

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

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

Arrived at 2:38 p.m.

Left at 3:23 p.m.

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 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 **C3N** **Defer**
Partial Replat
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 C3N Approve
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 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: **Collins** Second: **Crooker** Vote: **Unanimous** Opposed: **None**

140 Monsour VI 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: **Crooker** Second: **Reed** Vote: **Unanimous** Abstaining: **None**

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

27 Fulton Court C3F Approve
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 APPLICAT'S REQUEST

145 GST Subdivision C3R Approve
146 Gulf States 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: **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**

F RECONSIDERATION OF REQUIREMENTS

NONE

G ADMINISTRATIVE

NONE

H DEVELOPMENT PLAT VARIANCES

NONE

I 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.

J EXTENSIONS OF APPROVAL AND NAME CHANGES

160 Costa Development Subdivision No. 1 (Formerly MSC Properties Subdivision No. 1)	NC	Approve
161 Eaglewood at Oakhurst Sec. 2	EOA	Approve
162 Gates at Castle Court (Formerly Castle Court Gardens)	NC	Approve
163 Long Meadow Farms Lift Station No. 3	EOA	Approve
164 Lovett Maison (Formerly Manors on Lovett Boulevard)	NC	Approve
165 Roden Axel Subdivision (Formerly Robin Axel Subdivision)	NC	Approve
166 The Villas a Partial Replat of Eastshore Sec. 3, Reserve B and H	NC	Approve
167 Vineyard Meadow Sec. 1 (Formerly Westgreen Lakes Sec. 1)	NC	Approve
168 Vineyard Meadow Sec. 2 (Formerly Westgreen Lakes Sec. 2)	NC	Approve
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