Minutes of the Houston Planning Commission

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

February 2, 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.

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
The Honorable Grady Prestage
Mark Mooney for:
  The Honorable Ed Chance

EXOFFICIO MEMBERS

M. Marvin Katz
John Sakolosky for:
  Mike Marcotte
Dawn Ullrich
CHAIRMAN'S REPORT
Madam Chair, Carol Abel Lewis, commended the members of the Planning Commission Sub-Committees on their outstanding performance and goals achieved in 2005.

DIRECTOR'S REPORT

The Director's report was given by Marlene L. Gafrick, Director, Planning and Development Department.

APPROVE THE JANUARY 19, 2006 PLANNING COMMISSION MEETING MINUTES

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

I. BLUEPRINT HOUSTON PRESENTATION
The presentation was given by Heidi Sweetnam, Executive Director and Alan Clark, Director of Transportation Planning for Blueprint Houston.

Item 193 from Section VIII is taken out of order at this time.

193 Midtown Square Subdivision    C2R    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: Ross    Second: Sharp    Vote: Unanimous    Abstaining: None
Speakers for item 193: Mary Lou Henry, Congresswoman Sheila Jackson Lee, Jerome Greenspan, of Council Member Alvarado’s office, Carl Davis of Council Member Berry’s office and Reverend Samuel Smith.

II. PUBLIC HEARING AND CONSIDERATION OF PROTECTED LANDMARK DESIGNATION APPLICATION FOR THE 1940 HOUSTON MUNICIPAL AIR TERMINAL - 8401 (aka 8325) TRAVELAIR ROAD
Staff recommendation: Accept the recommendation of the Houston Archaeological and Historical Commission and recommend to City Council the Protected Landmark Designation of the 1940 Houston Municipal Air Terminal 8401 (aka 8325) Travelair Road.
Commission action: Accepted the recommendation of the Houston Archaeological and Historical Commission and recommended to City Council the Protected Landmark Designation of the 1940 Houston Municipal Air Terminal 8401 (aka 8325) Travelair Road.
    Motion: Crooker    Second: Davis    Vote: Unanimous    Abstaining: None
III. PUBLIC HEARING AND CONSIDERATION OF PROTECTED LANDMARK DESIGNATION APPLICATION FOR THE ALBERT L. LADNER HOUSE – 3362 DEL MONTE DRIVE

Staff recommendation: Accept the recommendation of the Houston Archaeological and Historical Commission and recommend to City Council the Protected Landmark Designation of the Albert L. Ladner House at 3362 Del Monte Drive.

Commission action: Accepted the recommendation of the Houston Archaeological and Historical Commission and recommended to City Council the Protected Landmark Designation of the Albert L. Ladner House at 3362 Del Monte Drive.

Motion: Crooker    Second: Davis    Vote: Unanimous    Abstaining: None

IV. PUBLIC HEARING AND CONSIDERATION OF A PREVAILING LOT SIZE APPLICATION FOR THE 2100 THROUGH 2400 BLOCKS OF BARTLETT STREET NORTH SIDE, 2100 THROUGH 2300 BLOCKS OF SOUTH BOULEVARD NORTH SIDE

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

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

Motion: Mirwis    Second: Crooker    Vote: Unanimous    Abstaining: None

Speakers for item IV: Phil Potts, Larry Kelly, Mary Lou Henry, John Cutter, Council Member Peter Brown and Margaret Young.

V. PUBLIC HEARING AND CONSIDERATION OF A PREVAILING LOT SIZE APPLICATION FOR THE 1300, 1400 AND 1500 BLOCKS OF NORTH BOULEVARD, NORTH SIDE BETWEEN MANDELL STREET AND GRAUSTARK STREET

Staff recommendation: Approve the Prevailing Lot Size Application and forward it to City Council

Commission action: Approved the Prevailing Lot Size Application.

Motion: Kilkenney    Second: Crooker    Vote: Unanimous    Abstaining: None

Speakers for item V: Meyer Mention, Dr. Lewis Dailey, Jack Wise, Peter Way, Sandra Moffitt, Tom Pincus, Reid Wilson, Janet Jackson and Cole Fowler.

