

Minutes of the Houston Planning Commission

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

February 16, 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: 39 p.m. with a quorum present.

Carol Abel Lewis, Chair	
Mark A. Kilkenny, Vice Chair	Absent
John W. H. Chiang	
David Collins	Left at 5:49 p.m.
Kay Crooker	
Algenita Scott-Davis	Arrived at 2:41 p.m./Left at 5:54 p.m.
Sonny Garza	
Jim Jard	Absent
D. Fred Martinez	Left at 4:09 p.m.
Etan M. Mirwis	Left at 6:10 p.m.
Robin Reed	
Richard A. Rice	Arrived at 2:45 p.m.
Jeff Ross	Arrived at 2:46 p.m.
Talmadge Sharp, Sr.	
Lee Schlanger	Left at 5:40 p.m.
Jon N. Strange	Arrived at 2:46 p.m.
B. J. Walter	
Shaukat Zakaria	
The Honorable Robert Eckels	Absent
The Honorable Grady Prestage	
Mark Mooney for:	
The Honorable Ed Chance	

EXOFFICIO MEMBERS

M. Marvin Katz	Absent
John Sakolosky for:	
Mike Marcotte	
Jawn 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 FEBRUARY 02, 2006 PLANNING COMMISSION MEETING MINUTES

Motion: **Reed**

Second: **Crooker**

Vote: **Unanimous**

Abstaining: **None**

Commissioners Collins and Davis abstained and left the room.

I. CONSIDERATION OF A HOTEL/MOTEL VARIANCE FOR MAINSTAY INN AND SUITES LOCATED AT 3134 OLD SPANISH TRAIL

Staff recommendation: Grant the variance request.

Commission action: Granted the variance request.

Motion: **Ross**

Second: **Mirwis**

Vote: **Unanimous**

Abstaining: **None**

Speaker for item I: Caroline Ordener

Commissioners Collins and Davis returned to the room.

Commissioners Davis and Prestage did not vote nor abstain on agenda item II.

II. PUBLIC HEARING AND CONSIDERATION OF A PREVAILING LOT SIZE APPLICATION FOR THE 1700 BLOCK OF WROXTON COURT, THE NORTH AND SOUTH SIDES, FROM ASHBY STREET TO THE CUL-DE-SAC END.

Staff recommendation: Approve the Prevailing Lot Size Application and send to City Council for approval.

Commission action: Approved the Prevailing Lot Size Application and send to City Council for approval.

Motion: **Crooker**

Second: **Collins**

Vote: **Carried**

Abstaining: **None**

Speakers for item III: Ron Robins, Richard Baraniuk, Council Member Anne Clutterbuck, Gregory DeLong, Jamie Flatt-Hickey and Norman Rund.

II. PLATTING ACTIVITY (Consent items A and B, 1-160)

Items removed for separate consideration: 2, 3, 14, 31, 40, 64, 93, 99 and 136. Items 43 and 158 are changed from defer to approve.

Staff recommendation: Approve staff's recommendation for items 1-160, subject to the 101 form conditions.

Commission action: Approved staff's recommendations for items 1-160 subject to the 101 form conditions.

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

Commissioners Rice, Ross and Schlanger left the room.

Staff recommendation: Approve staff's recommendations for items **2, 3, 14, 31, 40, 64, 93, 99 and 136**, subject to the 101 form conditions.

Commission action: Approved staff's recommendation for items **2, 3, 14, 31, 40, 64, 93, 99 and 136**, subject to the 101 form conditions.

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

Commissioners Rice, Ross and Schlanger returned.

C PUBLIC HEARINGS

161 Atkinson Town Homes Sec. 2 C3N Withdraw

Staff recommendation: Withdraw the plat at the applicant's request and establish a public hearing of March 16, 2006.

Commission action: Withdrew the plat at the applicant's request and established a public hearing for March 16, 2006.

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

162 Chrishan Shopping Center 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: **Rice** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

163 Courtyards at Lawrence Replat No. 1 C3N Withdraw

Staff recommendation: Defer the plat for two weeks for further study and review.

Commission action: Withdrew the plat at the applicant's request.

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

164 Culberson Westview

C3N

Withdraw

Staff recommendation: Withdraw the plat at the applicant's request and establish a public hearing date of March 16, 2006 and waive the refilling fees.

Commission action: Withdrew the plat at the applicant's request and established a public hearing date of March 16, 2006 and waive the refilling fees.

