

Minutes of the Houston Planning Commission

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

October 26, 2006
Meeting to be held in
Council Chambers, Public Level, City Hall Annex
2:30 p. m.

Call to order:

Vice Chair, Mark Kilkenney, called the meeting to order at 2: 45 p.m. with a quorum present.

Carol Abel Lewis, Chair	Absent
Mark A. Kilkenney, Vice Chair	
John W. H. Chiang	Left at 5:23 p.m.
David Collins	
Kay Crooker	Absent.
Algenita Scott-Davis	
Sonny Garza	Left at 5:31 p.m.
Jim Jard	
D. Fred Martinez	Absent
Etan M. Mirwis	
Robin Reed	
Richard A. Rice	
Jeff Ross	
Lee Schlanger	Left at 5:30 p.m.
Talmadge Sharp, Sr.	
Jon N. Strange	Left at 3:38 p.m.
B. J. Walter	
Shaukat Zakaria	
Jackie Freeman for:	Arrived at: 3:09 p.m.
The Honorable Robert Eckels	
D. Jesse Hegemier for:	Left at 3:41 p.m.
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 a new Planning Department employee: Steven Spillet.

APPROVE THE OCTOBER 12, 2006 PLANNING COMMISSION MEETING MINUTES

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

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

a. **Houston Light Guard Armory – 3820 Caroline Street**

Staff recommendation: That the Houston Planning Commission recommend to the Houston City Council the Landmark and Protected Landmark Designation of the Houston Light Guard Armory at 3820 Caroline Street.

Commission action: The Houston Planning Commission recommended to the Houston City Council the Landmark and Protected Landmark Designation of the Houston Light Guard Armory at 3820 Caroline Street.

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

b. **Ellie C. Kennedy – Helen Bissonnet House – 2009 Kane Street**

Staff recommendation: That the Houston Planning Commission recommend to the Houston City Council the Landmark and Protected Landmark Designation of the Ella C. Kennedy – Helen O. Bissonnet House at 2009 Kane Street

Commission action: The Houston Planning Commission recommended to the Houston City Council the Landmark and Protected Landmark Designation of the Ella C. Kennedy – Helen O. Bissonnet House at 2009 Kane Street.

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

c. **Samuel J. and Mary Ann Saragusa House – 1801 Southmore Boulevard**

Staff recommendation: That the Houston Planning Commission recommend to the Houston City Council the Landmark and Protected Landmark Designation of the Samuel J. and Mary Ann Saragusa House at 1801 Southmore Boulevard.

Commission action: The Houston Planning Commission recommended to the Houston City Council the Landmark and Protected Landmark Designation of the Samuel J. and Mary Ann Saragusa House at 1801 Southmore Boulevard.

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

d. John E. and Isabenda Edmundson House – Parsonage of the Houston District, Methodist Episcopal Church South – 108 Stratford Street

Staff recommendation: That the Houston Planning Commission recommend to the Houston City Council the Landmark and Protected Landmark Designation of the John E. and Isabenda Edmundson House – Parsonage for the Houston District, Methodist Episcopal Church South – 108 Stratford Street.

Commission action: The Houston Planning Commission recommended to the Houston City Council the Landmark and Protected Landmark Designation of the John E. and Isabenda Edmundson House – Parsonage for the Houston District, Methodist Episcopal Church South – 108 Stratford Street

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

e. Dr. and Mrs. Thomas Burke House – 3402 Wickersham Lane

Staff recommendation: That the Houston Planning Commission recommend to the Houston City Council the Landmark and Protected Landmark Designation of the Dr. and Mrs. Thomas Burke House at 3402 Wickersham Lane.

Commission action: The Houston Planning Commission recommended to the Houston City Council the Landmark and Protected Landmark Designation of the Dr. and Mrs. Thomas Burke House at 3402 Wickersham Lane.

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

f. Tom and Ingeborg Tellepsen House – 4518 Park Drive

Staff recommendation: That the Houston Planning Commission recommend to the Houston City Council the Landmark and Protected Landmark Designation of the Tom and Ingeborg Tellepsen House – 4518 Park Drive.

