Minutes of the Houston Planning Commission

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

January 19, 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 2:35 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.
Jon N. Strange
B. J. Walter
Shaukat Zakaria
Jackie Freeman for:
  The Honorable Robert Eckels
D. Jesse Hegemier for:
  The Honorable Grady Prestage
Mark Mooney for:
  The Honorable Ed Chance

EXOFFICIO MEMBERS

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

Arrived at 2:43 p.m.
Arrived at 2:39 p.m.
Left at 4:37 p.m.
Absent
Left at 4:36 p.m.
Absent
Arrived at 3:36 p.m.
Left at 4:35 p.m.
Arrived at 2:46 p.m.
Left at 4:46 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 DECEMBER 22, 2005, AND JANUARY 5, 2006 PLANNING COMMISSION MEETING MINUTES
Commission action: Deferred the December 22, 2005 minutes for two weeks for corrections. The January 5, 2006 minutes were approved.
   Motion: Ross  Second: Crooker  Vote: Unanimous  Abstaining: None

I. PUBLIC HEARING AND CONSIDERATION OF PROTECTED LANDMARK DESIGNATION APPLICATION FOR THE BEAZLEY-TELSHOW HOUSE – 1816 KANE STREET

Staff recommendation: Accept the recommendation of the Houston Archaeological and Historical Commission and recommend to City Council the Protected Landmark Designation of the Beazley-Telshow House at 1816 Kane Street.
Commission action: Accepted the recommendation of the Houston Archaeological and Historical Commission and recommended to City Council the Protected Landmark Designation of the Beazley-Telshow House at 1816 Kane Street.
   Motion: Crooker  Second: Kilkenny  Vote: Unanimous  Abstaining: None

II. PUBLIC HEARING AND CONSIDERATION OF PROTECTED LANDMARK DESIGNATION APPLICATION FOR FOUNDERS’ MEMORIAL PARK – 1217 W. DALLAS STREET

Staff recommendation: Accept the recommendation of the Houston Archaeological and Historical Commission and recommend to City Council the Protected Landmark Designation of Founders’ Memorial Park – 1217 W. Dallas Street.
Commission action: Accepted the recommendation of the Houston Archaeological and Historical Commission and recommended to City Council the Protected Landmark Designation of Founders’ Memorial Park – 1217 W. Dallas Street.
   Motion: Crooker  Second: Kilkenny  Vote: Unanimous  Abstaining: None

III. PUBLIC HEARING AND CONSIDERATION OF A HOTEL/MOTEL VARIANCE FOR MARRIOTT COURTYARD HOTEL LOCATED AT 2900 SAGE STREET.
Staff recommendation: Defer the variance request for two weeks for further study and review.
Commission action: Deferred the variance request for two weeks for further study and review.
   Motion: Sharp  Second: Crooker  Vote: Unanimous  Abstaining: None
IV. PRESENTATION ON BLUEPRINT HOUSTON

The presentation is rescheduled for the February 2, 2006 meeting.

V. PRESENTATION AND CONSIDERATION OF THE SEMI ANNUAL REPORT OF CAPITAL
IMPROVEMENTS AND IMPACT FEES

Staff recommendation: Approve the Semi Annual Report.
Commission action: Approved the Semi Annual Report.
Motion: Kilkenny  Second: Garza  Vote: Unanimous  Abstaining: None

VI. PLOTTING ACTIVITY (Consent items A and B, 1-127)

Items removed for separate consideration: 7, 22, 45 and 80. Items 30 and 67-70 were changed from defer to approve and item 84 was changed from approve to defer.
Staff recommendation: Approve staff’s recommendation for items 1-127, subject to the 101 form conditions.
Commission action: Approved staff’s recommendations for items 1-127 subject to the 101 form conditions.
Motion: Ross  Second: Reed  Vote: Unanimous  Abstaining: None

Commissioners Ross and Schlanger left the room.

