Minutes of the Houston Planning Commission

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

June 8, 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
John W. H. Chiang
David Collins
Kay Crooker
Algenita Scott-Davis
Sonny Garza
Jim Jard
J. Fred Martinez
Etan M. Mirwis
Robin Reed
Richard A. Rice
Jeff Ross
Talmadge Sharp, Sr.
Lee Schlanger
Jon N. Strange
B. J. Walter
Shaukat Zakaria
Jackie Freeman for:
The Honorable Robert Eckels
The Honorable Grady Prestage
The Honorable Ed Chance

EXOFFICIO MEMBERS

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

Absent
CHAIRMAN’S REPORT
Thanked the Commissioners for their participation in the Planning Commission Subcommittees
Summary Reports on June 1, 2006.

DIRECTOR’S REPORT
The Director’s report was given by Marlene L. Gafrick, Director, Planning and Development Department.

APPROVE THE MAY 25, 2006 PLANNING COMMISSION MEETING MINUTES
Motion: Reed Second: Collins Vote: Unanimous Abstaining: None

I. PUBLIC HEARING AND CONSIDERATION OF A LANDMARK DESIGNATION
APPLICATION FOR 2422 BARTLETT STREET
Staff recommendation: Recommends that the Houston Planning Commission accepts the
recommendation of the Houston Archaeological and Historical Commission and recommends to City
Council the landmark designation of the Gift Raps, Inc. Warehouse at 2422 Bartlett Street.
Commission action: Recommended that the Houston Planning Commission accepts the
recommendation of the Houston Archaeological and Historical Commission and recommends to City
Council the landmark designation of the Gift Raps, Inc. Warehouse at 2422 Bartlett Street.
Motion: Walter Second: Collins Vote: Unanimous Abstaining: None

II. PLATTING ACTIVITY (Consent items A and B, 1-151)
Items removed for separate consideration: 24, 33, 49, 93, 117, 135, 137 and 149. Items 27 and
135 were changed from defer to approve.
Staff recommendation: Approve staff’s recommendations for items 1-151, subject to the 101 form
conditions.
Commission action: Approved staff’s recommendations for items 1-151, subject to the 101 form
conditions.
Motion: Rice Second: Zakaria Vote: Unanimous Abstaining: None

Commissioners Reed, Ross and Schlanger left the room.

Staff recommendation: Approve staff’s recommendations for items 24, 33, 49, 93, 117, 135, 137 and
149, subject to the 101 form conditions.
Commission action: Approved staff’s recommendation for items 24, 33, 49, 93, 117, 135, 137 and
149, subject to the 101 form conditions.
Motion: Collins Second: Sharp Vote: Unanimous Abstaining: None

Commissioners Reed, Ross and Schlanger returned.
C  PUBLIC HEARINGS

152  Briarcraft Meadows Townhomes Subdivision   C3N   Defer
Staff recommendation: Defer the plat for two weeks for additional information.
Commission action: Deferred the plat for two weeks for additional information.
Motion: Reed  Second: Ross  Vote: Unanimous  Abstaining: None

153  Chasewood Meadows Townhomes   C3N   Defer
Staff recommendation: Defer the plat for two weeks for additional information.
Commission action: Deferred the plat for two weeks for additional information.
Motion: Freeman  Second: Ross  Vote: Unanimous  Abstaining: None

154  Courtyards at Lawrence 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: Chiang  Second: Reed  Vote: Unanimous  Opposed: None

155  Culberson Westview   C3N   Withdraw
Staff recommendation: Withdraw the plat at the applicant's request and establish a public hearing date of July 6, 2006.
Commission action: Withdrew the plat at the applicant's request and established a public hearing date of July 6, 2006.
Motion: Sharp  Second: Reed  Vote: Unanimous  Abstaining: None

156  Grand Lakes Phase 3 Sec. 8 Block 1 Lot 9 Partial Replat   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: Ross  Second: Chiang  Vote: Unanimous  Abstaining: None

