

## Minutes of the Houston Planning Commission

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

November 09, 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: 36 p.m. with a quorum present.**

Carol Abel Lewis, Chair	
Mark A. Kilkenny, Vice Chair	Left at 4:41 p.m.
John W. H. Chiang	
David Collins	Left at 4:06 p.m.
Kay Crooker	
Algenita Scott-Davis	Absent
Sonny Garza	
Jim Jard	
D. Fred Martinez	Left at 3:56 p.m.
Etan M. Mirwis	
Robin Reed	
Richard A. Rice	
Jeff Ross	Arrived at 4:29 p.m.
Lee Schlanger	Absent
Talmadge Sharp, Sr.	
Jon N. Strange	Left at 4:08 p.m.
B. J. Walter	
Shaukat Zakaria	
Jackie Freeman for:	Arrived at 2:42 p.m.
The Honorable Robert Eckels	
D. Jesse Hegemier for:	Left at 3:54 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**

**NONE**

## **DIRECTOR'S REPORT**

The Director's report was given by Marlene Gafrick, Director, Planning and Development Department, who reminded the Commission and public that the next meeting would be held on November 30, 2006, at the regular time and place due to the Thanksgiving holiday. Also plat submittal is starting two weeks from Friday, on November 17, 2006.

## **DEFERRED THE OCTOBER 26, 2006 PLANNING COMMISSION MEETING MINUTES FOR CORRECTIONS**

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

### **I. PLATTING ACTIVITY      (Consent items A and B, 1-121)**

**Items removed for separate consideration: 61, 77, 106, and 109. Item 82 was taken separately to allow for speakers and item 121 was taken separately.**

Staff recommendation: Approve staff's recommendations for items **1-121**, subject to the 101 form conditions.

Commission action: Approved staff's recommendations for items **1-121**, subject to the 101 form conditions.

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

**Commissioners Reed and Strange left the room.**

Staff recommendation: Approve staff's recommendation for items **61, 77, 106 and 109** subject to the 101 form conditions.

Commission action: Approved staff's recommendation for items **61, 77, 102, and 109**, subject to the 101 form conditions.

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

**Commissioners Reed and Strange returned.**

**Item 121 is taken at this time.**

### **121 Zen Tu Subdivision**

**C2R**

**Defer**

Staff recommendation: Defer the plat for three weeks for Chapter 42 planning standards.

Commission action: Deferred the plat for three weeks for Chapter 42 planning standards.

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

**Item 82 is taken at this time to allow for a speaker.**

**82 Condo at 24<sup>th</sup> Street Subdivision** **C2R** **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: **Rice** Vote: **Carries** Opposed: **Sharp and Zakaria**  
 Abstaining: **Collins, Crooker, Martinez, Mirwis, Reed and Walter.**  
 Speakers for item 82: Council Member Adrian Garcia, Council Member Sue Lovell, Mark Sterling, Pat Johnson, Craig Cannon, Maura Cannon, Tony West, Denise Trahan, John Ridgeway, Sheila Sorvari and David Melasky.

**C PUBLIC HEARINGS**

**122 Barkers Branch Sec. 3 partial Replat No. 1** **C3N** **Withdraw**  
 Staff recommendation: Withdraw the plat at the applicant's request.  
 Commission action: No action required.  
 Motion: **Sharp** Second: **Reed** Vote: **Unanimous** Abstaining: **None**

**123 Barkers Branch Sec. 3 Partial Replat No. 2** **C3N** **Withdraw**  
 Staff recommendation: Withdraw at the applicant's request.  
 Commission action: No action required.  
 Motion: **Collins** Second: **Crooker** Vote: **Unanimous** Abstaining: **None**

**124 Barkers Branch Sec. 3 Partial Replat No. 3** **C3N** **Withdraw**  
 Staff recommendation: Withdraw at the applicant's request.  
 Commission action: No action required.  
 Motion: **Crooker** Second: **Sharp** Vote: **Carries** Abstaining: **None**

**125 Grand Lakes Phase III Sec. 8 Block 1 Lot 9 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: **Garza** Vote: **Unanimous** Abstaining: **None**  
 Speaker for item 125: Christy Smidt.