Commission action: The Houston Planning Commission recommended to the Houston City Council the Landmark and Protected Landmark Designation of the Tom and Ingeborg Tellepsen House – 4518 Park Drive.

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

II. PLATTING ACTIVITY (Consent items A and B, 1-120)

Items removed for separate consideration: 5, 18, 50, 56, 59, 64, 65, 78, 85, 95 and 112. Item 33 was changed from defer to approve; items 23 and 24 were changed from approve to defer at the applicant's request; item 87 was changed from approve to withdraw at the applicant's request and item 83 was taken separately to allow for speakers.

Staff recommendation: Approve staff's recommendations for items 1-120, subject to the 101 form conditions.

Commission action: Approved staff's recommendations for items 1-120, subject to the 101 form conditions.

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

Commissioners Reed, Ross and Schlanger left the room.

Staff recommendation: Approve staff's recommendation for items 5, 18, 50, 56, 59, 64, 65, 78, 85, 95 and 112, subject to the 101 form conditions.

Commission action: Approved staff's recommendation for items 5, 18, 50, 56, 59, 64, 65, 78, 85, 95 and 112, subject to the 101 form conditions.

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

Commissioners Reed, Ross and Schlanger returned.

Item 83 is taken at this time to allow for a speaker.

83 Condo at 24th Street Subdivision C2R Defer

Staff recommendation: Defer the plat for two weeks for additional information.

Commission action: Deferred the plat for two weeks for additional information.

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

C PUBLIC HEARINGS

Agenda item 127 is taken out of order at this time.

127 Villas at Monarch Oaks Subdivision C3N Disapprove

Staff recommendation: Disapprove the plat.

Commission action: Disapproved the plat.

Motion: **Walter** Second: **Zakaria** Vote: **Carries** Abstaining: **Collins**

Speakers for item 127: Jack Howeth, Nick Caridas and Helen Huey.

Now agenda item 121

121 Barkers Branch Sec. 3 Partial Replat No. 1 C3N Defer

Staff recommendation: Defer the plat for two weeks at the applicant's request.

Commission action: Deferred the plat for two weeks at the applicant's request.

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

122 Barkers Branch Sec. 3 Partial Replat No. 2 C3N Defer

Staff recommendation: Defer the plat for two weeks at the applicant's request.

Commission action: Deferred the plat for two weeks at the applicant's request.

Motion: **Reed** Second: **Freeman** Vote: **Carries** Abstaining:

123 Barkers Branch Sec. 3 Partial Replat No. 3 C3N Defer

Staff recommendation: Defer the plat for two weeks at the applicant's request.

Commission action: Deferred the plat for two weeks at the applicant's request.

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

124 Live Oak Brownstones Subdivision **C3N** **Approve**
Staff recommendation: Approve the plat subject to the amendment to make sure solid waste is being picked up privately and the 101 form conditions.

Commission action: Approved the plat subject the amendment to make sure solid waste is being picked up privately and to the 101 form conditions.

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

125 Park at Prince 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: **Garza** Second: **Chiang** Vote: **Unanimous** Abstaining: **None**

126 Rock Creek Sec. 9 Replat 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: **Mirwis** Second: **Zakaria** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

128 Alexandria Subdivision **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: **Zakaria** Second: **Davis** Vote: **Unanimous** Abstaining: **None**

Speaker for item 128: Karen Rose.

129 Atascocita Commons Eight Acres Subdivision **C3R** **Approve**

Staff recommendation: Defer the plat for two weeks for additional information.

Commission action: Granted the requested variance and approved the plat subject to providing continuous cross access easement between the subject tract and the adjoining commercial reserve to the west and extending the continuous internal drive between the reserves along the east and west sides.

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

Speaker for item 129: Reed Phillips.

Commissioner Ross abstains and left the room.

130 Brunswick Meadows Sec. 8

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: **Reed**

Second: **Collins**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Ross returned.

131 Canyon Lakes at Spring Trails GP

GP

Defer

Staff recommendation: Defer the general plan for two weeks for further study and review.

