

## Minutes of the Houston Planning Commission

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

April 27, 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: 35 p.m. with a quorum present.**

Carol Abel Lewis, Chair

Mark A. Kilkenny, Vice Chair

John W. H. Chiang

David Collins

Arrived at 2:42 p.m.

Kay Crooker

Algenita Scott-Davis

Sonny Garza

Absent

Jim Jard

Absent

D. Fred Martinez

Left at 4:46 p.m.

Etan M. Mirwis

Robin Reed

Richard A. Rice

Jeff Ross

Left at 4:43 p.m.

Talmadge Sharp, Sr.

Absent

Lee Schlanger

Jon N. Strange

Absent

B. J. Walter

Absent

Shaukat Zakaria

Absent

Jackie Freeman for:

The Honorable Robert Eckels

The Honorable Grady Prestage

Mark Mooney for:

Left at 3:11 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 Jennifer Ostlind, Division Manager, Development Services Division, Planning and Development Department.

**APPROVE THE April 13, 2006 PLANNING COMMISSION MEETING MINUTES**

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

**I. PUBLIC HEARING AND CONSIDERATION OF LANDMARK DESIGNATION APPLICATION FOR THE S. F. CARTER - SECOND NATIONAL BANK BUILDING – 806 MAIN STREET**

Staff recommendation: That the Houston Planning Commission accepts the recommendation of the Houston Archaeological and Historical Commission and recommends to City Council landmark designation of the S. F. Carter – Second National Bank Building at 806 Main Street.

Commission action: The Houston Planning Commission accepted the recommendation of the Houston Archaeological and Historical Commission and recommended to City Council landmark designation of the S. F. Carter – Second National Bank Building at 806 Main Street.

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

**II. PLATTING ACTIVITY (Consent items A and B, 1-124)**

**Items removed for separate consideration: 2, 39, 42, 66, 76, 77, 87, 115 and 123 Item 94 was changed from defer to approve.**

Staff recommendation: Approve staff's recommendation for items 1-124, subject to the 101 form conditions.

Commission action: Approved staff's recommendations for items 1-124, subject to the 101 form conditions.

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

**Commissioners Reed, Ross and Schlanger left the room.**

Staff recommendation: Approve staff's recommendations for items **2, 39, 42, 66, 76, 77, 87, 115 and 123**, subject to the 101 form conditions.

Commission action: Approved staff's recommendation for items **2, 39, 42, 66, 76, 77, 87, 115 and 123**, subject to the 101 form conditions.

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

**Commissioners Reed, Ross and Schlanger returned.**

**PUBLIC HEARINGS**

**125 Arian Townhomes**

**C3N**

**Disapprove**

Staff recommendation: Disapprove the plat.

Commission action: Disapproved the plat.

Motion: **Crooker** Second: **Reed**

Vote: **Unanimous**

Abstaining: **None**

Speaker for item 125: Julie Holt.

**126 Exxon at Beltway 8 and Ralston Road  
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**

**127 Fulton Court Subdivision**

**C3N**

**Defer**

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

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

Motion: **Sharp** Second: **Kilkenny**

Vote: **Unanimous**

Abstaining: **None**

**128 Garden Terrace 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**

Abstaining: **None**

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

**129 Hanover Village Sec. 3 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: **Collins** Second: **Sharp**

Vote: **Unanimous**

Abstaining: **None**

**Commissioner Ross returned.**

**130 Holly Reserve Subdivision**

**C3N**

**Defer**

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

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

Motion: **Freeman** Second: **Reed**

Vote: **Unanimous**

Abstaining: **None**

Speaker for item 130: Mr. K. L. Krishnan.

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

**131 Leeland Square Subdivision** **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: **Kilkenny** Second: **Freeman** Vote: **Unanimous** Abstaining: **None**

**Commissioner Schlanger returned.**

**132 Maya Court Subdivision** **C3N** **Defer**  
Staff recommendation: 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**  
Speaker for item 132: Mary Lou Henry.

**133 Meadowview Farms Sec. 10** **C3N** **Defer**  
Staff recommendation: Defer the plat for two weeks for additional information from the applicant.  
Commission action: Deferred the plat for two weeks for additional information from the applicant.  
Motion: **Kilkenny** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

**134 Memorial Park Village Two 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: **Mirwis** Second: **Rice** Vote: **Unanimous** Abstaining: **None**

**135 Mid Lane Commons 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: **Mirwis** Second: **Schlanger** Vote: **Unanimous** Abstaining: **None**

**136 Murray Estates 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: **Sharp** Second: **Chiang** Vote: **Unanimous** Abstaining: **None**

**137 Oakdale Terrace 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: **Freeman** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**  
Speaker for item 137: Mary Lou Henry.

