

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	Arrived at 2:43 p.m.
David Collins	Arrived at 2:39 p.m.
Kay Crooker	
Algenita Scott-Davis	Left at 4:37 p.m.
Sonny Garza	
Jim Jard	Absent
J. Fred Martinez	Left at 4:36 p.m.
Etan M. Mirwis	Absent
Robin Reed	
Richard A. Rice	Arrived at 3:36 p.m.
Jeff Ross	
Talmadge Sharp, Sr.	
Jon N. Strange	Left at 4:35 p.m.
B. J. Walter	
Shaukat Zakaria	
Jackie Freeman for:	Arrived at 2:46 p.m.
The Honorable Robert Eckels	
D. Jesse Hegemier for:	
The Honorable Grady Prestage	
Mark Mooney for:	Left at 4:46 p.m.
The Honorable Ed Chance	

EXOFFICIO MEMBERS

M. Marvin Katz	Absent
John Sakolosky for:	
Mike Marcotte	
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 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 CONSIDERTION 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. PLATTING 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:

Commissioners Ross and Schlanger returned.

C PUBLIC HEARINGS

128 Atasca Oaks Estates 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: **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 Defer

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** **C3N** **Withdraw**
Staff recommendation: Withdraw the plat at the applicant's request.
Commission action: Withdrew the plat at the applicant's request.
Motion: **Ross** Second: **Chiang** Vote: **Unanimous** Abstaining: **None**
- 131 Avalon at Seven Meadows Sec. 3** **C3N** **Withdraw**
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** **C3N** **Withdraw**
Staff recommendation: Withdraw the plat at the applicant's request.
Commission action: Withdrew the plat at the applicant's request.
Motion: **Ross** Second: **Collins** Vote: **Unanimous** Abstaining: **None**
- 133 Casa Loma Place** **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: **Kilkenny** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**
- 134 Catera Square Subdivision** **C3N** **Defer**
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** **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: **Chiang** Vote: **Unanimous** Abstaining: **None**
- 136 CreekrIDGE Sec. 2** **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: **Kilkenny** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**
- 137 Culberson Westview** **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: **Davis** Vote: **Unanimous** Abstaining: **None**

138 Garden Oaks Court Partial Replat and Extension No. 1 **C3N** **Withdraw**
Staff recommendation: Withdraw the plat at the applicant's request.
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: Approve 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**

- 145 Oakshire Manor** **C3N** **Defer**
 Staff recommendation: Defer the plat for two weeks for further study Legal review.
 Commission action: Deferred the plat for two weeks for further study and Legal review.
 Motion: **Freeman** Second: **Crooker** Vote: **Unanimous** Abstaining: **None**
- 146 Palm Crest View 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: **Collins** Second: **Schlanger** Vote: **Unanimous** Abstaining: **None**
- 147 Shores Sec. 2 Replat No. 1** **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: **Sharp** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**
- 148 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 plat for two weeks for further study and Legal review.
 Motion: **Reed** Second: **Crooker** Vote: **Unanimous** Abstaining: **None**
- 149 Timber Forest Recreation Parking Subdivision** **C3N** **Defer**
 Staff recommendation: Defer the plat for two weeks to allow the applicant time to furnish additional information.
 Commission action: Deferred the plat for two weeks to allow the applicant time to furnish additional information.
 Motion: **Kilkenny** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**
- 150 Village at Glen Iris Community 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: **Davis** Second: **Reed** Vote: **Unanimous** Abstaining: **None**
- 151 West Bend Anderson Homes 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: **Collins** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**
- 152 Wimbledon Country North 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: **Ross** Second: **Chiang** Vote: **Unanimous** Abstaining: **None**

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
Marlene L. Gafrick, Secretary