Staff recommendation: Approve staff’s recommendations for items 7, 22, 45 and 80.
Commission action: Approved staff’s recommendation for items 7, 22, 45 and 80.
Motion: Collins  Second: Kilkenny  Vote: Unanimous  Abstaining: None

Commissioners Ross and Schlanger returned.

C PUBLIC HEARINGS

128 Atasca Oaks Estates Partial Replat No. 1  C3N
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: Carries  Abstaining: Collins
Speakers for item 128: Kim Lemer, Reeves Gilmore and Robert Arnold.

129 Atkinson Town Homes Sec. 2  C3N
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: Reed  Second: Crooker  Vote: Unanimous  Abstaining: None
130 Autumn Park Subdivision
Staff recommendation: Withdraw the plat at the applicant's request.
Commission action: Withdrawed the plat at the applicant's request.
Motion: Ross  Second: Chiang  Vote: Unanimous  Abstaining: None

131 Avalon at Seven Meadows Sec. 3
Partial Replat No. 1
Staff recommendation: Withdraw the plat at the applicant's request.
Commission action: Withdrew the plat at the applicant's request.
Motion: Kilkenny  Second: Crooker  Vote: Unanimous  Abstaining: None

132 Beechnut Crossing Estates
Staff recommendation: Withdraw the plat at the applicant's request.
Commission action: Withdrawed the plat at the applicant's request.
Motion: Ross  Second: Collins  Vote: Unanimous  Abstaining: None

133 Casa Loma Place
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: Sharp  Vote: Unanimous  Abstaining: None

134 Catera Square Subdivision
Staff recommendation: Defer the plat for two weeks for further study and additional information.
Commission action: Deferred the plat for two weeks for further study and additional information.
Motion: Crooker  Second: Reed  Vote: Unanimous  Abstaining: None
Speaker for item 134: Doris Spence.

135 Chrishan Shopping Center Subdivision
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: Reed  Second: Chiang  Vote: Unanimous  Abstaining: None

136 Creekridge Sec. 2
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: Sharp  Vote: Unanimous  Abstaining: None

137 Culberson Westview
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: Davis  Vote: Unanimous  Abstaining: None
138  Garden Oaks Court Partial Replat and Extension No. 1  C3N  Withdraw
Commission action: Withdrew the plat at the applicant’s request.
Motion: Davis  Second: Freeman  Vote: Unanimous  Abstaining: None

139  Gulf Meadows Sec. 3  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

140  Jack in the Box No. 679 Subdivision  C3N  Defer
Staff recommendation: Approved the plat subject to the 101 form conditions.
Commission action: Deferred the plat for two weeks for further study and review.
Motion: Strange  Second: Davis  Vote: Carries  Opposed: Chiang,
Kilkenny, Freeman, Rice and Ross
Speakers for item 140: Mary McKenzie and Mauro de la Garza.

141  Keystone Estates  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: Ross  Vote: Unanimous  Abstaining: None

Commissioners Reed and Schlanger abstained and left the room.

142  Morse Place Gardens  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: Collins  Second: Crooker  Vote: Unanimous  Abstaining: Reed
and Schlanger

Commissioners Reed and Schlanger returned.

Commissioner Ross abstains and left the room.

143  Morton Ranch Sec. 1 Partial Replat No. 1  C3N  Approve
Staff recommendation: Defer the plat for two weeks for further study and review.
Commission action: Approved the plat subject to the 101 form conditions.
Motion: Freeman  Second: Kilkenny  Vote: Unanimous  Abstaining: Ross

Commissioner Ross returned.

