

## Minutes of the Houston Planning Commission

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

January 05, 2006  
Meeting to be held in  
Council Chambers, Public Level, City Hall Annex  
2:30 p. m.

### Call to order:

**Vice Chair, Mark Kilkenny, called the meeting to order at 2: 37 p.m. with a quorum present.**

Carol Abel Lewis, Chair	Absent
Mark A. Kilkenny, Vice Chair	Left at 5:31 p.m.
John W. H. Chiang	
David Collins	
Kay Crooker	
Algenita Scott-Davis	
Sonny Garza	Absent
Jim Jard	
D. Fred Martinez	
Etan M. Mirwis	Arrived at 2:30/Left at 5:10 p.m.
Robin Reed	
Richard A. Rice	
Jeff Ross	Left at 5:38 p.m.
Lee Schlanger	
Talmadge Sharp, Sr.	
Jon N. Strange	
B. J. Walter	
Shaukat Zakaria	
The Honorable Robert Eckels	Absent
D. Jesse Hegemier for:	
The Honorable Grady Prestage	
Mark Mooney for:	Left at 5:15 p.m.
The Honorable Ed Chance	

### EXOFFICIO MEMBERS

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

**CHAIRMAN'S REPORT**  
**DIRECTOR'S REPORT**

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

**APPROVE THE DECEMBER 22, 2005, PLANNING COMMISSION MEETING MINUTES**

Motion: **Sharp**      Second: **Crooker**      Vote: **Unanimous**      Abstaining:

**I. PRESENTATION OF HOLCOMBE SQUARE PROJECT**

The presentation was given by Mr. Tom Cooney of Planning Services Section of the Planning and Development Department.

**II. PUBLIC HEARING AND CONSIDERATION OF PREVAILING LOT SIZE APPLICATION FOR 300, 400, 500 AND 600 BLOCKS OF E. 26<sup>TH</sup> STREET, 300, 400, 500, 600, 700 BLOCKS OF AURORA STREET, 300, 400, 500, 600 AND 700 BLOCKS OF E. 25<sup>TH</sup> STREET, 300, 400, 500, 600 AND 700 BLOCKS OF E. 24<sup>TH</sup> STREET, 400, 500 AND 600 BLOCKS OF E. 23RD STREET.**

Staff recommendation: No recommendation.

Commission action: Denied the Prevailing Lot Size Application.

Motion: **Sharp**      Second: **Jard**      Vote: **Carried**      Opposed: **Chiang,**

**Collins, Crooker, Davis, Ross and Walter**

Speakers for item II: Tony Granados, Daniel Colangelo, Catherine Colangelo, Suzan Deison, Carmen Magana, Terri Guerra, Dave Vandiver, Sharon Greiff, Patrick Burbridge, William Robert Ward, Brenda Horn, Anthony West, Richard Jenke, Irma Jenke, Lydia Abney, Albin Meschwitz, Anne Johnson, M. Cannon, Emma Jean Twardowski, John Ridgeway, Janice Evans-Davis, Nicole Ridgeway, Ray Weathers, Robin Franklin, Mark Sterling, Maverick Welsh, Rebecca C. Reyna, Theresa Legenzoff-Vandiver, David Beale and Travis Bohmann.

**III. PLATTING ACTIVITY (Consent items A and B, 1-86)**

**Items removed for separate consideration: 5, 18, 20, 27, 29, 56, 57, 58, 62 and 71. Item 18 is changed from defer to approve and items 39 and 71 are taken separately.**

Staff recommendation: Approve staff's recommendation for items 1-86, subject to the 101 form conditions.

Commission action: Approved staff's recommendations for items 1-86 subject to the 101 form conditions.

Motion: **Sharp**      Second: **Chiang**      Vote: **Unanimous**      Abstaining:

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

Staff recommendation: Approve staff's recommendations for items **5, 20, 27, 29, 56, 57 and 58.**  
Commission action: Approved staff's recommendation for items **5, 20, 27, 29, 56, 57 and 58.**  
Motion: **Sharp**      Second: **Crooker**      Vote: **Unanimous**      Abstaining:

**Commissioners Chiang and Ross returned.**

**Commissioners Jard and Schlanger left the room**

Staff recommendation: Approve staff's recommendations for items **62 and 71.**  
Commission action: Approved staff's recommendations for items **62 and 71.**  
Motion: **Rice**      Second: **Reed**      Vote: **Unanimous**      Abstaining:

**Items 39 and 71 are taken at this time.**

**39 Regency Arms Apartments**      **C3P**      **Defer**  
Staff recommendation: Defer item 39 for two weeks for further study and review.  
Commission action: Deferred item 39 for two weeks for further study and review.  
Motion: **Crooker**      Second: **Reed**      Vote: **Unanimous**      Abstaining: **None**  
Speaker for item 39: Stephen A. Hester, Jr.