Motion: **Collins**

Second: **Davis**

Vote: **Unanimous**

Abstaining: **None**

Speaker for items 164: Monica Fontenot-Poindexter.

165 Driscoll Landing

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: **Sharp**

Second: **Davis**

Vote: **Unanimous**

Abstaining: **None**

Speaker for item 165: Erica Garnis.

166 Gibson Court

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: **Crooker**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

167 Graustark Estates

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: **Collins**

Second: **Sharp**

Vote: **Unanimous**

Abstaining: **None**

168 Harold Street Village 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: **Ross**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

169 Imperial Garden Sec. 4

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: **Sharp**

Second: **Crooker**

Vote: **Unanimous**

Abstaining: **None**

170 Ivanhoe Park Villas

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: **Sharp**

Second: **Chiang**

Vote: **Carries**

Opposed:

Kilkenny, Mirwis, Reed, Ross, Schlanger and Walter

Commissioners for deferral: Chiang, Collins, Crooker, Davis, Garza, Jard, Strange and Zakaria.

Speakers for item 170: Dr. Richard Waites and Anan Qaddumi.

171 Lakemont Apartments**C3N****Defer**

Staff recommendation: Approve the plat subject to the 101 form conditions.

Commission action: Deferred the plat for two weeks for further study and review.

Motion: **Prestage** Second: **Mirwis** Vote: **Unanimous** Abstaining: **None**

Speakers for item 171: Andréa Carter, Lisa Hachichio, Jamil Musa, Gerald Virtaneen, Sigrid Stewart, Keith Johnson, Tracy Youngblood and Javier Martinez.

172 Shores Sec. 4 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: **Rice** Second: **Reed** Vote: **Unanimous** Abstaining: **None****173 Spring Branch Estates 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: **Crooker** Vote: **Unanimous** Abstaining: **None****174 Ventaja Estates 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: **Mirwis** Vote: **Unanimous** Abstaining: **None****D VARIANCES****ITEMS 175, 178, 183, 187, 188 AND 189 ARE RECOMMENDED FOR DEFERRAL. ITEM 189 WILL BE ADDRESSED SEPARATELY TO ALLOW FOR SPEAKERS.**Motion: **Sharp** Second: **Davis** Vote: **Unanimous** Abstaining: **None****176 Cypresswood Trails Sec. 2****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: **Rice** Second: **Davis** Vote: **Unanimous** Abstaining: **None****177 Galena Park ISD Elementary School****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: **Ross** Second: **Davis** Vote: **Unanimous** Abstaining: **None**

179 Herkimer Gardens 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 101 form conditions.

Motion: **Sharp**

Second: **Chiang**

Vote: **Unanimous**

Abstaining: **None**

180 Lakecrest Cove GP

GP

Defer

Staff recommendation: Grant the requested variance and approve the general plan subject to the 101 form conditions.

Commission action: Deferred the plat for two weeks for further study and review.

Motion: **Ross**

Second: **Collins**

Vote: **Unanimous**

Abstaining:

181 Memorial Bayou 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: **Mirwis**

Second: **Rice**

Vote: **Carried**

Opposed: **Crooker**

and Walter

Speakers for item 181: Ione Plummer, Greg Johnston, Lynnea Wise, Landrum Wise, Debra Leger-Jordan and J. R. Davis.

182 Methodist Hospital West Campus

C2

Defer

Staff recommendation: Grant the requested variance and approve the plat subject to the 101 form conditions.

Commission action: Deferred the plat for two weeks for further study and review.

Motion: **Rice**

Second: **Strange**

Vote: **Unanimous**

Opposed: **None**

184 North Eldridge Center GP

GP

Approve

185 North Eldridge Center Sec. 2

C2

Approve

Staff recommendation: Approve the general plan, grant the requested variance and approve the plat subject to the 101 form conditions.

Commission action: Approved the general plan, granted the requested variance and approved the plat subject to the 101 form conditions.

Motion: **Mirwis**

Second: **Rice**

Vote: **Unanimous**

Abstaining: **None**

186 Pinemont Square Sec. 2

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: **Mirwis**

Second: **Ross**

Vote: **Unanimous**

Abstaining: **None**

Commissioners Ross and Walter abstained and left the room.

189 Sabinal Subdivision

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: **Crooker** Second: **Zakaria** Vote: **Unanimous** Abstaining: **None**

Speakers for item 189: Ginger Maughs and Kathleen Cline.

Commissioners Ross and Walter returned.