**126 Hutchins Street Square Replat No. 1** **C3N** **Approve**  
 Staff recommendation: Approve the plat subject to the 101 form conditions.  
 Commission action: Approved the plat to the 101 form conditions.  
 Motion: **Kilkenny** Second: **Mirwis** Vote: **Unanimous** Abstaining: **None**  
 Speaker for item 126: Mary Lou Henry.

**127 On Point 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: **Sharp** Second: **Zakaria** Vote: **Unanimous** Abstaining: **None**

**128 On Point Court 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: **Zakaria**

Second: **Reed**

Vote: **Unanimous**

Abstaining: **None**

**129 Park at Woodway Subdivision**

**C3N**

**Approve**

Staff recommendation: Defer the plat for three weeks for further study and legal clarifications.

Commission action: Deferred the plat for three weeks for further study and legal clarifications.

Motion: **Zakaria**

Second: **Kilkenny**

Vote: **Unanimous**

Abstaining: **None**

Speaker for item 129: Mary Lou Henry.

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

**130 Parkview Subdivision 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: **Jard**

Second: **Sharp**

Vote: **Unanimous**

Abstaining: **None**

Speakers for item 130: Linda E. Holmes and Diana Martinez.

**Commissioner Ross returned.**

**131 Patten Oaks 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 102 form conditions.

Motion: **Freeman**

Second: **Sharp**

Vote: **Unanimous**

Abstaining: **None**

**132 Shady Oaks Lane Lot 3 Replat No. 1**

**C3N**

**Defer**

Staff recommendation: Defer the plat for three weeks for required additional information.

Commission action: Deferred the plat for three weeks for required additional information.

Motion: **Reed**

Second: **Chiang**

Vote: **Unanimous**

Abstaining: **None**

**133 Shepherd Commons Subdivision**

**C3N**

**Approve**

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

Commission action: Approved the plat subject to the 102 form conditions.

Motion: **Jard**

Second: **Kilkenny**

Vote: **Unanimous**

Abstaining: **None**

Speakers for item 133: Karen Rose, Joseph M. Hawkins, Deborah Romanowski and Ann Ince.

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

**134 Waseca Townhomes Subdivision**

**C3N**

**Approve**

Staff recommendation: Approve the plat subject to changing the name on the plat, and the 101 form conditions.

Commission action: Approved the plat subject to changing the name on the plat, and the 101 form conditions.

Motion: **Jard**

Second: **Rice**

Vote: **Unanimous**

Abstaining: **None**

Speakers for item 134: Karen Rogers, Mary Catherine Hangs, Lynn Johnson, Jane McDonald, Michael W. Vidrine, Mike Knox and Larry Piers.

**Commissioner Ross returned.**

**135 Whitewater Subdivision**

**C3N**

**Approve**

Staff recommendation: Approve the plat as a Class 2 plat subject to the 101 form conditions.

Commission action: Approved the plat as a Class 2 plat subject to the 102 form conditions.

Motion: **Sharp**

Second: **Zakaria**

Vote: **Unanimous**

Abstaining: **None**

**D VARIANCES**

**136 C. E. King High School and Middle School Complex Subdivision**

**C2R**

**Defer**

Staff recommendation: Defer the plat for three weeks at the applicant's request to request a variance for dual line and encroachment.

Commission action: Deferred the plat for three weeks at the applicant's request to request a variance for a dual line and for encroachment.

Motion: **Freeman**

Second: **Reed**

Vote: **Unanimous**

Abstaining: **None**

**137 Canyon Lakes at Spring Trails GP**

**GP**

**Approve**

Staff recommendation: Grant the requested variance and special exceptions and approve the plat subject to the 101 form conditions.

Commission action: Granted the requested variance and special exceptions and approved the plat subject to the 101 form conditions.