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

Motion: **Collins**

Second: **Reed**

Vote: **Unanimous**

Abstaining: **None**

132 Chase Bank Midtown Subdivision

C2R

Approve

Staff recommendation: Grant the requested variance for 0' building line along McGowen and not to provide visibility triangles along the intersection of McGowen and Smith, but deny the variance not to provide visibility triangles along the intersection of Dennis and Smith and Louisiana and McGowen and subject to the 101 form conditions.

Commission action: Granted the requested variance for 0' building line along McGowen and not to provide visibility triangles along the intersection of McGowen and Smith, but denied the variance not to provide visibility triangles along the intersection of Dennis and Smith and Louisiana and McGowen and subject to the 101 form conditions.

Motion: **Ross**

Second: **Garza**

Vote: **Unanimous**

Opposed: **None**

Speaker for item 164: Randy Dobson.

Commissioner Schlanger abstains and left the room.

133 Cougar Counter Subdivision

C3P

Defer

Staff recommendation: Grant the requested variance and approve the plat subject to a 5' building line and to the 101 form conditions.

Commission action: Granted the requested variance and approved the plat subject to 5' building line and to the 101 form conditions.

Motion: **Sharp**

Second: **Freeman**

Vote: **Carries**

Opposed: **Chiang,**

Garza, Mirwis, Ross, Walter and Zakaria

Speakers for item 133: Jeanne LaMoutagne, Ruth Shapiro, and Mary Lou Henry.

Commissioner Schlanger returned.

**134 Cutten Road Apartments
Subdivision**

C3R

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: **Reed**

Vote: **Unanimous**

Opposed: **None**

- 135 Development at Yale Street and 23rd Street Subdivision** **GP** **Defer**
 Staff recommendation: Defer the plat for two weeks for further study and review and so the applicant can meet with Public works and Engineering staff.
 Commission action: Deferred the plat for two weeks for further study and review and so the applicant can meet with Public Works and Engineering staff.
 Motion: **Jard** Second: **Mirwis** Vote: **Unanimous** Abstaining: **None**
- 136 Fort Bend County MUD No. 148 Water Plant No. 1** **C3P** **Defer**
 Staff recommendation: Defer the plat for two weeks at the applicant's request.
 Commission action: Deferred the plat for two weeks at the applicant's request.
 Motion: **Ross** Second: **Freeman** Vote: **Unanimous** Abstaining: **None.**
- 137 Gables Memorial Hills 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 approve the plat subject to the 101 form conditions.
 Motion: **Garza** Second: **Chiang** Vote: **Unanimous** Abstaining: **None**
- 138 Gates of North Hampton Sec. 1** **C3P** **Defer**
 Staff recommendation: Defer the plat for two weeks for further study and review of surrounding circulation.
 Commission action: Deferred the plat for two weeks for further study and review of surrounding circulation.
 Motion: **Collins** Second: **Jard** Vote: **Unanimous** Abstaining: **None**
- 139 Lakes at Gleannloch** **C3P** **Approve**
 Staff recommendation: Grant the requested variances and approve the plat subject to terminating Cedarloch Drive with a cul-de-sac and to the 101 form conditions.
 Commission action: Granted the requested variances and approved the plat subject to not requiring a cul-de-sac along Cedarloch Drive and to the 101 form conditions.
 Motion: **Ross** Second: **Walter** Vote: **Unanimous** Opposed: **Collins**
 Speaker for item 139: Randy Jones.
- 140 Lakes of Fairhaven Sec. 2** **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: **Rice** Second: **Jard** Vote: **Unanimous** Abstaining: **None**

141 Lakes of Fairhaven Sec. 3 **C3P** **Approve**
Staff recommendations: Grant the requested variance and approve the plat subject to the revised plat boundary and the 101 form conditions.
Commission action: Granted the requested variance and approved the plat subject to the revised plat boundary and the 101 form conditions.
Motion: **Jard** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**
Speaker for item 141: Tom Northrup.