144  Nantucket Manor 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: Sharp  Second: Reed  Vote: Unanimous  Abstaining: None
<table>
<thead>
<tr>
<th></th>
<th>Item Description</th>
<th>Action</th>
<th>Staff Recommendation</th>
<th>Commission Action</th>
<th>Motion</th>
<th>Second</th>
<th>Vote</th>
<th>Abstaining</th>
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</thead>
<tbody>
<tr>
<td>145</td>
<td>Oakshire Manor</td>
<td>C3N</td>
<td>Defer</td>
<td>Deferred the plat for two weeks for further study and Legal review.</td>
<td>Freeman</td>
<td>Crooker</td>
<td>Unanimous</td>
<td>None</td>
</tr>
<tr>
<td>146</td>
<td>Palm Crest View Subdivision</td>
<td>C3N</td>
<td>Defer</td>
<td>Deferred the plat for two weeks for further study and Legal review.</td>
<td>Collins</td>
<td>Schlanger</td>
<td>Unanimous</td>
<td>None</td>
</tr>
<tr>
<td>147</td>
<td>Shores Sec. 2 Replat No. 1</td>
<td>C3N</td>
<td>Defer</td>
<td>Deferred the plat for two weeks for further study and review.</td>
<td>Sharp</td>
<td>Kilkenny</td>
<td>Unanimous</td>
<td>None</td>
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<tr>
<td>148</td>
<td>Shores Sec. 4 Partial Replat No. 1</td>
<td>C3N</td>
<td>Defer</td>
<td>Deferred plat for two weeks for further study and Legal review.</td>
<td>Reed</td>
<td>Crooker</td>
<td>Unanimous</td>
<td>None</td>
</tr>
<tr>
<td>149</td>
<td>Timber Forest Recreation Parking Subdivision</td>
<td>C3N</td>
<td>Defer</td>
<td>Deferred the plat for two weeks to allow the applicant time to furnish additional information.</td>
<td>Kilkenny</td>
<td>Sharp</td>
<td>Unanimous</td>
<td>None</td>
</tr>
<tr>
<td>150</td>
<td>Village at Glen Iris Community Center Subdivision</td>
<td>C3N</td>
<td>Approve</td>
<td>Approved the plat subject to the 101 form conditions.</td>
<td>Davis</td>
<td>Reed</td>
<td>Unanimous</td>
<td>None</td>
</tr>
<tr>
<td>151</td>
<td>West Bend Anderson Homes Subdivision</td>
<td>C3N</td>
<td>Defer</td>
<td>Deferred the plat for two weeks for further study and Legal review.</td>
<td>Collins</td>
<td>Kilkenny</td>
<td>Unanimous</td>
<td>None</td>
</tr>
<tr>
<td>152</td>
<td>Wimbledon Country North Partial Replat No. 1</td>
<td>C3N</td>
<td>Defer</td>
<td>Deferred the plat for two weeks for further study and Legal review.</td>
<td>Ross</td>
<td>Chiang</td>
<td>Unanimous</td>
<td>None</td>
</tr>
</tbody>
</table>
D   VARIANCES

ITEMS 154, 156, 157, 158, 163, 164, 168, 169-174, 176, 177 AND 178 ARE RECOMMENDED FOR DEFERRAL.

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

ITEM 155 IS WITHDRAWN AT THE APPLICANT’S REQUEST.

Motion:   Reed   Second:   Schlanger   Vote:   Unanimous   Abstaining:   None

153   Almeda Vista Subdivision

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:   Crooker   Second:   Reed   Vote:   Unanimous   Abstaining:   None

159   Katy Creek Ranch Sec. 3

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:   Hegemier   Second:   Davis   Vote:   Unanimous   Abstaining:   None

160   Lakecrest Village Sec. 2

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:   Strange   Second:   Ross   Vote:   Unanimous   Abstaining:   None

161   Montrose Crossing North

Staff recommendation: Grant the requested variance and approve the plat subject to the landscape improvements recommended by the developer, increase trees to 3” caliper, and boxwoods to 5 gallon size, and working with the Urban Forester to coordinate proposed improvements to protect the trees and to the 101 form conditions.
Commission action: Granted the requested variance and approved the plat subject to the landscape improvements recommended by the developer, increase trees to 3” caliper, and boxwoods to 5 gallon size, and working with the Urban Forester to coordinate proposed improvements to protect the trees subject to the 101 form conditions.

