Minutes of the Houston Planning Commission

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

June 22, 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 2:37 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
D. 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
D. Jesse Hegemier for:
The Honorable Grady Prestage
The Honorable Ed Chance

EXOFFICIO MEMBERS

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

Arrived at 2:38 p.m.
Arrived at 3:12 p.m.
Arrived at 2:46 p.m.
Arrived at 3:12 p.m.
Arrived at 2:52 p.m.
Absent

Left at 3:23 p.m.
Absent
Absent
CHAIRMAN’S REPORT

NONE

DIRECTOR’S REPORT

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

APPROVE THE JUNE 08, 2006 PLANNING COMMISSION MEETING MINUTES

Motion: Rice Second: Davis Vote: Unanimous Abstaining: None

I. PUBLIC HEARING AND CONSIDERATION OF A LANDMARK DESIGNATION APPLICATION - WILLIAM L. CONNELLY HOUSE – 218 AVONDALE BOULEVARD

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 William L. Connelly House – 218 Avondale Boulevard.

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 William L. Connelly House – 218 Avondale Boulevard.

Motion: Sharp Second: Davis Vote: Unanimous Abstaining: None

II. PLATTING ACTIVITY (Consent items A and B, 1-131)

Items removed for separate consideration: 6, 37, 99, 106 AND 126. Item 43 was changed from approve to defer, items 20 and 68 were changed from defer to approve and item 118 was taken separately.

Staff recommendation: Approve staff’s recommendations for items 1-131, subject to the 101 form conditions.

Commission action: Approved staff’s recommendations for items 1-131, subject to the 101 form conditions.

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

Commissioners Reed and Schlanger left the room.

Staff recommendation: Approve staff’s recommendations for items 6, 37, 99, 106 and 126, subject to the 101 form conditions.

Commission action: Approved staff’s recommendation for items 6, 37, 99, 106 and 126, subject to the 101 form conditions.

Motion: Freeman Second: Collins Vote: Unanimous Abstaining: None

Commissioners Reed and Schlanger returned.
Item 118 is taken at this time.

118  Rusk Manor Sec. 2  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: Sharp  Second: Kilkenny  Vote: Unanimous  Abstaining: None

C  PUBLIC HEARINGS

132  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: Freeman  Second: Crooker  Vote: Unanimous  Abstaining: None

Commissioner Schlanger abstains on items 133 and 134 and left the room.

133  Brun Arbor Subdivision  C3N  Approve
134  Brun Manors Subdivision  C3N  Approve
Staff recommendation: Approve the plats for items 133 and 134 subject to the 101 form conditions.
Commission action: Approved the plats for items 133 and 134 subject to the 101 form conditions.
  Motion: Crooker  Second: Sharp  Vote: Unanimous  Abstaining: None

Commissioner Schlanger returned.

135  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: Sharp  Second: Schlanger  Vote: Unanimous  Abstaining: None

136  Courtyards at Lawrence 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: Jard  Vote: Unanimous  Opposed: Crooker
Speakers for item 136: Mary Lou Henry, Kevin Kolb and Erin Holmes.

137  Grand Lakes Phase 3 Sex. 8 Block 1 Lot 9  Partial Replat  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: Kilkenny  Second: Reed  Vote: Unanimous  Abstaining: None
38 Houston Community College Eastside
Campus Extension No. 2
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

139 Mercado Triangle Replat No. 1
Staff recommendation: Defer the plat for two weeks for additional information.
Commission action: Deferred the plat for two weeks for additional information.
Motion: Collins Second: Crooker Vote: Unanimous Opposed: None

140 Monsour VI
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: Reed Vote: Unanimous Abstaining: None

**Item 27 is taken at this time. The recommendation was accidentally omitted.**

27 Fulton Court
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: Davis Vote: Unanimous Abstaining: None

D VARIANCES

ITEMS 148, 149, 150, 152, 153 AND 157 ARE RECOMMENDED FOR DEFERRAL
Motion: Davis Second: Crooker Vote: Unanimous Abstaining: None

ITEMS 141, 142 AND 143 ARE RECOMMENDED WITHDRAWAL AT THE APPLICANT'S REQUEST

145 GST Subdivision
146 Gulf States GP
Staff recommendation: Grant the requested variance and approve the general plan and the plat subject to the 101 form conditions.
Commission action: Granted the requested variance and approved the general plan and the plat subject to the 101 form conditions.
Motion: Freeman Second: Zakaria Vote: Unanimous Abstaining: None
147  HMW Special Utility District Trailwood Estates Water Plant No. 2
C3P Approve
Staff recommendation: Grant the requested variance, 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: Crooker  Vote: Unanimous  Opposed: None
Speaker for item 176: Greg Parker.