142 Pinehurst Landing GP **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: **Zakaria** Second: **Chiang** Vote: **Unanimous** Abstaining: **None**

143 Reserve at Inverness GP **GP** **Approve**
144 Reserve at Inverness Sec. 1 **C3P** **Approve**
145 Reserve at Inverness Sec. 2 **CP** **Approve**
Staff recommendation: Grant the requested variance and approve the general plan and the plats subject to the 101 form conditions.
Commission action: Granted the requested variance and approved the general plan and the plats subject to the 101 form conditions.
Motion: **Zakaria** Second: **Davis** Vote: **Unanimous** Abstaining: **None**

146 Sawdust Road Wal-Mart Subdivision **C3P** **Defer**
Staff recommendation: Defer the plat for two weeks for additional information.
Commission action: Deferred the plat for two weeks for additional information.
Motion: **Collins** Second: **Reed** Vote: **Unanimous** Opposed: **None**

147 Silver Ranch Sec. 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 the 101 form conditions.
Motion: **Zakaria** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

148 Woodlands Village of Creekside Park **GP** **Defer**
Zones 11 and 12 GP
Staff recommendation: Defer the general plan for two weeks for further study and review.
Commission action: Deferred the general plan for two weeks for further study and review.
Motion: **Freeman** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

E SPECIAL EXCEPTIONS

149	Humble Springs GP	GP	Defer
150	Humble Springs Sec. 1	C3P	Defer
151	Humble Springs Sec. 2	C3P	Defer

Staff recommendations: Defer the general plan and the plats for two weeks for revised information from the applicant and to take public comments from adjoining residents.

Commission action: Deferred the general plan and the plat for two weeks for revised information from the applicant and to take public comments from adjoining residents.

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

Speakers for items 149-151: Stephen McKinley, Jerry Davis, Margaret Byron, Don Wisenbaker, Keith Surface, Charles L. Welch and Brian Klein.

F RECONSIDERATION OF REQUIREMENTS

152	Galena Park ISD Elementary School No. 116	C3F	Defer
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Staff recommendation: Grant the requested reconsideration of requirements.

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

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

G. DEVELOPMENT PLAT VARIANCES

153	Purser Architectural Inc.	DVP	Approve
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Staff recommendation: Approve the variance.

Commission action: Approved the variance.

Motion: **Jard** Second: **Davis** Vote: **Carries** Abstaining: **Collins**

Speakers for Item 153: Don Purser and Beverly Hatchett.

H. CERTIFICATES OF COMPLIANCE

154	Daniel Garza	COC	Approve
155	Jose Gonzalez	COC	Approve

Staff recommendation: Issue the Certificates of Compliance.

Commission action: Issued the Certificates of Compliance

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

I. EXTENSIONS OF APPROVAL AND NAME CHANGES

156	Breckenridge Forest North Sec. 2	EOA	Approve
157	Darling Street Additions	EOA	Approve
158	JBMG I-45 at Hardy	EOA	Approve
159	Northwest Park Colony Sec. 1	EOA	Approve
160	Princeton Place Sec. 1 Partial Replat No. 1	EOA	Approve
161	Serenity Pines	EOA	Approve
162	Villages of Northpointe Commercial Tracts	EOA	Approve

Staff recommendation: Approve staff's recommendations for items 156-162.

Commission action: Approved staff's recommendations for items 156-162.

Motion: **Sharp**

Second: **Mirwis**

Vote: **Unanimous**

Abstaining: **None**

III. ESTABLISH A PUBLIC HEARING DATE OF NOVEMBER 3, 2006 FOR:

- a. Dolores Place Estates
- b. Verde Katy Mills Apartments
- c. Waldron Development Sec. 8
- d. Woodlands Mid Lake Reserve
- e. Woodlands Village of Creekside Sec. 2 Partial Replat No. 1

Staff recommendation: Establish a public hearing date of November 30, 2006 for items III a-e.

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

Motion: **Sharp**

Second: **Davis**

Vote: **Unanimous**

Abstaining: **None**

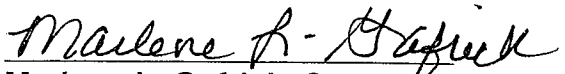
IV. PUBLIC COMMENT

NONE

V. ADJOURNMENT

There being no further business, Vice Chair, Mark Kilkenny, adjourned the meeting at 5:39 p.m. p.m.

Mark Kilkenny, Vice Chair


Marlene L. Gafrick, Secretary