Motion:   Davis   Second:   Collins   Vote:   Carries   Abstaining:   Garza and Walter

Speakers for item 161: Michael Covey and Edward Friedman and Mary Lou Henry.
162  Pierce Junction Village 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: Kilkenny Second: Chiang Vote: Unanimous Abstaining: None

165  Satsuma Station GP   GP   Approve
166  Satsuma Station Sec. 1   C3P   Approve
Staff recommendation: Grant the requested variance; approve the general plan and the plat for
Section 1 subject to the 101 form conditions.
Commission action: Granted the requested variance, approved the general plan and the plat for
Section 1, subject to the 101 form conditions.
Motion: Rice Second: Garza Vote: Unanimous Abstaining: None

167  Silver Springs GP   GP   Approve
Staff recommendation: Grant the requested variance and approve the general plan subject to the
101 form conditions.
Commission action: Granted the requested variance and approved the general plan subject to the
101 form conditions.
Motion: Ross Second: Freeman Vote: Unanimous Abstaining: None

175  Westgreen Lakes and Westfield Village GP   GP   Approve
Staff recommendation: Grant the requested variance and special exception and approve the general
plan subject to the 101 form conditions.
Commission action: Granted the requested variance and special exception and approved the
general plan subject to the 101 form conditions.
Motion: Kilkenny Second: Sharp Vote: Unanimous Abstaining: None

E   SPECIAL EXCEPTIONS

Taken with the deferrals at the beginning of the variance section.

F   RECONSIDERATION OF REQUIREMENTS

NONE
G  DEVELOPMENT PLAT VARIANCES

179  University House  DPV  Deny
Staff recommendation: Deny the requested variance.
Commission action: Denied the requested variance.
Motion: Collins  Second: Crooker  Vote: Unanimous  Abstaining: None
Speaker for item 179: Chris Hillman.

180  Gotto Residence  DPV  Defer
Staff recommendation: Defer the application for two weeks for further study and review.
Commission action: Deferred the application for two weeks for further study and review.
Motion: Kilkenny  Second: Sharp  Vote: Unanimous  Abstaining: None

H  CERTIFICATES OF COMPLIANCE
NONE

I  EXTENSIONS OF APPROVAL AND NAME CHANGES

181  Butterfield Road Sec. 1 Street Dedication  EOA  Approve
182  Inverness Estates Sec. 4  EOA  Approve
183  Memorial springs Sec. 9  EOA  Approve
184  Royal Shores Sec. 6  EOA  Approve
185  Steeple Chase Terrace  EOA  Approve
186  Upper West End Sec. 14  EOA  Approve
Staff recommendations: Approve staff’s recommendations for items 181-186.
Commission action: Approved staff’s recommendations for items 181-186.
Motion: Collins  Second: Garza  Vote: Unanimous  Abstaining: None

VII  ESTABLISH A PUBLIC HEARING DATE OF FEBRUARY 16, 2006 FOR:

a. Driscoll Landing Subdivision
b. Gibson Court
c. Harold Street Village Replat No. 1
d. Imperial Garden Sec. 4
e. Ivanhoe Park Villas
f. Lakemont Apartments
g. OCIRES One Limited Subdivision
h. Pemberton Crescent Replat No. 1
i. Spring Branch Estates Sec. 2 Partial Replat No. 3
j. Ventaja Estates Subdivision
k. Wimbledon Falls Sec. 2 Replat No. 1
Staff recommendation: Establish a public hearing date of February 16, 2006 for items VII a-k. Commission action: Established a public hearing date of February 16, 2006 for items VII a-k. Motion: Freeman Second: Sharp Vote: Unanimous Abstaining: None

VIII. PUBLIC COMMENT

Speaker Asmara Tekle Johnson spoke about project Citizens Against Eminent Domain Abuse.

Speaker Michael Berger expressed his concerns about two more single-family homes being built where only one is permitted. Commissioner Kay Crooker referred him to consider applying for a Prevailing Lot size for the property/area in question.

IX. ADJOURNMENT

There being no further business, Madam Chair, Carol Abel Lewis, adjourned the meeting at 4:53 p.m.

Carol Abel Lewis
Madam Chair, Carol Abel Lewis

Marlene L. Gafrick, Secretary