

Minutes of the Houston Planning Commission

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

August 17, 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	
John W. H. Chiang	
David Collins	Absent
Kay Crooker	Absent
Algenita Scott-Davis	Arrived at 2:48 p.m.
Sonny Garza	Absent
Jim Jard	Absent
J. Fred Martinez	Absent
Etan M. Mirwis	Arrived at 2:45 p.m.
Robin Reed	
Richard A. Rice	
Jeff Ross	
Lee Schlanger	Absent
Talmadge Sharp, Sr.	
Jon N. Strange	Absent
B. J. Walter	Absent
Shaukat Zakaria	
Jackie Freeman for:	
The Honorable Robert Eckels	
D. Jesse Hegemier for:	Left at 3:29 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

Madam Chair reminded everyone to make plans to attend Houston Urban Neighborhoods Planning Workshop.

DIRECTOR'S REPORT

The Director's report was given by Marlene L. Gafrick, Director, Planning and Development Department who spoke on the first of a series of new initiatives – the Urban Corridors and Rail System.

Deborah McAbee, of the Legal Department, introduced Traci Witt, Deed Restrictions attorney who will represent staff at each ensuing meeting.

DEFERRED THE JULY 20, 2006, AND THE AUGUST 03, 2006 PLANNING COMMISSION MEETING MINUTES FOR CORRECTIONS

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

I. CONSIDERATION OF REMAINING ITEM FOR THE 2006 MAJOR THOROUGHFARE AND FREEWAY PLAN AMENDMENT REQUESTS

Staff recommendation: Delete Mercury Drive between IH 10 and proposed Highway 90 and to delete Oates between Highway 90 and Wallisville Road.

Commission action: To leave Mercury Drive and Oates on the Major Thoroughfare and Freeway Plan for 2006.

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

II. CONSIDERATION OF A PARKING VARIANCE FOR A SELF-STORAGE BUILDING LOCATED AT 5311 RICHMOND AVENUE

Staff recommendation: Approve the parking variance.

Commission action: Approved the parking variance.

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

III. CERTIFY THE REASONS FOR DISAPPROVAL OF VILLAS AT MONARCH OAKS REPLAT AT THE AUGUST 3, 2006 PLANNING COMMISSION MEETING

Staff recommendation: Defer the certification for two weeks to modify the purpose and for further study and review.

Commission action: Deferred the certification for two weeks to modify the purpose and for further study and review.

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

IV. PLATTING ACTIVITY (Consent items A and B, 1-145)

Items removed for separate consideration: 8, 9, 30, 46, 47, and 58. Items 30, 38 and 140 were changed from defer to approve; item 133 was withdrawn at the applicant's request and a public hearing is established for September 14, 2006; item 18 was taken separately to allow for a speaker.

Staff recommendation: Approve staff's recommendations for items 1-145, subject to the 101 form conditions.

Commission action: Approved staff's recommendations for items 1-145, subject to the 101 form conditions.

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

Commissioner Chiang left the room.

Staff recommendation: Approve staff's recommendation for item 46, subject to the 101 form conditions.

Commission action: Approved staff's recommendation for item 46, subject to the 101 form conditions.

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

Commissioner Chiang returned.

Commissioner Kilkenny left the room.

Staff recommendation: Approve staff's recommendation for item 47, subject to the 101 form conditions.

Commission action: Approved staff's recommendation for item 47, subject to the 101 form conditions.

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

Commissioner Kilkenny returned.

Commissioner Ross left the room.

Staff recommendation: Approve staff's recommendations for items 8, 9, 30 and 58, subject to the 101 form conditions.

Commission action: Approved staff's recommendations for items 8, 9, 30 and 58, subject to the 101 form conditions.

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

Commissioner Ross returned.

Item 18 is taken at this time.

18 Cottage Grove Sec. 8 **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: **Ross** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**
Speaker for item 118: Boris Hidalgo.

C PUBLIC HEARINGS

146 Fairdale Place Condominiums **C3N** **Defer**
Staff recommendation: Defer the plat for two weeks to allow the applicant time to provide additional information.
Commission action: Deferred the plat for two weeks to allow the applicant time to provide additional information.
Motion: **Reed** Second: **Mirwis** Vote: **Unanimous** Abstaining: **None**

147 Lofts at Beverly Hill Subdivision **C3N** **Defer**
Staff recommendation: Defer the plat for two weeks to allow the applicant time to provide additional information.
Commission action: Deferred the plat for two weeks to allow the applicant time to provide additional information.
Motion: **Kilkenny** Second: **Freeman** Vote: **Unanimous** Abstaining: **None**

Commissioners Davis and Sharp left to secure their vehicles at 3:21 p.m.