Motion: **Reed**

Second: **Sharp**

Vote: **Unanimous**

Abstaining: **None**

**138 Cutten Road Apartments**

**C3R**

**Withdraw**

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

Commission: No action required.

Motion: **Reed**

Second: **Sharp**

Vote: **Unanimous**

Abstaining: **None**

<b>139</b>	<b>Cypress Landing Park Sec. 3</b>	<b>C3P</b>	<b>Defer</b>
<b>140</b>	<b>Cypress Landing Park Sec. 4</b>	<b>C3P</b>	<b>Defer</b>
<b>141</b>	<b>Cypress Landing Park Sec. 5</b>	<b>C3P</b>	<b>Approve</b>

Staff recommendation: Defer sections 3 and 4 for further study and review and grant the requested variance and approve the plat for section 5, subject to the 101 form conditions.

Commission action: Deferred sections 3 and 4 for further study and review and granted the requested variance and approve the plat for section 5, subject to the 101 form conditions.

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

<b>142</b>	<b>Development at Yale and 23<sup>rd</sup> Street Subdivision</b>	<b>GP</b>	<b>Approve</b>
------------	---	-----------	----------------

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

Speaker for item 142: Don Henry.

<b>143</b>	<b>Estates at T. C. Jester Boulevard Subdivision</b>	<b>C2R</b>	<b>Defer</b>
------------	--	------------	--------------

Staff recommendation: Defer the plat for three weeks to allow Council Member Toni Lawrence and the neighborhood members to meet with the developers.

Commission action: Deferred the plat for three weeks to allow Council Member Toni Lawrence and the neighborhood members to meet with the developers.

Motion: **Jard**                      Second: **Zakaria**                      Vote: **Unanimous**                      Opposed: **None**

Speakers for item 143: Rachel Greene and Kurt Lothman.

<b>144</b>	<b>Fairgrounds Addition Block 14 Partial Replat No. 2</b>	<b>C3P</b>	<b>Approve</b>
------------	---	------------	----------------

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: **Sharp**                      Second: **Rice**                      Vote: **Unanimous**                      Opposed: **None**

<b>145</b>	<b>Fairlake Cove Apartments Replat No. 1</b>	<b>C3R</b>	<b>Defer</b>
------------	--	------------	--------------

Staff recommendation: Defer the plat for three weeks for further study and review.

Commission action: Deferred the plat for three weeks for further study and review.

Motion: **Reed**                      Second: **Chiang**                      Vote: **Unanimous**                      Opposed: **None**

<b>146</b>	<b>Fort Bend County MUD No. 148 Street Subdivision</b>	<b>C2</b>	<b>Withdraw</b>
------------	--	-----------	-----------------

Staff recommendation: Withdraw at the applicant's request,

Commission action: No action required.

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

**147 Fountains at Peerless Street Subdivision C3P Approve**  
**Water Plant No. 1**

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**.

**148 Gates of North Hampton 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 approve the plat subject to the 101 form conditions.

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

**149 Hoffman Park Subdivision C2R Defer**

Staff recommendation: Defer the plat for three weeks for a landscape plan and for further study and review of surrounding circulation.

Commission action: Deferred the plat for three weeks for a landscape plan and for further study and review of surrounding circulation.

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

**150 Kingsland Fountains Subdivision C2R Defer**

Staff recommendation: Defer the plat for three weeks for further study and review.

Commission action: Deferred the plat for three weeks for further study and review.

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

**151 Oaks Park 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: **Sharp** Second: **Freeman** Vote: **Unanimous** Abstaining: **None**

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

**152 Park at Klein GP Approve**

Staff recommendations: 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: **Zakaria** Second: **Jard** Vote: **Unanimous** Abstaining: **None**

**Commissioner Ross returned.**

**153 Railroad Sec. 11**

**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: **Rice**

Second: **Sharp**

Vote: **Unanimous**

Abstaining: **None**

**154 Rayford Bend South 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: **Mirwis**

Second: **Sharp**

Vote: **Unanimous**

Abstaining: **None**

**155 Sawdust Road Wal-Mart 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: **Reed**

Second: **Zakaria**

Vote: **Unanimous**

Opposed: **None**

**156 Treeline Estates GP**

**C3P**

**Defer**

Staff recommendation: Defer the plat for three weeks for required additional information

Commission action: Deferred the plat for three weeks for required additional information.

