

Minutes of the Houston Planning Commission

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

February 14, 2008
Meeting to be held in
Council Chambers, Public Level, City Hall Annex
2:30 p.m.

Call to order:

Carol Abel Lewis, Chair, 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	Left at 4:00 p.m.
Kay Crooker	Absent
Algenita Scott-Davis	
Sonny Garza	
Jim Jard	
D. Fred Martinez	Left at 5:28 p.m.
Robin Reed	Absent
Richard A. Rice	
David Robinson	Left at 5:40 p.m.
Jeff Ross	
Lee Schlanger	
Talmadge Sharp, Sr.	
Jon N. Strange	Absent
Beth Wolff	Absent
Shaukat Zakaria	
Jackie L. Freeman for:	Arrived at 2:46 p.m.
The Honorable Ed Emmett	Absent
Mark J. Mooney for:	Left at 5:32 p.m.
The Honorable Ed Chance	Absent
The Honorable Grady Prestage	Left at 4:18 p.m.

EXOFFICIO MEMBERS

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

CHAIRMAN'S REPORT

The Chairman's report was given by Carol Abel Lewis, Ph. D., Chair, Houston Planning Commission.

DIRECTOR'S REPORT

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

APPROVE THE JANUARY 31, 2008 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the January 31, 2008 Planning Commission Meeting Minutes with amendment.

Motion: **Zakaria** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

I. PLATTING ACTIVITY (Consent items A and B, 1-92)

Items removed for separate consideration: **5, 33, 45, 46, 51, and 56**. Items **8, 14 and 84** were changed from defer to approve. Items **26 and 90** were withdrawn.

Staff recommendation: Approve staff's recommendations for items **1-92**, subject to the 101 form conditions.

Commission action: Approved staff's recommendations for items **1-92**, subject to the 101 form conditions.

Motion: **Garza** Second: **Chiang** Vote: **Unanimous** Abstaining: **None**

Commissioners Rice and Ross abstained and left the room.

Staff recommendation: Approve staff's recommendation for items **5, 33, 45, 46, 51, and 56** subject to the 101 form conditions.

Commission action: Approved staff's recommendation for items **5, 33, 45, 46, 51, and 56** subject to the 101 form conditions.

Motion: **Zakaria** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

Commissioners Rice and Ross returned.

Agenda items 26, 90 and 106 were taken at this time.

26	Joyce Subdivision	C3P	Withdrawn
90	Wheeler Terrace Subdivision	C2R	Withdrawn
106	Reserves at Dow Park Subdivision	C3P	Withdrawn

Agenda items 98, 100, 101, 102, 104, 107, 108 and 111 are deferred and are taken out of order to allow for speakers.

Agenda items 98, 100 and 101 are taken at this time.

98 Baylor Place Subdivision

C2R

Defer

Staff recommendation: Defer the plat for two weeks to allow time for the applicant to provide additional information and to meet with staff.

Commission action: Deferred the plat for two weeks to allow time for the applicant to provide additional information and to meet with staff.

Motion: **Rice**

Second: **Collins**

Vote: **Unanimous**

Abstaining: **None**

Speaker for Item 98: Vicki Davis.

100 Dao Tran Commercial Reserve

C2

Defer

Staff recommendation: Defer the plat for two weeks to allow time for the applicant to provide revised information.

Commission action: Deferred the plat for two weeks to allow time for the applicant to provide revised information.

Motion: **Mooney**

Second: **Kilkenny**

Vote: **Unanimous**

Abstaining: **None**

101 Gates of North Hampton Sec. 1

C3P

Defer

Staff recommendation: Defer the plat for two weeks to allow time for the applicant to provide revised information and to meet with staff.

Commission action: Deferred the plat for two weeks to allow time for the applicant to provide revised information and to meet with staff.

Motion: **Freeman**

Second: **Zakaria**

Vote: **Unanimous**

Abstaining: **None**

Agenda Items 102, 104, 107, and 108 are taken together at this time.

102 Langfield Commercial Reserve Subdivision

C2

Defer

104 North Belt Reserve A Subdivision

C2R

Approve

107 Saddlebrook Saunders Subdivision

C2

Defer

108 TC Jester at FM 1960 Development GP

GP

Defer

Staff recommendation: Defer the general plan and the plats for two weeks to allow time for the applicant to provide revised information.