190 Two Thousand Six Hundred Thirteen Austin Street Wells Fargo

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: **Garza** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

E SPECIAL EXCEPTIONS

191 Trails of Cypress Lake Sec. 1

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 approved the plat subject to the 101 form conditions.

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

F RECONSIDERATION OF REQUIREMENTS

192 S. Samuel Subdivision

C2

Approve

Staff recommendation: Grant the reconsideration of requirement and variance and approve the plat subject to the 101 form conditions.

Commission action: Granted the reconsideration of requirement and variance and approved the plat subject to the 101 form conditions.

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

G ADMINISTRATIVE

193 A-OK Subdivision

C2

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

DEVELOPMENT PLAT VARIANCES

194 Gotto Residence

DPV

Approve

Staff recommendation: Grant the requested variance and approve the plat subject to the 201 form conditions.

Commission action: Granted the requested variance and approved the plat subject to the 201 form conditions.

Motion: **Sharp**

Second: **Reed**

Vote: **Unanimous**

Abstaining: **None**

195 Fred Sharifi

DPV

Defer

Staff recommendation: Grant the requested variance and approve the plat subject to the 201 form conditions.

Commission action: Deferred the plat for two weeks.

Motion: **Crooker**

Second: **Walter**

Vote: **Unanimous**

Abstaining:

Speakers for item 195: Dick Reese, Robert Ingram and Mary Lou Henry.

196 Charles Bosch

DPV

Approve

Staff recommendation: Grant the requested variance and approve the plat subject to the 201 form conditions.

Commission action: Deferred the plat for two weeks because the commission was losing its quorum.

Motion: **Crooker**

Second: **Zakaria**

Vote: **Unanimous**

Abstaining: **None**

*The remaining Development Plat Variance items, numbers 197 and 198, are deferred for two weeks by Madam Chair, Carol Abel Lewis, because the commission was losing its quorum.

Motion: **Crooker**

Second: **Zakaria**

Vote: **Unanimous**

Abstaining: **None**

I CERTIFICATES OF COMPLIANCE

199 Darla Latham

COC

Approve

200 David W. Rozema

COC

Approve

Staff recommendation: Issue the Certificates of Compliance for items 199 and 200.

Commission action: Issued the Certificates of Compliance for items 199 and 200.

Motion: **Strange**

Second: **Zakaria**

Vote: **Unanimous**

Abstaining: **None**

J EXTENSIONS OF APPROVAL AND NAME CHANGES

201 Chimney Rock Road at McHard Road STD

EOA

Approve

202 Cypress Creek Lakes Sec. 7

EOA

Approve

203 Cypress Retail Center Partial Replat No. 1

EOA

Approve

204 Grand Lakes Presbyterian Church

EOA

Approve

205 Huffmeister U-STOR

NC

Approve

(formerly Huffmeister Park)

06 Lakemont Grove Sec. 3

EOA

Approve

207	Oxford Extension (formerly Oxford Heights Subdivision)	NC	Disapprove
208	Parkway Manor Sec. 2	EOA	Approve
209	Summerwood Sec. 28	EOA	Approve
210	Sydney Harbour Sec. 3	EOA	Approve
211	Tuscany Lakes Sec. 2	EOA	Approve
212	Tuscany Lakes Sec. 3	EOA	Approve

Staff recommendation: Approve staff's recommendations for items 201-212.

Commission action: Approved staff's recommendations for items 201-212.

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

IV. ESTABLISH A PUBLIC HEARING DATE OF MARCH 16, 2006 FOR:

- a. Kenswick Forest Sec. 5 Partial Replat No. 1
- b. Vanderpool and Tamerlaine Subdivision
- c. Waterhill Homes on Ralph Sec. 3 Replat No. 1
- d. Waterhill Homes on Wroxton

Staff recommendation: Establish a public hearing date of March 16, 2006 for items IV a-d.

Commission action: Established a public hearing date of March 16, 2006 for items IV a-d.

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

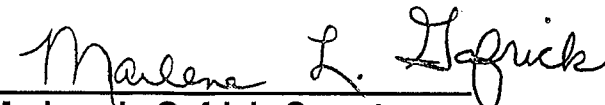
V. PUBLIC COMMENT

NONE

VI. ADJOURNMENT

There being no further business, Madam Chair, Carol Abel Lewis, adjourned the meeting at 6:46 p.m.


 Madam Chair, Carol Abel Lewis


 Marlene L. Gafrick, Secretary