Motion: **Jard**

Second: **Zakaria**

Vote: **Unanimous**

Abstaining: **None**

**157 Woodlands Village of Creekside Park  
Zones 11 and 12 GP**

**GP**

**Withdraw**

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

Commission action: No action required.

**E SPECIAL EXCEPTIONS**

**158 Branch Forest Sec. 1**

**C3R**

**Approve**

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

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

Motion: **Zakaria**

Second: **Chiang**

Vote: **Unanimous**

Abstaining: **None**

**159 Humble Springs GP**

**GP**

**Withdraw**

**160 Humble Springs Sec. 1**

**C3P**

**Withdraw**

**161 Humble Springs Sec. 2**

**C3P**

**Withdraw**

Staff recommendation: Withdrawn at the applicant's request.

Commission action: No action needed.



**F RECONSIDERATION OF REQUIREMENTS**

**162 Galena Park ISD Elementary School No. 116 C3F Approve**

Staff recommendation: Grant the requested reconsideration of requirements.

Commission action: Granted the requested reconsideration of requirements with the amendments to not put sidewalks along Beltway 8 but to add shrubbery to mask the fence.

Motion: **Sharp** Second: **Jard** Vote: **Unanimous** Opposed: **Mirwis**

Amendments: Motion: **Crooker** Second: **Ross** Vote: **Carries** Opposed: **Mirwis**

Speaker for item 162: David Hopkins.

**G. DEVELOPMENT PLAT VARIANCES**

**163 Carol Stallings DVP Approve**

Staff recommendation: Approve the requested variance.

Commission action: Approved the requested variance.

Motion: **Rice** Second: **Zakaria** Vote: **Carries** Opposed: **Crooker**

**H. CERTIFICATES OF COMPLIANCE**

**164 Danny Blumrick COC Approve**

Staff recommendation: Issue the Certificates of Compliance.

Commission action: Issued the Certificates of Compliance

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

**I. EXTENSIONS OF APPROVAL AND NAME CHANGES**

**165 Cypresswood Drive at Fairfield Village South EOA Approve**

**166 Humble ISD Elementary School No. 25 NC Approve**  
(Formerly Humble ISD Elementary School 24)

**167 Rolling Creek Apartments EOA Approve**

**168 Settegast and Upham Block 16 and EOA Approve**  
**Fairgrounds Block 3 Replat No. 1**

**169 Settegast and Upham Block 17 Partial EOA Approve**  
**Replat No. 1**

Staff recommendation: Approve staff's recommendations for items 165-169.

Commission action: Approved staff's recommendations for items 165-169.

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

**II. ESTABLISH A PUBLIC HEARING DATE OF DECEMBER 14, 2006 FOR:**

- a. Bentley Two Subdivision
- b. Newport Sec. 8 Partial Replat No. 1
- c. Northcrest Village Sec. 3 Partial Replat No. 1
- d. Piney Point Estates partial Replat No. 1
- e. Treviso Subdivision

Staff recommendation: Establish a public hearing date of December 14, 2006 for items III a-e.

Commission action: Established a public hearing date of December 14, 2006 for items III a-e.

Motion: **Sharp**

Second: **Davis**

Vote: **Unanimous**


Abstaining: **None**

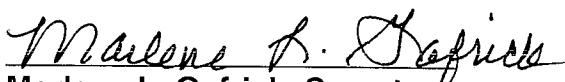
**III. PUBLIC COMMENT**

**NONE**

**IV. ADJOURNMENT**

There being no further business, Madam Chair, Carol Lewis, adjourned the meeting at 6:02 p.m.

  
Carol Abel Lewis, Madam Chair

  
Marlene L. Gafrick, Secretary