Commission action: Deferred the general plan and the plats for two weeks to allow time for the applicant to provide revised information.

Motion: **Sharp**

Second: **Robinson**

Vote: **Unanimous**

Abstaining: **None**

C PUBLIC HEARINGS

Commissioner Ross abstained and left the room.

93 Benders Landing Estates Sec. 4

C3N

Approve

Partial 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: **Mooney**

Second: **Zakaria**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Ross returned.

- 94 Lakeshore Sec. 9 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: **Sharp** Vote: **Unanimous** Abstaining: **None**
- 95 Pecan Park Place Addition** **C3N** **Defer**
 Staff recommendation: Defer the plat for two weeks for further study and legal review of the separately filed deed restrictions.
 Commission action: Deferred the plat for two weeks for further study and legal review of the separately filed deed restrictions.
 Motion: **Sharp** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**
- 96 Terravista Sec. 1 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: **Freeman** Second: **Chiang** Vote: **Unanimous** Abstaining: **None**
- 97 Wenlock Place Subdivision** **C3N** **Disapprove**
 Staff recommendation: Disapprove the plat.
 Commission action: Disapproved the plat.
 Motion: **Zakaria** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

- 99 Chelsea Market Subdivision** **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: **Robinson** Vote: **Unanimous** Abstaining: **None**
- 103 Memorial Hills Wastewater Treatment Plant Subdivision** **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: **Zakaria** Vote: **Unanimous** Abstaining: **None**

Commissioner Ross abstained on Agenda items 105, 109 and 110 and left the room.

105 North Harris County Regional Water Authority and City of Houston Joint

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: **Chiang**

Vote: **Unanimous**

Abstaining: **None**

109 Thrustmaster GP

GP

Defer

110 Thrustmaster Sec. 1

C3P

Defer

Staff recommendation: Grant the requested variance and approve the general plan and the plat subject to the 101 form conditions. Staff changed the recommendation at the podium to defer the requested variance, the general plan and the plat for two weeks to allow time for the applicant to provide additional information and to meet with staff.

Commission action: Deferred the requested variance, the general plan and the plat for two weeks to allow time for the applicant to provide additional information and to meet with staff.

Motion: **Collins**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Ross returned.

111 TMH West Houston Campus GP

GP

Approve

Staff recommendation: Grant the requested variance and approve the plat subject to a north-south public street along the western plat boundary, to the applicant coordinating with the children's hospital to the east in order to provide cross-access, to the applicant receiving approval from TxDot prior to preliminary plat approval for the sections associated with this site and the 101 form conditions.

Commission action: Granted the requested variance and approved the plat subject to a north-south public street along the western plat boundary, to the applicant coordinating with the children's hospital to the east in order to provide cross-access, to the applicant receiving approval from TxDot prior to preliminary plat approval for the sections associated with this site and the 101 form conditions.

Motion: **Kilkenny** Second: **Jard**

Vote: **Unanimous**

Abstaining:

Robinson

E SPECIAL EXCEPTIONS

NONE

F RECONSIDERATION OF REQUIREMENTS

112 Duhacsek Park

C2

Approve

Staff recommendation: Grant the requested reconsideration of requirement and approve the plat subject to the 101 form conditions.

Commission action: Grant the requested reconsideration of requirement and approve the plat subject to the 101 form conditions.

Motion: **Rice**

Second: **Prestage**

Vote: **Unanimous**

Abstaining: **None**

At this time a motion was made to reconsider Agenda item 31.

Motion: **Kilkenny** Second: **Chiang** Vote: **Unanimous** Abstaining: **None**

31 Lone Oak Estates Sec. 1

C3P

Disapprove

Staff recommendation: Disapprove the plat.

Commission action: Disapproved the plat.

Motion: **Jard** Second: **Sharp**

Vote: **Unanimous**

Abstaining: **None**

Speaker for Item 30: Jim Coberston.

G ADMINISTRATIVE

NONE

H DEVELOPMENT PLAT VARIANCES

113 2323 Leffingwell Street

DPV

Approve

Staff recommendation: Defer the requested variance for two weeks to allow time for further study and review of the separately filed deed restrictions.

Commission action: Deferred the requested variance for two weeks to allow time for further study and review of the separately filed deed restrictions.

