

Minutes of the Houston Planning Commission

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

May 25, 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: 43 p.m. with a quorum present.

Carol Abel Lewis, Chair	
Mark A. Kilkenny, Vice Chair	Absent
John W. H. Chiang	
David Collins	
Kay Crooker	
Algenita Scott-Davis	Absent
Sonny Garza	
Jim Jard	Absent
D. Fred Martinez	Absent
Etan M. Mirwis	Absent
Robin Reed	Absent
Richard A. Rice	Absent
Jeff Ross	
Talmadge Sharp, Sr.	Absent
Lee Schlanger	
Jon N. Strange	
B. J. Walter	
Shaukat Zakaria	
Jackie Freeman for:	
The Honorable Robert Eckels	
D. Jesse Hegemier for	Left at 4:47 p.m.
The Honorable Grady Prestage	
The Honorable Ed Chance	Absent

EXOFFICIO MEMBERS

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

CHAIRMAN'S REPORT

Reminder about the upcoming Planning Commission Subcommittees Summary Reports on June 1, 2006, 2:30 p.m., here in this room.

DIRECTOR'S REPORT

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

APPROVE THE MAY 11, 2006 PLANNING COMMISSION MEETING MINUTES

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

I. PLATTING ACTIVITY (Consent items A and B, 1-152)

Items removed for separate consideration: 12, 19, 39, 53, 72, 89, 90, 96, 100 and 146. Items 68 and 92 were changed from defer to approve and items 55 and 139 were changed from approve to defer.

Staff recommendation: Approve staff's recommendation for items 1-152, subject to the 101 form conditions.

Commission action: Approved staff's recommendations for items 1-152, subject to the 101 form conditions.

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

Commissioners Ross and Schlanger left the room.

Staff recommendation: Approve staff's recommendations for items 12, 19, 39, 53, 72, 89, 90, 96, 100 and 146, subject to the 101 form conditions.

Commission action: Approved staff's recommendation for items 12, 19, 39, 53, 72, 89, 90, 96, 100 and 146, subject to the 101 form conditions.

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

C PUBLIC HEARINGS

153 Blue Creek 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: **Zakaria** Second: **Freeman** Vote: **Unanimous** Opposed: **Collins**

Speaker for items 151: Mary Lou Henry.

154 Courtyards at Lawrence 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: **Crooker** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

155 Culberson Westview

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: **Collins**

Second: **Garza**

Vote: **Unanimous**

Opposed: **None**

156 Mason's Place

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: **Freeman**

Second: **Crooker**

Vote: **Unanimous**

Abstaining: **None**

157 Monsour VI

C3N

Defer

Staff recommendation: Defer the plat for two weeks to allow applicant to provide revised information.

Commission action: Deferred the plat for two weeks to allow applicant to provide revised information.

Motion: **Sharp**

Second: **Crooker**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Schlanger abstained and left the room.

158 Pemberton Crescent 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: **Sharp**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

Speaker for item 158: Mary Lou Henry.

Commissioner Schlanger returned.

159 St. Annes Reserve A

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: **Ross**

Vote: **Unanimous**

Opposed: **Collins**

**160 Uptown Townhouses at Bering Drive
And Dolores Street**

C3N

Defer

Staff recommendation: Deferred 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: **Freeman**

Vote: **Unanimous**

Abstaining: **None**

Item 178 is taken at this time.

Commissioner Schlanger abstained and left the room.

178 Silber Road Reserve Sec. 1

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: **Crooker**

Second: **Ross**

Vote: **Unanimous**

Abstaining: **None**

Speakers for item 178: Mary Lou Henry, Council Member Toni Lawrence and Charles Dickoweiz.

Commissioner Schlanger returned.

D VARIANCES

Commissioner Schlanger abstained on items 163 and 173 and left the room.

ITEMS 163, 167, 170, 173, 174, 175, 180, 181 AND 182 ARE RECOMMENDED FOR DEFERRAL.

Motion: **Sharp**

Second: **Collins**

Vote: **Unanimous**

Abstaining: **None**

ITEM 162 WAS OMITTED EARLIER; IT IS RECOMMENDED FOR DEFERRAL.

