

Minutes of the Houston Planning Commission

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

March 02, 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
Algenita Scott-Davis

Jonny Garza

Jim Jard

Left at 5:19 p.m.

D. Fred Martinez

Etan M. Mirwis

Robin Reed

Richard A. Rice

Jeff Ross

Talmadge Sharp, Sr.

Lee Schlanger

Absent

Jon N. Strange

B. J. Walter

Shaukat Zakaria

Jackie Freeman for:

The Honorable Robert Eckels

The Honorable Grady Prestage

Absent

The Honorable Ed Chance

Absent

EXOFFICIO MEMBERS

M. Marvin Katz

Absent

John Sakolosky for:

Mike Marcotte

Dawn Ullrich

Absent

CHAIRMAN'S REPORT

Madam Chair, Carol Abel Lewis spoke on possible changes to meeting rules pertaining to the speaking time allowed for Commissioners and guest speakers.

DIRECTOR'S REPORT

The Director's report was given by Marlene L. Gafrick, Director, Planning and Development Department.

City Council Member, Toni Lawrence, spoke on item 209 at this time although the item is taken later.

APPROVE THE FEBRUARY 16, 2006 PLANNING COMMISSION MEETING MINUTES

Motion: Crooker Second: Chiang Vote: Unanimous Abstaining: None

- I. PUBLIC HEARING AND CONSIDERATION OF PROTECTED LANDMARK DESIGNATION APPLICATION FOR CITY OF HOUSTON FIRE STATION NO. 6 – 901 HENDERSON STREET – (City Surplus Site)
- II. PUBLIC HEARING AND CONSIDERATION OF PROTECTED LANDMARK DESIGNATION APPLICATION FOR CITY OF HOUSTON FIRE STATION NO. 11 – 4520 WASHINGTON AVENUE – (City Surplus Site)
- III. PUBLIC HEARING AND CONSIDERATION OF PROTECTED LANDMARK DESIGNATION APPLICATION FOR CITY OF HOUSTON FIRE STATION NO. 27 - 6302 LYONS AVENUE – (City Surplus Site)
- IV. PUBLIC HEARING AND CONSIDERATION OF PROTECTED LANDMARK DESIGNATION APPLICATION FOR THE ANGELO AND LILLIAN MINELLA HOUSE – 6328 BROOKSIDE DRIVE

Staff recommendation: Recommend the Houston Planning Commission accept the recommendations of the Houston Archaeological and Historical Commission and recommend to Houston City Council the Protected Landmark Designations of items I-IV.

Commission action: Accepted the Houston Archaeological and Historical Commission's recommendation and sent to City Council for approval.

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

**V. CONSIDERATION OF LANDSCAPE AND COURTYARD PLAN FOR FAIRGROUNDS
ADDITION BLOCK 42 REPLAT NO. 1 - 3201 LOUISIANA STREET**

Staff recommendation: Defer item V for two weeks for further study and review.

Commission action: Deferred item V for two weeks for further study and review.

Motion: **Kilkenny** Second: **Reed**

Vote: **Unanimous**

Abstaining: **None**

VI. PLATTING ACTIVITY (Consent items A and B, 1-170)

Items removed for separate consideration: 12, 13, 96, 107, 108 and 127. Item 64 was changed from defer to approve. Item 122 is taken separately to allow for a speaker.

Staff recommendation: Approve staff's recommendation for items 1-170, subject to the 101 form conditions.

Commission action: Approved staff's recommendations for items 1-170, subject to the 101 form conditions.

Motion: **Sharp**

Second: **Davis**

Vote: **Unanimous**

Abstaining: **None**

Commissioners Kilkenny, Reed, Ross and Strange left the room.

Staff recommendation: Approve staff's recommendations for items **12, 13, 96, 107, 108 and 127**, subject to the 101 form conditions.

Commission action: Approved staff's recommendation for items **12, 13, 96, 107, 108 and 127**, subject to the 101 form conditions.

Motion: **Collins**

Second: **Sharp**

Vote: **Unanimous**

Abstaining: **None**

Commissioners Kilkenny, Reed, Ross and Strange returned.

122 Antoine Northwest Subdivision

C3R

Approve

Staff recommendation: Approve the plat subject to the 101 form conditions.

Commission action: Approved the plat subject to the 101 form conditions.

Motion: **Rice**

Second: **Davis**

Vote: **Unanimous**

Abstaining: **None**

Speaker for item 122: Ruben Burger.