VI. CONSIDERATION OF A HOTEL/MOTEL VARIANCE FOR MARRIOTT COURTYARD HOTEL LOCATED AT 2900 SAGE STREET

Staff recommendation: Grant the variance for the Marriott Courtyard Hotel.

Commission action: Granted the variance for the Marriott Courtyard Hotel.

Motion: Rice    Second: Crooker    Vote: Unanimous    Abstaining: None

Speaker for item VI: Mary Lou Henry.

VII. ESTABLISH A PUBLIC HEARING DATE OF FEBRUARY 16, 2006 FOR A HOTEL/MOTEL VARIANCE FOR MAINSTAY INN AND SUITES LOCATED AT 3134 OLD SPANISH TRAIL

Staff recommendation: Establish the public hearing date of February 16, 2006 for a hotel/motel variance for Mainstay Inn and Suites.
Commission action: Established the public hearing date of February 16, 2006 for a hotel/motel variance for Mainstay Inn and Suites.

Motion: Crooker    Second: Reed    Vote: Unanimous    Abstaining: None
PLATTING ACTIVITY    (Consent items A and B, 1-160)

Item 43 is recommended approve; item 29 was changed from approve to defer; items 24, 25 and 117 were taken separately.
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: Crooker    Second: Sharp    Vote: Unanimous    Abstaining: None

Commissioners Chiang, Kilkenny and Ross left the room.

Staff recommendation: Approve staff’s recommendations for items 13, 19, 20, 21, 41, 42, 49, 62, 98, 99 and 111 subject to the 101 form conditions.
Commission action: Approved staff’s recommendation for items 13, 19, 20, 21, 41, 42, 49, 62, 98, 99 and 111 subject to the 101 form conditions.

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

Commissioners Chiang, Kilkenny and Ross returned.

Staff recommendation: Approve staff’s recommendation for item 68 subject to the 101 form conditions.
Commission action: Approved staff’s recommendation for item 68 subject to the 101 form conditions.

Motion: Kilkenny    Second: Davis    Vote: Unanimous    Abstaining: None

Items 24, 25 and 117 are taken at this time.

24  Cottage Grove Sec. 6  C3F    Defer
25  Cottage Grove Sec. 7  C3F    Defer

Staff recommendation: Approve the plats subject to the 101 form conditions.
Commission action: Deferred the plats for two weeks for further study and review.

Motion: Sharp    Second: Rice    Vote: Unanimous    Abstaining: None
Speakers for items 24 and 25: Stanley Twadsky, Rebecca Reyna for Council Member Alvarado and E. I. Smith.

117  Bercon’s West 22nd Addition  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
C PUBLIC HEARINGS

161 Atkinson Town Homes Sec. 2

Staff recommendation: Defer the plat for two weeks to allow the applicant to supply additional information.
Commission action: Deferred the plat for two weeks to allow the applicant to supply additional information.
Motion: Mirwis Second: Freeman Vote: Unanimous Abstaining: None

162 Avalon Estates Subdivision

Staff recommendation: Approve the plat subject to the 101 form conditions.
Commission action: Approved the plat subject to the 101 form conditions.
Motion: Kilkenny Second: Rice Vote: Unanimous Abstaining: None

163 Casa Loma Place

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: Chiang Vote: Unanimous Abstaining: None

Items 164 and 185 are taken together.

164 Catera Square Subdivision

185 Catera Villas Subdivision

Staff recommendation: Deny the requested variance and approve the plats subject to the 101 form conditions.
Commission action: Denied the requested variance and approved the plats subject to the 101 form conditions.
Motion: Crooker Second: Sharp Vote: Unanimous Abstaining: None
Speaker for items 164 and 185: Mrs. Larry Spence.

165 Chrishan Shopping Center Subdivision

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: Kilkenny Vote: Unanimous Abstaining: None

166 Courtyards at Lawrence Replat No. 1

Staff recommendation: Defer the plat for two weeks to allow the applicant to provide additional information.
Commission action: Deferred the plat for two weeks to allow the applicant to provide additional information.
Motion: Reed Second: Kilkenny Vote: Unanimous Abstaining: None
167 Creekridge Sec. 2
C3N Withdraw
Staff recommendation: Withdraw the plat at the applicant's request and establish a public hearing for March 2, 2006. The plat at the applicant's request and established a public hearing for March 2, 2006.
Motion: Crooker Second: Sharp Vote: Unanimous Abstaining: None

168 Culberson Westview
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: Reed Second: Sharp Vote: Unanimous Abstaining: None

169 Graustark Estates
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: Kilkenny Vote: Unanimous Abstaining: None

170 Jack in the Box No. 679 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: Sharp Vote: Unanimous Abstaining: None
Speakers for item 170: Gene LaKatour, Colleen Mahn, Adrian Campos and Guillermo DeSoto.

