

## Minutes of the Houston Planning Commission

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

March 30, 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	Left at 3:40 p.m.
John W. H. Chiang	
David Collins	Absent
Kay Crooker	
Algenita Scott-Davis	
Sonny Garza	
Jim Jard	Absent
D. Fred Martinez	Absent
Etan M. Mirwis	Absent
Robin Reed	
Richard A. Rice	
Jeff Ross	
Talmadge Sharp, Sr.	
Lee Schlanger	
Jon N. Strange	
B. J. Walter	Arrived at 3:06 p.m.
Shaukat Zakaria	
Jackie Freeman for:	
The Honorable Robert Eckels	
The Honorable Grady Prestage	
Mark Mooney for:	
The Honorable Ed Chance	

### EXOFFICIO MEMBERS

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

## **CHAIRMAN'S REPORT**

Madam Chair, spoke about the new speaking rules that are effective beginning April 13, 2006.

## **DIRECTOR'S REPORT**

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

## **APPROVE THE MARCH 16, 2006 PLANNING COMMISSION MEETING MINUTES**

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

### **I. PUBLIC HEARING AND CONSIDERATION OF A PREVAILING LOT SIZE APPLICATION FOR THE 1100 BLOCK OF MILFORD STREET, NORTH AND SOUTH SIDE AND THE 1200 BLOCK OF MILFORD STREET, NORTH SIDE BETWEEN GRAUSTARK STREET AND YOAKUM STREET**

Staff recommendation: Accept staff's recommendation and approve the Prevailing Lot Size Application.

Commission action: Accepted staff's recommendation and approved the Prevailing Lot Size Application.

Motion: **Crooker** Second: **Chiang** Vote: **Carried** Abstaining:

**Schlanger** Opposed: **Prestage**

Speakers for item I: Rick Colton, Pamela K. Anders, Grayson Cecil, Peter Brown, Barbara Buck, Rhett Buck, Kurt Gumberger and William Stern. -

### **II. PLATTING ACTIVITY (Consent items A and B, 1-160)**

**Items removed for separate consideration: 5, 6, 7, 11, 22, 39, 43, 92, 101, 115, 147 and 154.**

Staff recommendation: Approve staff's recommendation for items 1-160, subject to the 101 form conditions.

Commission action: Approved staff's recommendations for items 1-160, subject to the 101 form conditions.

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

**Commissioners Freeman, Kilkenny, Reed, Ross, Schlanger and Strange left the room.**

Staff recommendation: Approve staff's recommendations for items 5, 6, 7, 11, 22, 39, 43, 92, 101, 115, 147 and 154, subject to the 101 form conditions.

Commission action: Approved staff's recommendation for items 5, 6, 7, 11, 22, 39, 43, 92, 101, 115, 147 and 154, subject to the 101 form conditions.

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

**Commissioners Freeman, Kilkenny, Reed, Ross, Schlanger and Strange returned.**

## C PUBLIC HEARINGS

### 161 Arian Townhomes

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 review.

Motion: **Chiang**

Second: **Sharp**

Vote: **Unanimous**

Abstaining: **None**

### 162 Barrington 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: **Kilkenny**

Second: **Sharp**

Vote: **Unanimous**

Abstaining: **None**

### 163 Fairway Subdivision

C3N

Withdraw

Staff recommendation: Withdraw the plat at the applicant's request and reschedule a public hearing for April 27, 2006.

Commission action: Withdrew the plat at the applicant's request and rescheduled a public hearing for April 27, 2006.

Motion: **Freeman**

Second: **Reed**

Vote: **Unanimous**

Abstaining: **None**

**Commissioner Ross abstained and left the room.**

### 164 Hanover Village Sec. 3 Partial Replat No. 1 Extension No. 1

C3N

Withdraw

Staff recommendation: Withdraw the plat at the applicant's request and reschedule a public hearing for April 27, 2006.

Commission action: Withdrew the plat at the applicant's request and rescheduled a public hearing for April 27, 2006.

Motion: **Sharp**

Second: **Kilkenny**

Vote: **Unanimous**

Abstaining: **None**

**Commissioner Ross returned.**

### 165 Kenswick Forest Sec. 5 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: **Kilkenny**

Second: **Freeman**

Vote: **Unanimous**

Abstaining: **None**

### 166 Mason's Place Subdivision

C3N

Withdraw

Staff recommendation: Withdraw the plat at the applicant's request.

Commission action: Withdrew the plat at the applicant's request.

Motion: **Sharp**

Second: **Rice**

Vote: **Unanimous**

Abstaining: **None**

**Madam Chair, Carol Lewis abstained and left the room and Vice Chair Kilkenny chaired the meeting.**

**167 Pemberton Crescent Replat No. 1** **C3N** **Withdraw**  
Staff recommendation: Withdraw the plat at the applicant's request and establish a public hearing of April 27, 2006.  
Commission action: Withdrew the plat at the applicant's request and established a public hearing of April 27, 2006.  
Motion: **Sharp** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**

**Madam Chair, Carol Lewis returned and resumed as chair.**

**168 Reserves at Parkway 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: **Chiang** Vote: **Unanimous** Abstaining: **None**

**169 Schwab Park 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: **Freeman** Vote: **Unanimous** Opposed: **None**

**170 Vanderpool and Tamerlaine** **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: **Kilkenny** Second: **Ross** Vote: **Unanimous** Opposed: **None**