C PUBLIC HEARINGS

171 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: **Jard**

Second: **Reed**

Vote: **Unanimous**

Abstaining: **None**

172 Creekridge Sec. 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: **Jard**

Second: **Freeman**

Vote: **Unanimous**

Abstaining: **None**

- 173 Driscoll Landing Subdivision** **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: **Ross** Vote: **Unanimous** Abstaining: **None**
- 174 Garden Oaks Court Partial Replat and Extension 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** Abstaining: **None**
- 175 Gibson Court** **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: **Crooker** Second: **Reed** Vote: **Unanimous** Abstaining: **None**
- 176 Graustark Estates** **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: **Rice** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**
- 177 Harold Street Village 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: **Sharp** Second: **Freeman** Vote: **Unanimous** Abstaining: **None**
- 178 Imperial Garden Sec. 4** **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: **Crooker** Vote: **Unanimous** Abstaining: **None**
- 179 Ivanhoe Park Villas** **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: **Kilkenny** Vote: **Carries** Opposed: **Ross**
- 180 Lakemont Apartments** **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** Opposed:
 Speakers for item 180: Lisa Hachicho and Kelly Womack.
- 181 Pemberton Crescent 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: **Freeman** Vote: **Unanimous** Abstaining: **None**

182 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: **Freeman** Second: **Crooker** Vote: **Unanimous** Abstaining: **None**

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

184 Spring Branch Estates Sec. 2 **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: **Sharp** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**

185 Three Thousand Seven Hundred Thirty Eight **C3N** **Approve**
Meadow Lake Lane
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: **Chiang** Vote: **Unanimous** Abstaining: **None**

186 Ventaja Estates 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: **Crooker** Second: **Reed** Vote: **Unanimous** Abstaining: **None**

187 Wimbledon Falls Sec. 2 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: **Crooker** Second: **Collins** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

ITEMS 188, 189, 192, 196, 200, 207, 214 AND 215 ARE RECOMMENDED FOR DEFERRAL.
ITEMS 199, 208 AND 209 WILL BE ADDRESSED SEPARATELY TO ALLOW FOR SPEAKERS.
Motion: **Kilkenny** Second: **Freeman** Vote: **Unanimous** Abstaining: **Ross**
on items 200 and 207.

Commissioner Ross abstains and left the room.

190 Blue Sky Commercial 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: **Freeman**

Second: **Sharp**

Vote: **Unanimous**

Abstaining: **None**

191 Blue Sky Commercial Sec. 2

C3P

Approve

Staff recommendation: Approve the plat subject to the 101 form conditions. There is no variance request.

Commission action: Approved the plat subject to the 101 form conditions. There is no variance request.

Motion: **Kilkenny**

Second: **Zakaria**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Ross returned.

193 Champion Heavens 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 101 form conditions.

Motion: **Zakaria**

Second: **Strange**

Vote: **Unanimous**

Abstaining: **None**

194 FM 2920 at Falvel Road Business Center

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 approved the plat subject to the 101 form conditions.

Motion: **Chiang**

Second: **Zakaria**

Vote: **Unanimous**

Abstaining: **None**

195 Glen Abbey Sec. 4

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**

Opposed: **None**

197 Hanover Facilities 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 approved the plat subject to the 101 form conditions.

Motion: **Ross**

Second: **Kilkenny**

Vote: **Unanimous**

Opposed: **None**

198 Lakecrest Cove 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: **Jard** Second: **Strange** Vote: **Carries** Opposed: **Collins, Crooker and Walter.**

Speaker for item 198: Samuel H. Yager, III.

199 Lincoln Park Apartments Replat No 1

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

Madam Chair Lewis abstained and left the room. Vice chair Kilkenny chaired the meeting.

201 Methodist Hospital West Campus

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 approved the plat subject to the 101 form conditions.

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

Speakers for item 201: Edwin Friedrichs and Mike Johnson.

Madam Chair Lewis returned and resumed as chair of the meeting.

202 Midtown Square 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: **Garza** Second: **Sharp** Vote: **Carries** Opposed: **Collins,**

Davis, Martinez, Sharp and Zakaria.

Speakers for item 202: Mary Lou Henry, Luther E. Brown, Dr. Sally Wickers, Catherine Roberts, Michael Halpin and Dr. Samuel H. Smith, Sr.

203 Poplar Grove Sec. 1

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: **Collins** Vote: **Unanimous** Abstaining: **None**

204 **Rancho Verde GP** GP **Approve**
205 **Ranch Verde Sec. 5** C3P **Approve**

Staff recommendation: 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: **Reed** Vote: **Unanimous** Abstaining: **None**

206 **Row House District Sec. 2** 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: **Davis** Second: **Reed** Vote: **Unanimous** Abstaining: **None**

208 **Shadow Springs GP** GP **Defer**
209 **Shadow Springs Sec. 1** 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: **Mirwis** Second: **Collins** Vote: **Unanimous** Abstaining: **None**

Speaker for item 209: Council Member Toni Lawrence.