151  Mission Sierra Sec. 3
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: Martinez  Vote: Unanimous  Opposed: Crooker
Speaker for item 151: Christy Smidt.

154  Wal-Mart Store No. 4358
C3P Approve
155  Plantation Lakes GP
GP Approve
Staff recommendation: Grant the requested variance and approve the general plan and the plat subject to the 101 form conditions.
Commission action: Granted the requested variance and approved the general plan and the plat subject to the 101 form conditions.
Motion: Rice  Second: Chiang:  Vote: Unanimous  Abstaining: None
Speaker for items 154 and 155: Reeves Gilmore.

156  Westlake Commons 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: Kilkenny  Second: Sharp  Vote: Unanimous  Abstaining: None

E  SPECIAL EXCEPTIONS

158  Northpointe Meadows
C3P Approve
Staff recommendation: Grant the special exception and approve the plat subject to the 101 form conditions.
Commission action: Granted the special exception and approve the plat subject to the 101 form conditions.
Motion: Rice  Second: Davis  Vote: Unanimous  Abstaining: None
RECONSIDERATION OF REQUIREMENTS

NONE

ADMINISTRATIVE

NONE

DEVELOPMENT PLAT VARIANCES

NONE

CERTIFICATES OF COMPLIANCE

159 Ben Polk COC Approve
Staff recommendation: Issue the Certificate of Compliance for item 159.
Commission action: Issued the Certificate of Compliance for item 159.
Motion: Mirwis Second: Davis Vote: Unanimous
Abstaining: None

Commissioners Reed and Schlanger abstained and left the room.

EXTENSIONS OF APPROVAL AND NAME CHANGES

160 Costa Development Subdivision No. 1 NC Approve
(Formerly MSC Properties Subdivision No. 1)
161 Eaglewood at Oakhurst Sec. 2 EOA Approve
162 Gates at Castle Court NC Approve
(Formerly Castle Court Gardens)
163 Long Meadow Farms Lift Station No. 3 EOA Approve
164 Lovett Maison NC Approve
(Formerly Manors on Lovett Boulevard)
165 Roden Axel Subdivision NC Approve
(Formerly Robin Axel Subdivision)
166 The Villas a Partial Replat of Eastshore Sec. 3, Reserve B and H NC Approve
167 Vineyard Meadow Sec. 1 NC Approve
(Formerly Westgreen Lakes Sec. 1)
168 Vineyard Meadow Sec. 2 NC Approve
(Formerly Westgreen Lakes Sec. 2)
169 Westcott Court (Formerly Westcott Place Gardens) NC Approve
Staff recommendation: Approve staff’s recommendations for items 160-169.
Commission action: Approved staff’s recommendations for items 160-069.
Motion: Mirwis Second: Sharp Vote: Unanimous Abstaining: None
Commissioners Reed and Schlanger returned.

III. ESTABLISH A PUBLIC HEARING DATE OF JULY 20, 2006 FOR:
   a. Gosling Development Partial Replat No. 1
   b. On Point Place
   c. Park Townhomes Subdivision
   d. Potomac Land Holdings
Staff recommendation: Establish a public hearing date of July 20, 2006 for items III a – d.
Commission action: Established a public hearing date of July 20, 2006 for items III a – d.
Motion: Kilkenny Second: Sharp Vote: Unanimous Abstaining: None

III. PUBLIC COMMENT

Council Member Peter Brown briefed the Planning Commission on the charge given by City Council and the Mayor for a City of Houston General Plan. Exact Language of the charge will be provided by the City’s Secretary.

V. 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