148 Naomi Place Sec. 4 Replat No. 1 **C3N** **Defer**
Staff recommendation: Defer the plat for two weeks to allow the applicant time to provide additional information.
Commission action: Deferred the plat for two weeks to allow the applicant time to provide additional information.
Motion: **Reed** Second: **Chiang** Vote: **Unanimous** Abstaining: **None**

149 Riverton Ranch 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: **Kilkenny** Second: **Reed** Vote: **Unanimous** Abstaining: **None**

150 Trinity Village Court 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: **Chiang** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**

151 WAMCER Development No. 2 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**

152 Werrington 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: **Reed** Second: **Ross** Vote: **Unanimous** Abstaining: **None**

153 Werrington Sec. 1 Partial Replat No. 2 C3N Defer
Staff recommendation: Defer the plat for two weeks for further study and legal review.
Commission action: Defer the plat for two weeks for further study and legal review.
Motion: **Kilkenny** Second: **Freeman** Vote: **Unanimous** Abstaining: **None**

154 Winograd Estates Replat No. 3 and Extension C3N Defer
Staff recommendation: Defer the plat for two weeks for further study and legal review.
Commission action: Defer the plat for two weeks for further study and legal review.
Motion: **Ross** Second: **Chiang** Vote: **Unanimous** Abstaining: **None**

Commissioner Davis returned at 3:26 p.m.

D VARIANCES

ITEMS 155, 157, 158, 160, 161, 164, 166, 167 AND 168 ARE RECOMMENDED FOR DEFERRAL.
Motion: **Kilkenny** Second: **Freeman** Vote: **Unanimous** Abstaining: **None**

Commissioner Mirwis left to secure his car at 3: 27 p.m.

Commissioner Sharp returned at 3: 28 p.m.

Commissioner Hegemier left at 3:29 p.m.

156 DSM Stuebner Plaza Replat No. 1 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 approve the plat subject to the 101 form conditions.
Motion: **Freeman** Second: **Davis** Vote: **Unanimous** Abstaining: **None**

159 Houston Community College Central Campus C3R 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: **Davis** Second: **Zakaria** Vote: **Unanimous** Abstaining: **None**

Commissioner Mirwis returned at 3:44 p.m.

162 Mercado Triangle Replat No. 1

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**

163 North Main Heights 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: **Davis**

Second: **Sharp**

Vote: **Unanimous**

Abstaining: **None**

165 Studiospace 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: **Kilkenny**

Vote: **Unanimous**

Abstaining: **None**

E SPECIAL EXCEPTIONS

NONE

F RECONSIDERATION OF REQUIREMENTS

NONE

G DEVELOPMENT PLAT VARIANCES

169 Texaco Convenience Store.

DPV

Approve

Staff recommendation: Grant the requested variance.

Commission action: Granted the requested variance.

Motion: **Davis**

Second: **Kilkenny**

Vote: **Unanimous**

Abstaining: **None**

170 4209 Eli Street

DPV

Approve

Staff recommendation: Grant the requested variance.

Commission action: Granted the requested variance.

Motion: **Davis**

Second: **Sharp**

Vote: **Unanimous**

Abstaining: **None**

H. CERTIFICATE OF COMPLIANCE

.71 Jesus Vitela **COC** **Approve**
Staff recommendation: Issue the Certificate of Compliance.
Commission action: Issued the Certificate of Compliance.
Motion: **Mirwis** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**

I EXTENSIONS OF APPROVAL AND NAME CHANGES

172	Carlton Wood Fazio Clubhouse	EOA	Approve
173	Harris Co. MUD No. 148 Wastewater Treatment Plant No. 1	EOA	Approve
174	Long Meadow Farms Lift Station No. 32	EOA	Approve
175	Northview Place Sec. 6	EOA	Approve
176	Park at Oakhurst Sec. 4	EOA	Approve
177	Southway Sec. 8	EOA	Approve
178	Stablewood Farms North Sec. 3 (Formerly Stablewood Farms North Sec. 1) Replat No. 1	NC	Approve
179	Sterling Village Subdivision	EOA	Approve
180	Stoneleigh Cypress Pointe apartments	EOA	Approve

Staff recommendation: Approve staff's recommendations for items 172-180.

Commission action: Approved staff's recommendations for items 172-180.

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

J ADMINISTRATIVE

NONE

V. ESTABLISH A PUBLIC HEARING DATE OF SEPTEMBER 14, 2006 FOR:

- a. **Barrington Sec. 2**
- b. **Eagle Springs Sec. 24 Replat No. 1**
- c. **Eagle Springs Sec. 28 Replat No. 1**
- d. **Harris County Municipal Utility District No. 144**
- e. **Hunters Creek Manor**
- f. **Kandy Stripe Sec. 2**
- g. **OCIRES Limited Subdivision**
- h. **Parkway Ranch**
- i. **River Oaks Sec. 10 Block 94 Lots 3, 4 and 5 Partial Replat No. 1**
- j. **Rock Creek Sec. 9 Partial Replat No. 2**
- k. **Sandalwood Sec. 1 partial Replat No. 1**
- l. **Toscana Court Three Replat No. 1**
- m. **Woodvine Place**

Staff recommendation: Establish a public hearing date of September 14, 2006 for items V a-m.

Commission action: Established a public hearing date of September 14, 2006 for items V a-m.

Motion: **Kilkenny**

Second: **Reed** Vote: **Unanimous**

Abstaining: **None**

VI. PUBLIC COMMENT

NONE

VII. ADJOURNMENT

There being no further business, Madam Chair, Carol Able Lewis, adjourned the meeting at 3:57 p.m.



Madam Chair, Carol Able Lewis



Marlene L. Gafrick, Secretary