171 La Estancia 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: Mirwis Second: Kilkenny Vote: Unanimous Abstaining: None

172 Lamar Terrace Sec. 5
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: Crooker Second: Davis Vote: Unanimous Abstaining: None

Commissioner Reed abstained and left the room.

173 Morse Place Gardens
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: Chiang Vote: Carries Abstaining: Reed

Commissioner Reed returned.

174 Nantucket 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: Sharp Second: Freeman Vote: Unanimous Abstaining: None
175  Oakshire Manor
Staff recommendation: Approve the plat subject to the 101 form conditions.
Commission action: Approved the plat subject to the 101 form conditions.
    Motion: Mirwis  Second: Chiang  Vote: Unanimous
Speaker for item 175: Mary Lou Henry.

176  Palm Crest View Subdivision
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: Kilkenny  Vote: Unanimous
Speaker for item 140: Mauro de la Garza.

177  Shores Sec. 2 Replat No. 1
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: Chiang  Vote: Unanimous
Speaker for item 178: Mary Lou Henry.

178  Shores Sec. 4 Partial Replat No. 1
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: Freeman  Vote: Carries  Opposed: Ross and Kilkenny
Speaker for item 178: Mary Lou Henry.

179  Three Thousand Seven Hundred Thirty Eight Meadow Lake Lane
Staff recommendation: Withdraw the plat at the applicant’s request and establish a public hearing date of March 2, 2006.
Commission action: Withdrew the plat at the applicant’s request and established a public hearing date of March 2, 2006.
    Motion: Ross  Second: Garza  Vote: Unanimous
Speaker for item 179: Mary Lou Henry.

180  Timber Forest Recreation Parking Subdivision
Staff recommendation: Disapprove the plat.
Commission action: Disapproved the plat.
    Motion: Crooker  Second: Garza  Vote: Unanimous
Speaker for item 180: Mary Lou Henry.

181  Villages of Northpointe Sec. 1 Replat of Lot 14 Block 2
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
Speaker for item 181: Mary Lou Henry.

182  West Bend Anderson Homes Subdivision
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: Chiang  Vote: Unanimous  Abstaining: None

183 Wimbledon Country North 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: Ross  Second: Kilkenny  Vote: Unanimous  Abstaining: None

D VARIANCES

ITEMS 186, 188, 189, 190, 192, 195, 204 AND 209 ARE RECOMMENDED FOR DEFERRAL.
ITEMS 187, 196 AND 197 ARE RECOMMENDED FOR WITHDRAWAL
Motion: Mooney  Second: Reed  Vote: Unanimous  Abstaining: None

184 Bauman Villas Subdivision  C3P  Approve
Staff recommendation: Approve the plat without the variance and amenities plan, subject to the 101 form conditions.
Commission action: Approved the plat without the variance and amenities plan, subject to the 101 form conditions.
Motion: Rice  Second: Davis  Vote: Unanimous  Abstaining: None

191 Memorial Bayou Subdivision  C3R  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 additional information.
Motion: Kilkenny  Second: Crooker  Vote: Unanimous  Abstaining: None
Speakers for item 191: Faust Parker, Ruie Brogden, Ms. Jerry Davis and Debra Leger-Jordan.

194 Oakhurst 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 101 form conditions.
Motion: Mooney  Second: Mirwis  Vote: Unanimous  Abstaining: None

198 Sunrise Pine Sec. 2  C3P  Approve
199 Sunrise Pine Sec. 3  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: Kilkenny  Second: Rice  Vote: Unanimous  Abstaining:
200  Terrace at Oakhurst Sec. 1       C3P       Approve
201  Terrace at Oakhurst Sec. 2       C3P       Approve
202  Terrace at Oakhurst Sec. 3       C3P       Approve
203  Terrace at Oakhurst Sec. 4       C3P       Approve

Staff recommendation: Grant the requested special exception and approve the plats subject to the 101 form conditions.
Commission action: Granted the requested special exception and approved the plats subject to the 101 form conditions.

