

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	Absent
Kay Crooker	
Algenita Scott-Davis	Arrived at 2:50 p.m.
Sonny Garza	
Jim Jard	Absent
D. Fred Martinez	Left at 4:31 p.m.
Etan M. Mirwis	
Robin Reed	Left at 6:13 p.m.
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	Absent
Mark Mooney for:	
The Honorable Ed Chance	

EXOFFICIO MEMBERS

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

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: **Kilkenny** 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)

Items removed for separate consideration: 13, 19, 20, 21, 41, 42, 49, 62, 68, 98, 99 and 111. 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
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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

C3N

Defer

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

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: **Kilkenny**

Second: **Rice**

Vote: **Unanimous**

Abstaining: **None**

163 Casa Loma Place

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: **Davis**

Second: **Chiang**

Vote: **Unanimous**

Abstaining: **None**

Items 164 and 185 are taken together.

164 Catera Square Subdivision

C2R

Approve

185 Catera Villas Subdivision

C3N

Approve

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

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: **Kilkenny**

Vote: **Unanimous**

Abstaining: **None**

166 Courtyards at Lawrence Replat No. 1

C3N

Defer

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.
Commission action: Approved 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** **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: **Chiang** Vote: **Unanimous** Abstaining: **None**
 Speaker for item 175: Mary Lou Henry.
- 176 Palm Crest View 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: **Kilkenny** Vote: **Unanimous** Opposed: **None**
 Speaker for item 140: Mauro de la Garza.
- 177 Shores Sec. 2 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: **Reed** Second: **Chiang** Vote: **Unanimous** Abstaining: **None**
- 178 Shores Sec. 4 Partial 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: **Sharp** Second: **Freeman** Vote: **Carries** Opposed: **Ross**
and Kilkenny
 Speaker for item 178: Mary Lou Henry.
- 179 Three Thousand Seven Hundred Thirty Eight** **C3N** **Withdraw**
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** Abstaining:
- 180 Timber Forest Recreation Parking Subdivision** **C3N** **Disapprove**
 Staff recommendation: Disapprove the plat.
 Commission action: Disapproved the plat.
 Motion: **Crooker** Second: **Garza** Vote: **Unanimous** Abstaining: **None**
- 181 Villages of Northpointe Sec. 1 Replat of** **C3N** **Approve**
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** Abstaining: **None**
- 182 West Bend Anderson Homes 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: **Davis** Second: **Chiang** Vote: **Unanimous** Abstaining: **None**

183 Wimbledon Country North 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: **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
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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
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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.

222 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**

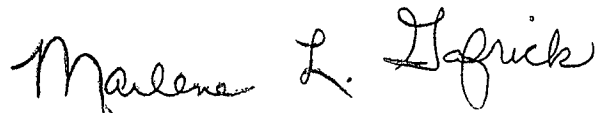
X. PUBLIC COMMENT

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



Marlene L. Gafrick, Secretary