210 **Stablewood Farms North GP** GP **Approve**
211 **Stablewood Farms North Sec. 1** C3P **Approve**
212 **Stablewood Farms North Sec. 2** C3P **Approve**
213 **Stablewood Farms North Sec. 3** C3P **Approve**

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

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

Motion: **Freeman** Second: **Sharp** Vote: **Carries** Abstaining: **Jard**

E SPECIAL EXCEPTIONS

NONE

F RECONSIDERATION OF REQUIREMENTS

NONE

G ADMINISTRATIVE

NONE

H DEVELOPMENT PLAT VARIANCES

216 Fred Sharifi DPV Disapprove
Staff recommendation: Deny the variance and disapprove the plat.
Commission action: Denied the variance and disapproved the plat.
Motion: **Crooker** Second: **Collins** Vote: **Carries** Opposed: **Davis, Freeman, Martinez, Mirwis, Rice, Ross and Walter.**
Commissioners for denying the variance: Chiang, Collins, Crooker, Garza, Jard, Kilkenny, Reed, Sharp, Strange and Zakaria.
Speakers for item 216: Mary Lou Henry, Benito Dominguez, Lil Nelms, Robert Ingram, George Mathews and Sherry Hill.

217 Charles Bosch DPV 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: **Rice** Second: **Mirwis** Vote: **Carries** Opposed: **Crooker**

218 Carol Stallings DPV Approve
Staff recommendation: Granted the requested variance and approved 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: **Crooker** Second: **Zakaria** Vote: **Unanimous** Abstaining: **None**
Speaker for item 218: John Kells.

219 Ryan Harris DPV 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: **Sharp** Vote: **Carries** Opposed: **Collins and Crooker.**
Speaker for item 219: Ryan Harris.

220 Maria Rangel DPV Defer
Staff recommendation: Defer the plat for two weeks.
Commission action: Deferred the plat for two weeks.
Motion: **Sharp** Second: **Freeman** Vote: **Unanimous** Abstaining: **None**

I CERTIFICATES OF COMPLIANCE

221 Dwynelle Warren

COC

Approve

Staff recommendation: Issue the Certificate of Compliance for item 221.

Commission action: Issued the Certificate of Compliance for item 221.

Motion: **Kilkenny**

Second: **Sharp**

Vote: **Unanimous**

Abstaining: **None**

J EXTENSIONS OF APPROVAL AND NAME CHANGES

222 Canyon Lakes West Lift Station No. 1

EOA

Approve

223 Canyon Lakes West Lift Station No. 2

EOA

Approve

224 Cy-Fair Cinemark

EOA

Approve

225 Cypress-Fairbanks ISD Elementary School No. 45

EOA

Approve

226 Fry Road MUD Building/6.456 Acres

EOA

Approve

227 Inverness Estates Sec. 5

EOA

Approve

228 Longenbaugh Road STD

EOA

Approve

229 Richmond Trace Patio Homes Replat No. 1

EOA

Approve

230 Spring ISD Elementary No. 19

EOA

Approve

231 Summerwood Sec. 26

EOA

Approve

232 Town of Aldine Partial Replat No. 1

EOA

Approve

233 Tuscany Lakes Sec. 1

EOA

Approve

234 Tuscany Lakes Sec. 4

EOA

Approve

235 Tuscany Lakes Sec. 5

EOA

Approve

236 Tuscany Lakes Sec. 6

EOA

Approve

237 Villages of Cypress Lakes Sec. 8

EOA

Approve

Staff recommendation: Approve staff's recommendations for items 222-237.

Commission action: Approved staff's recommendations for items 222-237.

Motion: **Kilkenny**

Second: **Crooker**

Vote: **Unanimous**

Abstaining: **Chiang**

on item 229 and Strange on item 230.

VII. ESTABLISH A PUBLIC HEARING DATE OF MARCH 30, 2006 FOR:

- a. Arian Townhomes
- b. Fairway Subdivision
- c. Hannover Village Sec. 3 Partial Replat No. 1
- d. Mason's Place Subdivision
- e. Rivercrest Estates
- f. Schwab Park Subdivision

Staff recommendation: Establish a public hearing date of March 30, 2006 for items VII a-f.

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

Motion: **Kilkenny**

Second: **Chiang**

Vote: **Unanimous**

Abstaining: **None**

VIII. PUBLIC COMMENT

Mr. Joseph Coangelo spoke about the Prevailing Lot Size Application of Sunset Heights.

IX. ADJOURNMENT

There being no further business, Madam Chair, Carol Abel Lewis, adjourned the meeting at 5:40 p.m.

Carol Abel Lewis
Madam Chair, Carol Abel Lewis

Marlene L. Gafrick
Marlene L. Gafrick, Secretary