**138 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: **Sharp** Vote: **Unanimous** Opposed: **None**

- 139 Potomac Land Holdings 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: **Collins** Second: **Freeman** Vote: **Unanimous** Abstaining: **None**
- 140 Skyline Terrace Subdivision C3N Defer**  
 Staff recommendation: Defer the plat for two weeks for additional information from the applicant.  
 Commission action: Defer the plat for two weeks for additional information from the applicant.  
 Motion: **Reed** Second: **Crooker** Vote: **Unanimous** Opposed: **None**  
 Speakers for item 140: Andreas Herrera and Larry Ferguson.
- 141 Southway Sec. 5 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: **Rice** Second: **Ross** Vote: **Unanimous** Abstaining: **None**
- 142 T and N Duplex on Huldý 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: **Reed** Vote: **Unanimous** Abstaining: **None**
- 143 Twelve Oaks Parkside Sec. 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**
- 144 Village of Kings Lake Sec. 1 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: **Sharp** Second: **Chiang** Vote: **Unanimous** Abstaining: **None**
- 145 West Rivercrest Additions 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: **Sharp** Vote: **Unanimous** Abstaining: **None**
- 146 Willow Meadows Sec. 18 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: **Mirwis** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**  
 Speakers for item 146: Stephen Polnaszek and Rosa Czodli
- 147 Woodland Lakes Estates Sec. 6 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: **Collins** Second: **Schlanger** Vote: **Unanimous** Abstaining: **None**

**148 Winsome Villas 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: **Kilkenny** Vote: **Unanimous** Abstaining: **None**

**149 Woodland Lakes Estates Sec. 6** **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: **Chiang** Vote: **Unanimous** Abstaining: **None**

#### **D VARIANCES**

**ITEMS 152, 162, AND 164 ARE RECOMMENDED FOR DEFERRAL. ITEMS 165, 167 AND 171 ARE RECOMMENDED WITHDRAWAL AT THE APPLICANT'S REQUEST. ITEMS 168 AND 170 ARE TAKEN SEPARATELY.**

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

**Items 168 and 170 are taken at this time.**

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

**168 Silber Road Reserve Sec. 1** **C3P** **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** Opposed: **None**

**170 Tuscan One 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: **Kilkenny** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

**Commissioner Schlanger returned.**

**150 Atascocita Trace 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: **Ross** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**

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

**151 Boulevard Place Sec. 1**

**C3P**

**Approve**

Staff recommendation: Grant 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: **Freeman** Second: **Chiang**

Vote: **Unanimous**

Abstaining: **None**

Speakers for item 151: Lee Lin and Bill Bass.

**Commissioner Schlanger returned.**

**153 Cinco Ranch Southwest GP**

**GP**

**Approve**

**154 Cinco Ranch Southwest Sec. 11**

**C3P**

**Approve**

**155 Cinco Ranch Southwest Sec. 12**

**C3P**

**Approve**

**156 Cinco Ranch Southwest Sec. 13**

**C3P**

**Approve**

**157 Cinco Ranch Southwest Sec. 5**

**C3P**

**Approve**

**158 Cinco Ranch Southwest Sec. 6**

**C3P**

**Approve**

**159 Cinco Ranch Southwest Sec. 7**

**C3P**

**Approve**

**160 Cinco Ranch Southwest Sec. 8**

**C3P**

**Approve**

**161 Cinco Ranch Southwest Sec. 9**

**C3P**

**Approve**

Staff recommendation: Grant the requested six variances; approve the general plan and the plats subject to the 101 form conditions.

Commission action: Granted the requested six variances; approved the general plan and the plats subject to the 101 form conditions.

