

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.

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|------------------------------|----------------------|
| Carol Abel Lewis, Chair | |
| Mark A. Kilkenny, Vice Chair | Absent |
| John W. H. Chiang | |
| David Collins | |
| Kay Crooker | Absent |
| Algenita Scott-Davis | Arrived at 2:51 p.m. |
| Sonny Garza | |
| Jim Jard | |
| D. Fred Martinez | |
| Etan M. Mirwis | Arrived at 2:49 p.m. |
| 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 | Absent |

EXOFFICIO MEMBERS

| | |
|---------------------|--------|
| M. Marvin Katz | Absent |
| 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** **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: **Reed** Second: **Chiang** Vote: **Unanimous** Abstaining: **None**
- 161 Meadowview Farms Sec. 10** **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: **Ross** Second: **Reed** Vote: **Unanimous** Abstaining: **None**
- 162 Monsour VI** **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: **Reed** Vote: **Unanimous** Abstaining: **None**
- 163 Patten Oak Partial Replat No. 1** **C3N** **Withdraw**
 Staff recommendation: Withdraw the plat at the applicant's request and established 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, 1006.
 Motion: **Chiang** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**
- 164 Prolific Manor 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: **Davis** Second: **Garza** Vote: **Unanimous** Abstaining: **None**
 Speakers for item 164: Elaine White and Chester Bernard.
- 165 St. Annes Reserve A** **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: **Davis** Vote: **Unanimous** Abstaining: **None**
- 166 Sunset Bend Sec. 1 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: **Freeman** Vote: **Unanimous** Abstaining: **None**
- 167 Uptown Townhouses at Bering Drive** **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: **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 C3P Defer **Estates Water Plant No. 2**

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** DPV Approve
Staff recommendation: Approve the variance.
Commission action: Approved the variance.
Motion: **Mirwis** Second: **Chiang** Vote: **Unanimous** Abstaining: **None**
- 191 Michael James** DPV Approve
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** COC Approve
193 Joanne Hurley COC Approve
194 Donald Coppotelli COC Approve
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** EOA Approve
196 Kings Mill Sec. 2 EOA Approve
197 Memorial Springs Sec. 12 EOA Approve
198 Pine Trace Village Sec. 3 EOA Approve
199 Pine Trace Village Sec. 4 EOA Approve
200 Presbyterian School Outdoor Campus EOA Approve
201 Sunset Ridge West Sec. 2 EOA Approve
202 Sunset Ridge West Sec. 3 EOA Approve
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** EOA Approve
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.



Madam Chair, Carol Abel Lewis



Marlene L. Gafrick, Secretary