Minutes of the Houston Planning Commission

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

March 1, 2007
Meeting to be held in
City Hall Council Chamber, 2nd Floor of City Hall
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
Lee Schlanger
Talmadge Sharp, Sr.
Jon N. Strange
B. J. Walter
Shaukat Zakaria
Jackie L. Freeman for: The Honorable Robert Eckels
D. Jesse Hegemier for: The Honorable Grady Prestage
Mark Mooney for: The Honorable Ed Chance

EXOFFICIO MEMBERS

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

Absent

Arrived at 2:44 p.m.

Left at 4:00 p.m.

Absent
CHAIRMAN’S REPORT

NONE

DIRECTOR’S REPORT

The Director’s report was given at the end prior to the Public Comment section.

APPROVE THE FEBRUARY 15, 2007 PLANNING COMMISSION MEETING MINUTES
    Motion: Crooker    Second: Reed    Vote: Unanimous    Abstaining: None

I. PUBLIC HEARING AND CONSIDERATION OF LANDMARK AND PROTECTED LANDMARK DESIGNATION APPLICATION INITIATED BY THE OWNER FOR THE WALTER W. AND CASSIE HENDERSON HOUSE AT 2216 KANE STREET

Staff recommendation: Staff recommends that the Houston Planning Commission accepts the recommendation of the Houston Archaeological and Historical Commission and recommends to Houston City Council the Landmark and Protected Landmark Designation of the Walter W. and Cassie Henderson House at 2216 Kane Street.
Commission action: Accepted the recommendation of the Houston Archaeological and Historical Commission and recommended to Houston City Council the Landmark and Protected Landmark Designation of the Walter W. and Cassie Henderson House at 2216 Kane Street.
    Motion: Walter    Second: Sharp    Vote: Unanimous    Abstaining: None

II. PUBLIC HEARING AND CONSIDERATION OF LANDMARK DESIGNATION APPLICATION INITIATED BY THE OWNER OF THE COX – EWING HOUSE AT 1508 KIRBY DRIVE

Staff recommendation: Staff recommends that the Houston Planning Commission accepts the recommendation of the Houston Archaeological and Historical Commission and recommends to Houston City Council the Landmark Designation of the Cox-Ewing House at 1508 Kirby Drive.
Commission action: Accepted the recommendation of the Houston Archaeological and Historical Commission and recommended to Houston City Council the Landmark Designation of the Cox-Ewing House at 1508 Kirby Drive.
    Motion: Collins    Second: Crooker    Vote: Unanimous    Abstaining: None

III. PLATTING ACTIVITY (Consent items A and B, 1-148)

Items removed for separate consideration: 20, 117, 132, 144, and 158. Items 21 and 94 were changed from defer to approve; item 57 was changed from approve to withdraw at staff’s request; item 116 was changed from disapprove to approve subject to the 101 form conditions.
Staff recommendation: Approve staff’s recommendations for items 1-148, subject to the 101 form conditions.
Commission action: Approved staff’s recommendations for items 1-148, subject to the 101 form conditions.
    Motion: Sharp    Second: Chiang    Vote: Unanimous    Abstaining: None
Commissioners Collins, Davis and Schlanger abstained and left the room.

Staff recommendation: Approve staff’s recommendation for items 20, 117, 120, 132, 144, and 158 subject to the 101 form conditions.
Commission action: Approved staff’s recommendations for items 20, 117, 120, 132, 144 and 158 subject to the 101 form conditions...
   Motion: Sharp    Second: Chiang    Vote: Unanimous    Abstaining: None

Item 40 is taken at this time.

40  Dominion Estates Sec. 3    C3P    Approve
Staff recommendation: Approve the plat subject to the 101 form conditions.
Commission action: Approved the plat subject to the 101 form conditions.
   Motion: Garza    Second: Reed    Vote: Unanimous    Abstaining: None

Commissioner Schlanger returned.

C PUBLIC HEARINGS

149  Anchor Auto Collision Subdivision    C3P    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: Rice    Vote: Unanimous    Abstaining: None

150  Hidalgo Place Subdivision    C3N    Defer
Staff recommendation: Defer the plat for further study and review.
Commission action: Deferred the plat for further study and review.
   Motion: Collins    Second: Sharp    Vote: Unanimous    Abstaining: None

151  Hudson Square 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: Freeman    Second: Reed    Vote: Unanimous    Abstaining: None

Item number 153 was taken at this time

Commissioner Schlanger abstained and left the room.

