

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	Left at 5:20 p.m.
Algenita Scott-Davis	Left at 3:32 p.m.
Sonny Garza	Left at 5:48 p.m.
Jim Jard	
D. Fred Martinez	Left at 4:40 p.m.
Etan M. Mirwis	
Robin Reed	Left at 4:18 p.m.
Richard A. Rice	
Jeff Ross	
Lee Schlanger	Arrived at 2:39 p.m./Left at 5:39 p.m.
Talmadge Sharp, Sr.	
Jon N. Strange	Absent
B. J. Walter	Absent
Shaukat Zakaria	
The Honorable Robert Eckels	Absent
D. Jesse Hegemier for:	
The Honorable Grady Prestage	
Mark Mooney for:	Left at 3:43 p.m.
The Honorable Ed Chance	

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 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

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: **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.

Speakers for item 165: Patty Knudson Joiner, James Barksdale, Mary Kay Casey, Irwin Wilbanks, Nancy Paris Pruden, Fisher Reynolds, Jr., Natalie Schwartz, Lori Priess, Ray Jones, Bruce Wallace, Ben Loveland, Thomas Weaver, Andrew Greenwood, Paul Francis, Pat Brooks, Cole Martelli, Ann Kifer, Virginia Andrews and Ron Neilson.

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: **Crooker** 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

C3P

Defer

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

C3P

Defer

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

GP

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: **Rice**

Vote: **Unanimous**

Abstaining: **None**

169 Lakes at Gleannloch

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: **Jard**

Second: **Kilkenny**

Vote: **Unanimous**

Abstaining: **None.**

170 Lakes of Fairhaven

C3P

Withdrawn

171 Mount Houston Road MUD Wastewater

C3F

Approve

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

C3P

Approve

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

GP

Approve

183 Scoot Park Sec. 1

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**

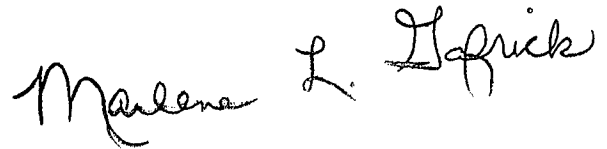
Abstaining: **None**

III. PUBLIC COMMENT

NONE

IV. ADJOURNMENT

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

A handwritten signature in cursive script that reads "Marlene L. Gafrick". The signature is written in black ink and is positioned above a horizontal line.

Madam Chair, Carol Abel Lewis

Marlene L. Gafrick, Secretary