**71 Memorial City Gateway Subdivision**      **C2R**      **Defer**  
Staff recommendation: Defer item 71 for two weeks for further study and review.  
Commission action: Deferred item 71 for two weeks for further study and review.  
Motion: **Reed**      Second: **Crooker**      Vote: **Unanimous**      Abstaining: **None**

**Vice Chair, Mark Kilkenny, left the meeting and Acting Chair, Algenita Scott-Davis, chaired the remainder of the meeting.**

**C PUBLIC HEARINGS**

**87 Atasca Oaks Estates 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: **Crooker**      Second: **Reed**      Vote: **Unanimous**      Abstaining: **None**

**88 Autumn Park Subdivision**      **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: **Collins**      Vote: **Unanimous**      Abstaining: **None**

- 89 Avalon at Seven Meadows 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: **Crooker** Second: **Reed** Vote: **Unanimous** Abstaining: **None**
- 90 Beechnut Crossing Estates** **C3N** **Defer**  
 Staff recommendation: Defer the plat for two weeks for further study and review and Legal review.  
 Commission action: Deferred the plat for two weeks for further study and review and Legal review.  
 Motion: **Reed** Second: **Crooker** Vote: **Unanimous** Abstaining: **None**
- 91 Bellefontaine Lots** **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: **Sharp** Vote: **Unanimous** Abstaining: **None**
- 92 Creekridge Sec. 2 Lots 5 and 5A, Block 34 Replat No. 1** **C3N** **Defer**  
 Staff recommendation: Defer the plat for two weeks for further study and review and Legal review.  
 Commission action: Deferred the plat for two weeks for further study and review and Legal review.  
 Motion: **Crooker** Second: **Reed** Vote: **Unanimous** Abstaining: **None**
- 93 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: **Collins** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**
- 94 Gulf Meadows Sec. 3** **C3N** **Defer**  
 Staff recommendation: Defer the plat for two weeks for further study and review and Legal review.  
 Commission action: Deferred the plat for two weeks for further study and review and Legal review.  
 Motion: **Chiang** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**
- 95 Keystone Estates** **C3N** **Defer**  
 Staff recommendation: Defer the plat for two weeks for further study and review and Legal review.  
 Commission action: Deferred the plat for two weeks for further study and review and Legal review.  
 Motion: **Reed** Second: **Crooker** Vote: **Unanimous** Abstaining: **None**
- 96 Morton Ranch Sec. 1 Partial Replat No. 1** **C3N** **Defer**  
 Staff recommendation: Defer the plat for two weeks for further study and review and Legal review.  
 Commission action: Deferred the plat for two weeks for further study and review and Legal review.  
 Motion: **Crooker** Second: **Chiang** Vote: **Unanimous** Abstaining: **None**

**97 Palm Crest View Subdivision C3N Defer**  
Staff recommendation: Defer the plat for two weeks for further study and review and Legal review.  
Commission action: Deferred the plat for two weeks for further study and review and Legal review.  
Motion: **Crooker** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

**98 Pearl Park Subdivision C3N Withdraw**  
Staff recommendation: Withdraw the plat at the applicant's request.  
Commission action: Withdrew the plat at the applicant's request,  
Motion: **Crooker** Second: **Reed** Vote: **Unanimous** Abstaining: **None**

**99 Shores Sec. 2 Replat No. 1 C3N Defer**  
Staff recommendation: Defer the plat for two weeks for further study and review and Legal review.  
Commission action: Deferred the plat for two weeks for further study and review and Legal review.  
Motion: **Reed** Second: **Crooker** Vote: **Unanimous** Abstaining: **None**

**100 Timber Forest Recreation Parking Subdivision C3N Defer**  
Staff recommendation: Defer the plat for two weeks for further study and review and Legal review.  
Commission action: Deferred the plat for two weeks for further study and review and Legal review.  
Motion: **Sharp** Second: **Reed** Vote: **Unanimous** Abstaining: **None**

**101 Village at Glen Iris Community Center Subdivision C3N Defer**  
Staff recommendation: Defer the plat for two weeks for further study and review and Legal review.  
Commission action: Deferred the plat for two weeks for further study and review and Legal review.  
Motion: **Crooker** Second: **Rice** Vote: **Unanimous** Abstaining: **None**

**102 West Bend Anderson Homes Subdivision C3N Defer**  
Staff recommendation: Defer the plat for two weeks for further study and review and Legal review.  
Commission action: Deferred the plat for two weeks for further study and review and Legal review.  
Motion: **Sharp** Second: **Crooker** Vote: **Unanimous** Abstaining: **None**