Motion: **Jard**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

I CERTIFICATES OF COMPLIANCE

114 Rick Rueven

COC

Approve

115 City of Sugar Land

COC

Approve

Staff recommendation: Issue the Certificates of Compliance for items **114 - 115**.

Commission action: Issued the Certificates of Compliance for items **114 - 115**.

Motion: **Jard**

Second: **Zakaria**

Vote: **Unanimous**

Abstaining: **None**

J EXTENSIONS OF APPROVAL AND NAME CHANGES

116	Bingle Crossing Subdivision	EOA	Approve
117	Clearview Village Sec. 4	EOA	Approve
118	Katy V Parking Lot Subdivision	EOA	Approve
119	Northpointe Center	EOA	Approve
120	Parkway Manor Sec. 2	EOA	Approve
121	Pinehurst Landing Sec. 1	EOA	Approve
122	Pinehurst Landing Sec. 2	EOA	Approve
123	Stablewood Farms Sec. 7	EOA	Approve
124	Stablewood Farms Sec. 8	EOA	Approve
125	Sunrise Pines Sec. 2	EOA	Approve
126	Sunrise Pines Sec. 3	EOA	Approve
127	Tidwell Lakes Sec. 2	EOA	Approve
128	Tidwell Lakes Sec. 4	EOA	Approve
129	West Hardy Road Street Dedication	EOA	Approve
130	The Center at Windrose (previously Windrose Plaza)	NC	Approve

Staff recommendation: Approve staff's recommendations for items 116 - 130.

Commission action: Approved staff's recommendations for items 116 - 130.

Motion: **Kilkenny** Second: **Chiang** Vote: **Unanimous** Abstaining: **Ross**
on items 117 and 119

II. ESTABLISH A PUBLIC HEARING DATE OF MARCH 13, 2008 FOR:

a. **Aliana Sec. 9 Replat No. 1**

b. **Minola Park Townhomes**

Staff recommendation: Establish a public hearing date of March 13, 2008 for items II a-b.

Commission action: Established a public hearing date of March 13, 2008 for items II a-b.

Motion: **Sharp** Second: **Robinson** Vote: **Unanimous** Abstaining: **None**

III. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR THE 6000 BLOCK OF GLENCOVE STREET, SOUTH SIDE, BETWEEN MEMORIAL DRIVE AND 6039 GLENCOVE STREET

Staff recommendation: No recommendation from staff.

Commission action: Disapproved the special minimum lot size area application for the 6000 block of Glencove Street, South side, between Memorial Drive and 6039 Glencove Street.

Motion: **Jard** Second: **Martinez** Vote: **Unanimous** Abstaining: **Sharp**

Speakers for Item III: Council Member Pam Holm, Reid Wilson, Nancy Sherwood, Mary Christ, Katy Emde, Mary Lou Henry, Council Member Peter Brown, Even Lapointe, Mel Jacobs, Richard Maier, Pete Van Horn, Clint McMichael, Greg LeBlanc. Mr. Motley and Leonard Roth.

1st Motion was made to defer Agenda Item III for two weeks.

Motion: **Sharp** Second: **Garza** Vote: **Failed** Opposed: **Davis, Freeman, Jard, Kilkenny, Martinez, Rice, Ross, Schlanger and Zakaria**

IV. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL BUILDING LINE REQUIREMENT AREA FOR THE 1000 BLOCK OF TABOR STREET, EAST AND WEST SIDES, BETWEEN CORONADO AND PITTMAN AVENUE

Staff recommendation: No recommendation from staff.

Commission action: Approved the special building line requirement area for the 1000 block of Tabor Street, East and West sides, between Coronado and Pittman Avenue and forwarded to City Council for consideration.

Motion: **Jard** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**

Speakers for Item IV: Michael Raffetto and Mark Sterling.

V. PUBLIC HEARING AND CONSIDERATION OF ITEMS FOR 1400 BLOCK OF HERKIMER, EAST AND WEST SIDES, BETWEEN W. 14TH STREET AND W. 15TH STREET:

a. Special Minimum Lot Size Area Application

b. Special Requirement Building Line Application

Staff recommendation: No recommendation from staff.

Commission action: Approved the special minimum lot size area application and the special requirement building line application for 1400 block of Herkimer, East and West sides, between W. 14th Street and W. 15th Street and forwarded to City Council for consideration.