Motion: **Ross**

Second: **Collins**

Vote: **Unanimous**

Abstaining: **None**

ITEM 169 IS WITHDRAWN AT THE APPLICANT'S REQUEST.

Motion: **Freeman**

Second: **Collins**

Vote: **Unanimous**

Abstaining: **None**

**161 Alexan at Westheimer Road Subdivision
Subdivision**

C2

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 for further study and review.

Motion: **Crooker**

Second: **Collins**

Vote: **Unanimous**

Abstaining: **None**

Speakers for item 161: Brian Austin, Mary Needham, Council Member Peter Brown, Brian Ammons, George Barnstone and Karin Ascot.

164 Centex King Tract GP

GP

Approve

165 Centex King Tract Sec. 1

C3P

Approve

166 Centex King Tract Sec. 2

C3P

Approve

171 Gaston Road Extension to Northlight Lane STD

SP

Approve

Staff recommendation: Grant the requested variance, approve the general plan, the street dedication plat and the plats for items 165 and 166, subject to the 101 form conditions.

Commission action: Granted the requested variance, approve the general plan, the street dedication plat and the plats for items 165 and 166, subject to the 101 form conditions.

Motion: **Hegemier**

Second: **Collins**

Vote: **Unanimous**

Opposed: **None**

Item 177 is taken at this time.

177 Rockhurst Subdivision

C3R

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

Speakers for item 177: Mary Lou Henry, Council Member Toni Lawrence, Chuck Davidson, Michael Boone, Mark Caussey, Margie Forster and Steve Loomis.

168 Darnay 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: **Sharp** Vote: **Unanimous** Abstaining: **None**

172 HMW Special Utility District

C3P

Defer

Trailwood Estates Water Plant No 2

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: **Ross** Second: **Collins** Vote: **Unanimous** Abstaining: **None**

Commissioner Ross abstained and left the room.

176 Park at Meadowhill Run 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: **Chiang** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

Commissioner Ross returned.

179 Turtle Pines 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: **Rice** Second: **Freeman** Vote: **Unanimous** Abstaining: **None**

F RECONSIDERATION OF REQUIREMENTS

NONE

G ADMINISTRATIVE

NONE

H DEVELOPMENT PLAT VARIANCES

NONE

I CERTIFICATES OF COMPLIANCE

187 Ruben Perez	COC	Approve
188 Shaikh Saddiqi	COC	Approve

Staff recommendation: Issue the Certificates of Compliance for items 183 and 184.

Commission action: Issued the Certificates of Compliance for items 183 and 184.

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

J EXTENSIONS OF APPROVAL AND NAME CHANGES

185 Chartewood MUD Facilities Site	EOA	Approve
186 Kings Mill Sec. 3	EOA	Approve
187 Northpark Lake Sec. 1	EOA	Approve
188 Northpark Lake Sec. 2	EOA	Approve
189 Northpark Lake Sec. 3	EOA	Approve
190 Villages of Cypress Lakes Sec. 14	EOA	Approve

Staff recommendation: Approve staff's recommendations for items 185-190.

Commission action: Approved staff's recommendations for items 185-190.

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

II. ESTABLISH A PUBLIC HEARING DATE OF JUNE 22, 2006 FOR:

- a. Brun Arbors Subdivision**
- b. Brun Manors Subdivision**
- c. Chelsea Harbour Sec. 1 Partial Replat No. 1**
- d. Kiam Park Replat No. 1**
- e. Mercado Triangle Replat No. 1**

Staff recommendation: Establish a public hearing date of June 22, 2006 for items II a, b, d and e and to remove II c from the agenda.

Commission action: Established a public hearing date of June 22, 2006 for items II a, b, d and e and to remove item II c from the agenda.

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

III. PUBLIC COMMENT

Commissioner Crooker spoke about the illegal cell tower on Westheimer Road.


Commissioner Zakaria spoke about the street improvements and the need for better circulation plan and about variances, when to and when not to create them.

IV. ADJOURNMENT

There being no further business, Madam Chair, Carol Abel Lewis, adjourned the meeting at 5:04 p.m.



Madam Chair, Carol Abel Lewis



Marlene L. Gafrick, Secretary