Motion: Mirwis    Second: Mooney    Vote: Unanimous    Abstaining: None

205  Washington Heights North       C2R       Approve
206  Washington Heights South       C2R       Approve

Staff recommendation: Grant the requested variances and approve the plats subject to coordinating indented parking along Center Street with Public Works and sidewalks being provided on Wagner Street and to the 101 form conditions.
Commission action: Granted the requested variances and approved the plats subject to coordinating indented parking along Center Street with Public Works and sidewalks being provided on Wagner Street and to the 101 form conditions.

Motion: Mirwis    Second: Sharp    Vote: Carries    Opposed: Crooker

207  Woodlands Conservatory Senior Living Apartments       C3R       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: Mooney    Second: Crooker    Vote: Unanimous    Abstaining: None

E   SPECIAL EXCEPTIONS
NONE

F   RECONSIDERATION OF REQUIREMENTS

208  Pearl Hall Subdivision       C2       Approve

Staff recommendation: Grant the requested 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: Mirwis    Second: Chiang    Vote: Unanimous    Abstaining: None
210  Sheldon Acres  C2  Approve
Staff recommendation: Grant the requested reconsideration of requirement and variance and approve the plat subject to the 101 form conditions.
Commission action: Granted the requested reconsideration of requirement and variance and approved the plat subject to the 101 form conditions.
Motion: Rice  Second: Ross  Vote: Unanimous  Abstaining: None

G  DEVELOPMENT PLAT VARIANCES

211  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: Mirwis  Second: Rice  Vote: Unanimous  Abstaining: None

H  CERTIFICATES OF COMPLIANCE

212  Robert Watkins  COC  Approve
Staff recommendation: Issued the Certificate of Compliance.
Commission action: Issued the Certificate of Compliance.
Motion: Rice  Second: Mirwis  Vote: Unanimous  Abstaining: None

I  EXTENSIONS OF APPROVAL AND NAME CHANGES

213  Breckenridge Forest North Sec. 3  EOA  Approve
214  Cinco Ranch Southwest Sec. 1  EOA  Approve
215  Cinco Ranch West at Seven Meadows Sec. 5  EOA  Approve
216  Cinco Terrace Drive Street Dedication  EOA  Approve
217  Cypress-Fairbanks ISD Elementary School No. 43  EOA  Approve
218  Forest Village Sec. 2  EOA  Approve
219  Greens Crossing Senior Village  NC  Approve
220  Southwood Trace Lane STD  EOA  Approve
221  T C Jester at State Highway 249  EOA  Approve
223  Villages of Northpointe West Sec. 12  EOA  Approve
224  Vintage Parkway Sec. 1 Street Dedication  NC  Approve
Staff recommendation: Approve staff’s recommendations for items 213-224.
Commission action: Approved staff’s recommendations for items 213-224.
Motion: Sharp  Second: Freeman  Vote: Unanimous  Abstaining: None

Commissioner Strange abstains and left the room.
Ultramatic Feeders
EOA
Approve

Staff recommendation: Approve staff’s recommendation for item 222.
Commission action: Approved staff’s recommendation for item 222.
   Motion: Chiang   Second: Rice   Vote: Unanimous
   Abstaining: None

Commissioner Strange returned.

IX   ESTABLISH A PUBLIC HEARING DATE OF MARCH 2, 2006 FOR:
   a. Barrington Sec. 2
   b. Garden Oaks Court Partial Replat and Extension No. 1
   c. Parkway Plaza
   d. Pine Shadows Partial Replat No. 1
   e. Wimbledon Falls Sec. 2 Replat No. 1
Staff recommendation: Establish a public hearing date of March 2, 2006 for items IX a-e.
Commission action: Established a public hearing date of March 2, 2006 for items IX a-e.
   Motion: Sharp   Second: Freeman   Vote: Unanimous   Abstaining: None

X.   PUBLIC COMMENT
NONE

XI.   ADJOURNMENT
There being no further business, Madam Chair, Carol Abel Lewis, adjourned the meeting at 6:28 p.m.

Madam Chair, Carol Abel Lewis

Marlène L. Gafrick, Secretary