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 Absent
Mark A. Kilkenny, Vice Chair
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. Minwis  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
The Honorable Grady Prestage  Absent
Mark Mooney for:
  The Honorable Ed Chance

EXOFFICIO MEMBERS

M. Marvin Katz  Absent
John Sakolosky for:
  Mike Marchette
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 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
Culberson Westview  
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 item 164: Monica Fontenot-Poindexter.

Driscoll Landing  
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.

Gibson Court  
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

Graustark Estates  
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

Harold Street Village 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: Ross  Second: Garza  Vote: Unanimous  Abstaining: None

Imperial Garden Sec. 4  
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

Ivanhoe Park Villas  
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.

Speaker 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: Defers 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: Defers 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
Herkimer Gardens 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 101 form conditions.

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

Lakecrest Cove GP

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:

Memorial Bayou 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: Minwis Second: Rice Vote: Carried Opposed: Crooker and Walter

Methodist Hospital West Campus

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

North Eldridge Center GP

North Eldridge Center Sec. 2

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: Minwis Second: Rice Vote: Unanimous Abstaining: None

Pinemont Square 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 the 101 form conditions.

Motion: Minwis Second: Ross Vote: Unanimous Abstaining: None

Commissioners Ross and Walter abstained and left the room.
Sabinal 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: Crooker Second: Zakaria Vote: Unanimous Abstaining: None
Speakers for item 189: Ginger Maughs and Kathlean Cline.

Commissioners Ross and Walter returned.

Two Thousand Six Hundred Thirteen Austin
Street Wells Fargo

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

SPECIAL EXCEPTIONS

Trails of Cypress Lake Sec. 1

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

RECONSIDERATION OF REQUIREMENTS

S. Samuel Subdivision

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

ADMINISTRATIVE

A-OK 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: 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

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

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.

Carol Abel Lewis
Madam Chair, Carol Abel Lewis

Marlene L. Gafrick, Secretary