Motion: **Ross**

Second: **Reed**

Vote: **Unanimous**

Abstaining: **None**

**163 Hibernia Midtown Subdivision 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: **Ross**

Vote: **Unanimous**

Opposed: **None**

**166 Nicholson Two 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: **Kilkenny** Second: **Davis**

Vote: **Unanimous**

Abstaining: **None**

**169 Spring Trace 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: **Ross**

Second: **Sharp**

Vote: **Unanimous**

Abstaining: **None**

- 172 Woodlands Lake Woodlands East Shore C3R Approve  
 Sec. 2 Reserve B
- 173 Woodlands oasis Pointe Townhomes C3R Approve  
 Subdivision

Staff recommendation: Grant the requested variances and approve the plats subject to the 101 form conditions.  
 Commission action: Granted the requested variances and approved the plats subject to the 101 form conditions.

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

**E SPECIAL EXCEPTIONS**

- 174 Champions Point Villas Sec. 1 C3P Defer

Staff recommendation: Defer item 174 for two weeks to allow applicant to provide revised information.

Commission action: Deferred item 174 for two weeks to allow applicant to provide revised information.

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

**F RECONSIDERATION OF REQUIREMENTS**

NONE

**G ADMINISTRATIVE**

NONE

**H DEVELOPMENT PLAT VARIANCES**

- 175 Daniela Hughes DPV Approve

Staff recommendation: Grant the requested variance for 10' building line along Houston Avenue and 5' building line along E. Woodland Street with 7' of dedication.

Commission action: Granted the requested variance for 10' building line along Houston Avenue and 5' building line along E. Woodland Street with 2' of widening.

Motion: **Ross** Second: **Schlanger** Vote: **Unanimous** Opposed: **None**  
 Speakers for item 175: Mary Lou Henry, Robert Burns and Daniel Corrigan.



**176 Cyrusone Data Center**

**DPV**

**Approve**

Staff recommendation: Grant the requested variance subject to the sound continuation conditions as discussed.

Commission action: Granted the requested variance subject to the sound continuation conditions as discussed.

Motion: **Rice**

Second: **Reed**

Vote: **Unanimous**

Abstaining: **None**

Speakers for item 176: Mary Lou Henry and Dr. Margaret Payne.

**177 Claudia Guzman**

**DPV**

**Approve**

Staff recommendation: Grant the requested variance.

Commission action: Granted the requested variance.

Motion: **Chiang**

Second: **Sharp**

Vote: **Unanimous**

Abstaining: **None**

**178 Anne Liu**

**DPV**

**Approve**

Staff recommendation: Grant the requested variance.

Commission action: Granted the requested variance.

Motion: **Chiang**

Second: **Freeman**

Vote: **Unanimous**

Abstaining: **None**

**J EXTENSIONS OF APPROVAL AND NAME CHANGES**

**179 Forestwood Place**

**EOA**

**Approve**

**180 Gleannloch Farms Towne Center Replat No. 1**

**EOA**

**Approve**

**181 Kansas Park Condominiums**

**NC**

**Approve**

**(formerly Park Business Park Sec. 2)**

**182 North Spring Sec. 15**

**EOA**

**Approve**

Staff recommendation: Approve staff's recommendations for items 179 – 182

Commission action: Approved staff's recommendations for items 179-182.

Motion: **Kilkenny**

Second: **Sharp**

Vote: **Unanimous**

Abstaining: **None**

**III. ESTABLISH A PUBLIC HEARING DATE OF MAY 11, 2006 FOR:**

**a. Pine Shadows Partial Replat No. 1**

Staff recommendation: Establish a public hearing date of May 11, 2006 for item III a.

Commission action: Established a public hearing date of May 11, 2006 for item III a.

Motion: **Collins**

Second: **Sharp**

Vote: **Unanimous**

Abstaining: **None**

**IV. ESTABLISH A PUBLIC HEARING DATE OF MAY 25, 2006 FOR:**

- a. Blue Creek Partial Replat No. 1
- b. Courtyards at Lawrence
- c. Monsour VI
- d. St. Annes Reserve A

Staff recommendation: Establish a public hearing date of May 25, 2006 or items IV a-d.

Commission action: Established a public hearing date of May 25, 2006 for items IV a-d.

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

**V. PUBLIC COMMENT**

Mr. Kent Marsh spoke about the need for regulations to support biking in the city specifically and design standards to accommodate bikes. He spoke about Nicholson Two Subdivision in reference to hike and bike trails and vehicles.

**VI. ADJOURNMENT**

There being no further business, Madam Chair, Carol Abel Lewis, adjourned the meeting at 5:03 p.m.

  
Madam Chair, Carol Abel Lewis

  
Marlene L. Gafrick, Secretary