**171 Waterhill Homes on Ralph Sec. 3** **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: **Davis** Second: **Reed** Vote: **Unanimous** Abstaining: **None**

**172 Waterhill Homes on Wroxton Road** **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: **Freeman** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

**173 West Rivercrest Addition** **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**

**D VARIANCES**

**ITEMS 174, 175, 176, 179, 180, 184, 187, 190, AND 193 ARE RECOMMENDED FOR DEFERRAL.**

Motion: **Kilkenny**      Second: **Davis**      Vote: **Unanimous**      Abstaining:

**177 Brance Karchy 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: **Davis**      Second: **Chiang**      Vote: **Carries**      Opposed: **Crooker**

**178 Bruce Elementary School 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: **Davis**      Second: **Rice**      Vote: **Unanimous**      Abstaining: **None**

**181 Lakeshore Sec. 7**

**C3P**

**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 101 form conditions.

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

**Commissioner Ross abstained and left the room.**

**182 Meadowhill Regional MUD Water Plant Subdivision**

**C2**

**Withdraw**

Staff recommendation: Deny the requested variance and approve the plat subject to the 101 form conditions.

Commission action: Withdrew the plat at the applicant's request.

Motion: **Strange**      Second: **Crooker**      Vote: **Unanimous**      Opposed: **None**

Speaker for item 182: Scott Owens.

**Commissioner Ross returned.**

**183 Palm Crest View 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: **Davis**      Second: **Crooker**      Vote: **Unanimous**      Opposed: **None**

**Commissioner Schlanger abstained and left the room.**

185 Silber Square GP GP Approve  
 186 Silber Square Sec. 1 C2R 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: **Ross** Second: **Sharp** Vote: **Unanimous** Opposed: **None**

**Commissioner Schlanger returned.**

188 Tradewinds at Willowbrook 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: **Chiang** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

189 Upper West End Sec. 15 C2R Withdrew  
 Staff recommendation: Grant the requested variance and approve the plat subject to the 101 form conditions.  
 Commission action: Withdrew the plat at the applicant's request.  
 Motion: **Ross** Second: **Crooker** Vote: **Carries** Opposed: **Mooney**

191 Washington Point North Subdivision C2R Approve  
 192 Washington Point South Subdivision C2R Approve  
 Staff recommendation: Grant the requested variances and approve the plats subject to the 101 form conditions.  
 Commission action: Granted the requested variance and approved the plats subject to the 101 form conditions.  
 Motion: **Rice** Second: **Ross** Vote: **Unanimous** Abstaining: **None**

**E SPECIAL EXCEPTIONS**

NONE

**F RECONSIDERATION OF REQUIREMENTS**

NONE

**G ADMINISTRATIVE**

NONE



**H DEVELOPMENT PLAT VARIANCES**

**194 Domingo Lopez**

**DPV**

**Approve**

Staff recommendation: Approve the requested variance and approved the plat subject to the 201 form conditions.

Commission action: Approved the requested variance and approved the plat subject to the 201 form conditions.

Motion: **Collins**

Second: **Kilkenny**

Vote: **Unanimous**

Opposed: **Crooker**

Speaker for item 198: Maria Rangel.

**195 Daniela Hughes**

**DPV**

**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: **Sharp**

Vote: **Unanimous**

Abstaining: **None**

Speaker for item 195: Brian Hughes.

**I CERTIFICATES OF COMPLIANCE**

**196 Rene White**

**COC**

**Approve**

**197 Rene White**

**COC**

**Approve**

**198 Rene White**

**COC**

**Approve**

**199 Rene White**

**COC**

**Approve**

**200 Rene White**

**COC**

**Approve**

**201 Rene White**

**COC**

**Approve**

**202 Rene White**

**COC**

**Approve**

**203 Rene White**

**COC**

**Approve**

**204 Rene White**

**COC**

**Approve**

**205 Rene White**

**COC**

**Approve**

Staff recommendation: Issue the Certificates of Compliance for items 196-205.

Commission action: Issued the Certificates of Compliance for items 196-205.

Motion: **Sharp**

Second: **Chiang**

Vote: **Unanimous**

Abstaining: **None**

**J EXTENSIONS OF APPROVAL AND NAME CHANGES**

**NONE**

**III. ESTABLISH A PUBLIC HEARING DATE OF APRIL 27, 2006 FOR:**

- a. **Fulton Court Subdivision**
- b. **Murray Estates Subdivision**
- c. **Potomac Land Holdings Subdivision**
- d. **Village of Kings Lake Sec. 1 Partial Replat No. 1**
- e. **Willow Meadows Sec. 18 Partial Replat No. 1**
- f. **Windsor Park Lakes Sec. 6 Partial Replat No. 1**

Staff recommendation: Establish a public hearing date of April 27, 2006 for items III a-f.

Commission action: Established a public hearing date of April 27, 2006 for items III a-f.

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

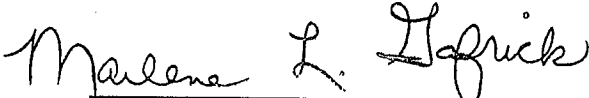
**VIII. PUBLIC COMMENT**

**NONE**

**IX. ADJOURNMENT**

There being no further business, Madam Chair, Carol Abel Lewis, adjourned the meeting at 4:20 p.m.

  
Madam Chair, Carol Abel Lewis

  
Marlene L. Gafrick, Secretary