**103 Wimbledon Country North Partial Replat No. 1 C3N Defer**  
Staff recommendation: Defer the plat for two weeks for further study and review and Legal review.  
Commission action: Deferred the plat for two weeks for further study and review and Legal review.  
Motion: **Sharp** Second: **Crooker** Vote: **Unanimous** Abstaining: **None**

#### **D VARIANCES**

**ITEMS 105, 107, 115 AND 118 ARE RECOMMENDED FOR DEFERRAL AND ITEM 116 IS WITHDRAWN AT THE APPLICANT'S REQUEST.**

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

**104 Bauman Villas Subdivision**

**C3P**

**Defer**

Staff recommendation: Defer the plat for two weeks for further study and review and additional information.

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

Motion: **Reed**

Second: **Crooker**

Vote: **Unanimous**

Abstaining: **None**

Speaker for item 104: Brian E. Bro.

**106 Carpenters Landing Lift Station**

**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 101 form conditions.

Motion: **Jard**

Second: **Rice**

Vote: **Unanimous**

Abstaining: **None**

**108 Remington Ranch Sec. 26**

**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: **Strange**

Second: **Zakaria**

Vote: **Unanimous**

Abstaining: **None**

**109 Swift Transportation Center 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 the 101 form conditions.

Motion: **Sharp**

Second: **Chiang**

Vote: **Unanimous**

Abstaining: **None**

Speaker or item 109: Cornelius Settles.

**110 Waters Edge GP**

**GP**

**Approve**

**111 Waters Edge Sec. 1**

**C3P**

**Approve**

**112 Waters Edge Sec. 3**

**C3P**

**Approve**

**113 Waters Edge Sec. 4**

**C3P**

**Approve**

**114 Edge Lake Boulevard and Lake Superior Lane STD**

**SP**

**Approve**

Staff recommendation: Grant the requested variance, approve the general plan and the plats for sections 1, 3 and 4, and street dedication, subject to the street pattern being revised as shown in the mark-up and subject to the 101 form conditions.

Commission action: Granted the requested variance, approved the general plan and the plats for sections 1, 3 and 4, and street dedication, subject to the street pattern being revised as shown in the mark-up and subject to the 101 form conditions.

Motion: **Crooker**

Second: **Schlanger**

Vote: **Unanimous**

Abstaining: **None**

**E SPECIAL EXCEPTIONS**

**NONE**

**F RECONSIDERATION OF REQUIREMENTS**

**117 Pine Mill Ranch Sewage Treatment Plat Site C3P Approve**

Staff recommendation: Grant the requested special exception and reconsideration of requirement and approve the plat subject to the 101 form conditions.

Commission action: Granted the requested special exception and reconsideration of requirement and approved the plat subject to the 101 form conditions.

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

**G ADMINISTRATIVE**

**NONE**

**H DEVELOPMENT PLAT VARIANCES**

**119 University House DPV Defer**

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

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

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

**H CERTIFICATES OF COMPLIANCE**

**NONE**

**I EXTENSIONS OF APPROVAL AND NAME CHANGES**

**120 Lowe's Cypress EOA Approve**

**121 Rankin Plaza (formerly Rankin Shopping Center) NC Approve**

**122 Tidwell Lakes Sec. 5 EOA Approve**

Staff recommendations: Approve staff's recommendations for items 120-122.

Commission action: Approved staff's recommendations for items 120-122.

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

**IV ESTABLISH A PUBLIC HEARING DATE OF FEBRUARY 2, 2006 FOR:**

- a. Avalon Estates Subdivision**
- b. Courtyards at Lawrence Replat No. 1**
- c. La Estancia Replat No. 1**
- d. Lamar Terrace Sec. 5**
- e. Three Thousand Seven Hundred Thirty Eight Meadow Lake Lane Subdivision**
- f. Villages of Northpointe Sec. 1 Replat of Lot 14 Block 2**
- g. Graustark Estates**

Staff recommendation: Establish a public hearing date of February 2, 2006 for items IV a-g

Commission action: Established a public hearing date of February 2, 2006 for items IV a-g

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

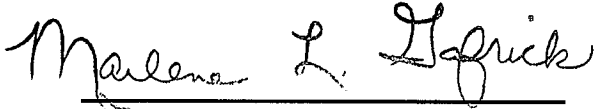
**V. PUBLIC COMMENT**

**NONE**

**VI. ADJOURNMENT**

There being no further business, Acting Chair, Algenita Scott-Davis, adjourned the meeting at 6:14 p.m.

  
Algenita Scott-Davis, Acting Chair

  
Marlene L. Gafrick, Secretary