157  Houston Community College Eastside Campus Extension No. 2   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: Freeman  Second: Collins  Vote: Unanimous  Abstaining: None

158  Lakeshore Sec. 1 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: Reed  Second: Collins  Vote: Unanimous  Opposed: None

159  Lakewood Forest Office park And Dolores Street   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
160 Mason's Place
Staff recommendation: Withdraw the plat at the applicant's request and establish a public hearing date of July 6, 2006.
Commission action: Withdrawed the plat at the applicant's request and established a public hearing date of July 6, 2006.
Motion: Reed  Second: Chiang  Vote: Unanimous  Abstaining: None

161 Meadowview Farms Sec. 10
Staff recommendation: Approve the plat subject to the 101 form conditions.
Commission action: Approved the plat subject to the 101 form conditions.
Motion: Ross  Second: Reed  Vote: Unanimous  Abstaining: None

162 Monsour VI
Staff recommendation: Defer the plat for two weeks for additional information.
Commission action: Deferred the plat for two weeks for additional information.
Motion: Freeman  Second: Reed  Vote: Unanimous  Abstaining: None

163 Patten Oak Partial Replat No. 1
Staff recommendation: Withdraw the plat at the applicant's request and established a public hearing date of July 6, 2006.
Commission action: Withdrawed the plat at the applicant's request and established a public hearing date of July 6, 2006.
Motion: Chiang  Second: Sharp  Vote: Unanimous  Abstaining: None

164 Prolific Manor Subdivision
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: Garza  Vote: Unanimous  Abstaining: None
Speakers for item 164: Elaine White and Chester Bernard.

165 St. Annes Reserve A
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: Davis  Vote: Unanimous  Abstaining: None

166 Sunset Bend Sec. 1 Replat No. 1
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: Freeman  Vote: Unanimous  Abstaining: None

167 Uptown Townhouses at Bering Drive
Staff recommendation: Withdraw the plat at the applicant's request and establish a public hearing date of July 6, 2006.
Commission action: Withdrawed the plat at the applicant's request and established a public hearing date of July 6, 2006.
Motion: Collins  Second: Reed  Vote: Unanimous  Abstaining: None
D  VARIANCES

Commissioner Ross abstained on item 182 and left the room.

ITEMS 169, 170, 171, 173, 175, 178, 179 AND 182 ARE RECOMMENDED FOR DEFERRAL
Motion:  Sharp  Second:  Reed  Vote:  Unanimous  Abstaining:  None

182  Mission Sierra Sec. 3  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:  Chiang  Second:  Garza  Vote:  Unanimous  Abstaining:  None

Commissioner Ross returned.

ITEMS 172, 174, 177 AND 186 ARE RECOMMENDED WITHDRAWL AT THE APPLICANT'S REQUEST
Motion:  Reed  Second:  Collins  Vote:  Unanimous  Abstaining:  None

Commissioner Schlanger abstained and left the room.

168  Alexan at Westheimer Road  C2  Approve
Staff recommendation:  Grant the requested variance and approve the plat subject including Legal’s comments and to the 101 form conditions.
Commission action:  Granted the requested variance and approved the plat subject to including Legal’s comments on the 101 form conditions.
Motion:  Collins  Second:  Sharp  Vote:  Unanimous  Abstaining:  None
Speakers for item 168:  Mary Lou Henry, Audrey Cook, Jaye Tullai, Jeff Grant and Brian Ammons.

Commissioner Schlanger returned.

176  HMW Special Utility District Trailwood Estates Water Plant No. 2  C3P  Defer
Staff recommendation:  Grant the requested variance, approve the plat subject to the 101 form conditions.
Commission action:  Defer the plat for two weeks for further study and review.
Motion:  Strange  Second:  Martinez  Vote:  Unanimous  Opposed:  None
Speaker for item 176:  Greg Parker.