Motion: **Jard** Second: **Davis** Vote: **Unanimous** Abstaining: **None**

Speaker for Item V: Georgia Acres.

VI. PUBLIC HEARING AND CONSIDERATION OF ITEMS FOR 1900 BLOCK OF W. MCKINNEY, SOUTH SIDE, BETWEEN STANFORD STREET AND TAFT STREET:

a. Special Minimum Lot Size Area Application

b. Special Requirement Building Line Application

Staff recommendation: No recommendation from staff.

Commission action: Approved the special minimum lot size area application and the special requirement building line application for 1900 block of W. McKinney, South side, between Stanford Street and Taft Street and forwarded to City Council for consideration.

Motion: **Jard** Second: **Davis** Vote: **Unanimous** Abstaining: **None**

Speakers for Item VI: Jeff Gilman, Tim Anthony, Michael Wynhoff, William McCallum and Charles Dean.

VII. PUBLIC HEARING AND CONSIDERATION OF LANDMARK DESIGNATION APPLICATIONS INITIATED BY THE OWNERS:

- a. **2223 Inwood Drive – Tuttle House**
- b. **2514 Brentwood Drive – Maurice and Virginia Brown Angly House**

Staff recommendation: Accept the recommendation of the Houston Archaeological and Historical Commission and recommend to City Council the Landmark Designation of the Tuttle House at 2223 Inwood Drive and the Maurice and Virginia Brown Angly House at 2514 Brentwood Drive.

Commission action: Accepted the recommendation of the Houston Archaeological and Historical Commission and recommended to City Council the Landmark Designation of the Tuttle House at 2223 Inwood Drive and the Maurice and Virginia Brown Angly House at 2514 Brentwood Drive.

Motion: **Rice** Second: **Zakaria** Vote: **Unanimous** Abstaining: **None**

VIII. PUBLIC HEARING AND CONSIDERATION OF LANDMARK AND PROTECTED LANDMARK DESIGNATION APPLICATIONS INITIATED BY THE OWNERS:

- a. **813 Congress Avenue – Kennedy Steam Bakery Building**
- b. **305-307 Travis Street – Fox Kuhlman Building**
- c. **417-419 San Jacinto Street – Anna Stabe Kerstings Building**
- d. **1216 Wilson Street – Pauline Gray Lewis House**
- e. **1514 Wilson Street – Tomasino House**

Staff recommendation: Accept the recommendation of the Houston Archaeological and Historical Commission and recommend to City Council the Landmark and Protected Landmark Designation of the Kennedy Steam Bakery Building at 813 Congress Avenue; the Fox-Kuhlman Building at 305-307 Travis Street; the Anna Stabe Kerstings Building at 417-419 San Jacinto Street; the Pauline Gray Lewis House at 1216 Wilson Street and the Tomasino House at 1514 Wilson Street.

Commission action: Accepted the recommendation of the Houston Archaeological and Historical Commission and recommended to City Council the Landmark and Protected Landmark Designation of the Kennedy Steam Bakery Building at 813 Congress Avenue; the Fox-Kuhlman Building at 305-307 Travis Street; the Anna Stabe Kerstings Building at 417-419 San Jacinto Street; the Pauline Gray Lewis House at 1216 Wilson Street and the Tomasino House at 1514 Wilson Street.

Motion: **Davis** Second: **Freeman** Vote: **Unanimous** Abstaining: **None**

Agenda Item IX was withdrawn.

X. CONSIDERATION OF JANUARY 2008 SEMIANNUAL REPORT OF THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE ON IMPACT FEES

Staff recommendation: No recommendation by staff.

Commission action: Deferred the January 2008 Semiannual Report of the Capital Improvements Advisory Committee on Impact Fees for two weeks.

Motion: **Kilkenny** Second: **Schlanger** Vote: **Unanimous** Abstaining: **None**

XI. PUBLIC COMMENTS

NONE

XII. ADJOURNMENT


There being no further business, Chair, Carol Abel Lewis, adjourned the meeting at 5:55 p.m.

Motion: **Rice**

Second: **Schlanger**

Vote: **Unanimous**

Abstaining: **None**


Carol Abel Lewis, Chair


Marlene L. Gafrick, Secretary