speakers declined to speak this time and will return in two weeks when the item is presented again.

73 **Ralph L. Watts Subdivision GP** **GP** **Approve**  
 74 **Ralph L. Watts Subdivision Sec. 1** **C2** **Approve**  
 Staff recommendation: Approve the general plan and the plat subject to the 101 form conditions.  
 Commission action: Approved the general plan and the plat subject to the 101 form conditions.  
 Motion: **Jard** Second: **Garza** Vote: **Unanimous** Abstaining: **None**  
 Speakers or items 73 and 74: Shannon Fyfe and Maury Pinkelman.

**C PUBLIC HEARINGS**

156 **Fairdale Place Condominiums** **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: **Freeman** Second: **Jard** Vote: **Unanimous** Abstaining: **None**

157 **Lofts at Beverly Hill 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: **Freeman** Vote: **Unanimous** Abstaining: **None**

158 **Naomi Place Sec. 4 Replat No. 1** **C3N** **Defer**  
 Staff recommendation: Defer the plat for two weeks to allow the applicant time to provide additional information.  
 Commission action: Deferred the plat for two weeks to allow the applicant time to provide additional information.  
 Motion: **Collins** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**

159 **Peppermill Estates Subdivision** **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: **Jard** Second: **Crooker** Vote: **Unanimous** Abstaining: **None**

160 **River Oaks Sec. 12 Partial 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: **Jard** Second: **Collins** Vote: **Unanimous** Abstaining: **None**

**61 Riverton Ranch Partial 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: **Kilkenny** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

**162 Villa Lourdes 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: **Reed** Second: **Ross** Vote: **Unanimous** Abstaining: **None**

**163 WAMCER Development** **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: **Rice** Vote: **Unanimous** Abstaining: **None**

**Commissioner Reed abstains and left the room.**

**164 Welch Arbor Subdivision** **C3N** **Defer**  
Staff recommendation: Defer the plat for two weeks for further study and legal review.  
Commission action: Defer the plat for two weeks for further study and legal review.  
Motion: **Collins** Second: **Freeman** Vote: **Unanimous** Abstaining: **None**

**Commissioner Reed returned.**

**165 Werrington Sec. 1 Partial Replat No. 1** **C3N** **Approve**  
Staff Recommendation: Approve the plat subject to the building line following the curvature of the plat line and the 101 form conditions.  
Commission action: Approved the plat subject to the building line following the curvature if the plat line and the 101 form conditions.  
Motion: **Kilkenny** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

**166 Werrington Sec. 1 Partial Replat No. 2** **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**

**167 Winograd Estates Replat No. 2 and Extension** **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: **Crooker** Vote: **Unanimous** Abstaining: **None**

**168 Woodlands Village of Sterling Ridge Sec. 86 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: **Reed** Second: **Freeman** Vote: **Unanimous** Abstaining: **None**

**D VARIANCES**

**169 Allegro on the Bayou Subdivision C2R Approve**  
Staff recommendation: Deny 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 fire hydrants and water lines installed on Wagner Street and he 101 form conditions.  
Motion: **Mirwis** Second: **Davis** Vote: **Carried** Abstaining: **Collins**  
Opposed: **Crooker, Garza, Sharp, Walter and Zakaria**  
Speaker for item 169: Mary Lou Henry.

**170 Estates at TC Jester Boulevard Subdivision 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: **Kilkenny** Second: **Mirwis** Vote: **Unanimous** Abstaining: **None**

**171 Fairway Crossing at Lake Houston Sec. 6 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: **Kilkenny:** Vote: **Unanimous** Abstaining: **None**

**172 Hassed Development No. 8 C2R 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: **Davis** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

**173 Lone Oak Terrace Revised GP Approve**  
**174 Lone oak Terrace Sec. 1 C3P Approve**  
Staff recommendation: Grant the requested variance and approve the general plan and the plat subject to the 101 form conditions.  
Commission action: Granted the requested variance and approved the general plan and the plat subject to the 101 form conditions.  
Motion: **Freeman** Second: **Sharp** Vote: **Carried** Abstaining: **Collins**

**175 Mesa Drive Commercial C2R 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: **Freeman** Vote: **Unanimous** Abstaining: **None**

**176 Towne Lake GP** **GP** **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**

**177 Willow Lake Village** **C3P** **Withdraw**  
Staff recommendation: Withdraw the plat at the applicant's request.  
Commission action: Withdrew the plat at the applicant's request.  
Motion: **Reed** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

**178 Woodland Pines GP** **GP** **Defer**  
**179 Woodland Pines Sec. 9** **C3P** **Defer**  
Staff recommendation: Defer the general plan and the plat for two weeks at the applicant's request.  
Commission action: Deferred the general plan and the plat for two weeks at the applicant's request.  
Motion: **Freeman** Second: **Crooker** Vote: **Unanimous** Abstaining: **None**

**180 Woodridge General Plan** **GP** **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**

**191 Pasadena ISD Hughes Road Extension** **C3P** **Defer**  
Staff recommendation: Defer the plat for two weeks for a revised title report and for further study and review.  
Commission action: Deferred the plat for two weeks for a revised title report and for further study and review.  
Motion: **Kilkenny** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

**E SPECIAL EXCEPTIONS**

**NONE**

**F RECONSIDERATION OF REQUIREMENTS**

**NONE**

**G DEVELOPMENT PLAT VARIANCES**

**NONE**

**H. CERTIFICATE OF COMPLIANCE**

**NONE**

**I EXTENSIONS OF APPROVAL AND NAME CHANGES**

181	Eagle Springs Commercial Reserves Sec. 2	EOA	Approve
182	Eagle Springs Commercial Reserves Sec. 3	EOA	Approve
183	Eight Four Lumber Galveston Road	EOA	Approve
184	Grand Oaks Sec. 2	EOA	Approve
185	Grand Oaks Sec. 5	EOA	Approve
186	Laverne Park (Formerly McGlohn Park)	NC	Approve
187	Valley Ranch Sec. 4	EOA	Approve
188	Valley Ranch Sec. 5	EOA	Approve
189	Valley Ranch Sec. 5	EOA	Approve
190	Woodlands Carlton Woods Creekside Park Cindy Ann WaySTD	EOA	Approve

Staff recommendation: Approve staff's recommendations for items 181-190.

Commission action: Approved staff's recommendations for items 181-190.

Motion: **Rice**                      Second: **Sharp**                      Vote: **Unanimous**                      Abstaining: **Ross**  
on 190.

**J ADMINISTRATIVE**

**NONE**

**V. ESTABLISH A PUBLIC HEARING DATE OF SEPTEMBER 28, 2006 FOR:**

- a. Brenwood Trails Sec. 1 Partial Replat No. 1
- b. Park at Prince Partial Replat No. 1
- c. Rock Creek Sec. 8 Partial Replat No. 1

Staff recommendation: Establish a public hearing date of September 28, 2006 for items V a-c.

Commission action: Established a public hearing date of September 28, 2006 for items V a-c.

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



I. PUBLIC COMMENT

NONE

VII. ADJOURNMENT

There being no further business, Madam Chair, Carol Able Lewis, adjourned the meeting at 5:09 p.m.

Carol Able Lewis  
Madam Chair, Carol Able Lewis

Marlene L. Gafrick  
Marlene L. Gafrick, Secretary