180  Mansions at Turkey Creek Apartments  C3P  Approve
181  Mansions at Turkey Creek GP  GP  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:  Collins  Second:  Reed  Vote:  Unanimous  Abstaining:  None
183 Pipe Yard No. 69 Subdivision C2 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: Reed Second: Ross Vote: Unanimous Abstaining: None

184 Urban Purchasing Sec. 1 C2R Approve
Staff recommendation: Grant the requested variance and approve the plat subject to providing a tree protection plan, providing standard sidewalks and subject to the 101 form conditions.
Commission action: Granted the requested variance and approved the plat subject to providing a tree protection plan, providing standard sidewalks and subject to the 101 form conditions.
Motion: Walter Second: Strange Vote: Unanimous Abstaining: None
Speaker for item 184: Vined Ramani.

185 Villas on Clearview C3R 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

187 Westgate Sec. 15 C3P Approve
188 Westgate Sec. 17 C3P Approve
Staff recommendation: Grant the requested variance 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: Freeman Second: Mirwis Vote: Unanimous Abstaining: None

189 Woodlands Villas at East Shore 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: Sharp Second: Chiang Vote: Unanimous Abstaining: None

F RECONSIDERATION OF REQUIREMENTS
NONE

G ADMINISTRATIVE
NONE
H  DEVELOPMENT PLAT VARIANCES

190  Maria Cervantes  
Staff recommendation: Approve the variance.  
Commission action: Approved the variance.  
Motion: Mirwis  Second: Chiang  Vote: Unanimous  Abstaining: None

191  Michael James  
Staff recommendation: Approve the variance.  
Commission action: Approved the variance.  
Motion: Mirwis  Second: Davis  Vote: Unanimous  Abstaining: None

I  CERTIFICATES OF COMPLIANCE

192  Fernando Alvarez  
193  Joanne Hurley  
194  Donald Coppotelli  
Staff recommendation: Issue the Certificates of Compliance for items 192-194.  
Commission action: Issued the Certificates of Compliance for items 192-194.  
Motion: Mirwis  Second: Davis  Vote: Unanimous  Abstaining: None

J  EXTENSIONS OF APPROVAL AND NAME CHANGES

195  Cypress Creek Lakes Sec. 8  
196  Kings Mill Sec. 2  
197  Memorial Springs Sec. 12  
198  Pine Trace Village Sec. 3  
199  Pine Trace Village Sec. 4  
200  Presbyterian School Outdoor Campus  
201  Sunset Ridge West Sec. 2  
202  Sunset Ridge West Sec. 3  
Staff recommendation: Approve staff's recommendations for items 195-202.  
Commission action: Approved staff’s recommendations for items 195-202.  
Motion: Sharp  Second: Chiang  Vote: Unanimous  Abstaining: None

Commissioner Ross abstained and left the room

203  Woodlands Village of Creekside Park,  
Creekside Park Boulevard  
Staff recommendation: Approve staff's recommendation for item 203.  
Commission action: Approved staff’s recommendation for item 203.  
Motion: Mirwis  Second: Chiang  Vote: Unanimous  Abstaining: None

Commissioner Ross returned.
III. ESTABLISH A PUBLIC HEARING DATE OF JULY 08, 2006 FOR:
   a. Clark Springs Sec. 1 Replat No. 1
   b. Clark Springs Sec. 2 Replat No. 1
   c. Lofts at Beverlyhill Street Subdivision
   d. Mangum Park Subdivision
   e. Palms of Galleria II
   f. Sugar Plaza Subdivision
   g. Villas at Monarch Oaks
   h. Villas of Rosewood
   i. Waterhill Homes on Feagan Street Sec. 2
   j. Wayford Reserve

Staff recommendation: Establish a public hearing date of July 06, 2006 for items III a – j.
Commission action: Established a public hearing date of July 06, 2006 for items III a – j.
   Motion: Collins  Second: Sharp  Vote: Unanimous  Abstaining: None

III. PUBLIC COMMENT

NONE

IV. ADJOURNMENT

There being no further business, Madam Chair, Carol Abel Lewis, adjourned the meeting at 4:06 p.m.

Carol Abel Lewis
Madam Chair, Carol Abel Lewis

Marlene L. Gafrick
Marlene L. Gafrick, Secretary