153  Portsmouth Weekley 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: Jard    Second: Freeman    Vote: Unanimous    Abstaining: None
Speaker for item 153: Laura Mullen.

Commissioner Schlanger returned.
Item number 152 was taken at this time.

152 Laurel Oaks 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: Garza Second: Zakaria Vote: Unanimous Abstaining: None
Speakers for item 152: Edward Hart, Marvin Hall, Laurie Phillips, Michael Phillip, and Michael Jolivette.

Item number 154 was taken at this time.

154 Villages of Cypress Lakes Sec. 5 Replat No. 1 C3N Withdrawn

155 Vistana Royale Luxury 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: Rice Second: Reed Vote: Unanimous Abstaining: None

D VARIANCES

156 24th Street Manor Subdivision C2R Approve
Staff recommendation: Grant the requested variance and approve the plat subject to complying with the site development plan submitted by Archetual L.L.C. and add 3" caliber trees.
Commission action: Granted the requested variance and approved the plat subject to it complying with the site development plan submitted by Archetual L.L.C. and add 3" caliber trees.
   Motion: Jard Second: Mirwis Vote: Unanimous Abstaining: None
Speaker for item 156: Becky Seabrook

157 Addicks Stone Village Subdivision C3F Defer
Staff recommendation: Defer the plat for two weeks to allow time for further study and review.
Commission action: Deferred the plat for two weeks to allow time for further study and review.
   Motion: Jard Second: Collins Vote: Unanimous Abstaining: None

Commissioner Schlanger abstained and left the room.

158 Highland Village Shopping Center Sec. 1 C2 Defer
Staff recommendation: Defer the plat for two weeks to allow time to provide additional information.
Commission action: Deferred the plat for two weeks to allow time to provide additional information.
   Motion: Collins Second: Sharp Vote: Unanimous Abstaining: None

Commissioner Schlanger returned.
159  Pine Tree Subdivision Sec. 2  
C3P  
Approve  
Staff recommendation: Grant the requested variance and approve the plat subject to 101 conditions. 
Commission action: Granted the requested variance and approved the plat subject to 101 conditions. 
Motion: Sharp  
Second: Reed  
Vote: Unanimous  
Abstaining: None  

160  PK Manufacturing Subdivision  
C2R  
Approve  
Staff recommendation: Grant the requested variance and approve the plat subject to 101 conditions. 
Commission action: Granted the requested variance and approved the plat subject to 101 conditions. 
Motion: Reed  
Second: Jard  
Vote: Unanimous  
Abstaining: None  

161  Rocky Creek Estates Subdivision  
C3P  
Defer  
Staff recommendation: Defer the plat for two weeks to allow the applicant time to provide additional information. 
Commission action: Deferred the plat for two weeks to allow the applicant time to provide additional information. 
Motion: Sharp  
Second: Chiang  
Vote: Carries  
Opposed: Crooker  

162  Shepherd Split Lot Subdivision  
C2R  
Defer  
Staff recommendation: Defer the plat for two weeks to allow time for further study and review. 
Commission action: Deferred the plat for two weeks to allow time for further study and review. 
Motion: Collins  
Second: Crooker  
Vote: Unanimous  
Abstaining: None  
Speaker for item 162: Anne Lynn  

163  Twelve Thousand Fifty Proctor Subdivision  
C3P  
Defer  
Staff recommendation: Defer the plat for two weeks to allow applicant time to provide additional information. 
Commission action: Deferred the plat for two weeks to allow applicant time to provide additional information. 
Motion: Mirwis  
Second: Crooker  
Vote: Unanimous  
Abstaining: None  

E  SPECIAL EXCEPTIONS  

164  Northeast Houston Hospital Subdivision  
C2  
Withdrawn  

165  Schurmier Commercial Site Subdivision  
C3R  
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: Collins  
Second: Crooker  
Vote: Unanimous  
Abstaining: None  

F  RECONSIDERATION OF REQUIREMENTS  

NONE  

G  DEVELOPMENT PLAT VARIANCES  

166  Abel Frausto
Staff recommendation: Approve the requested variance.
Commission action: Approved the requested variance.
   Motion: Davis    Second: Zakaria    Vote: Carries
and Reed
   Opposed: Crooker

167  Ted Anderson
Staff recommendation: Approve the requested variance.
Commission action: Approved the requested variance.
   Motion: Crooker    Second: Freeman    Vote: Unanimous
Speaker for item: Dawn Romagnoli
   Abstaining: None

H  CERTIFICATES OF COMPLIANCE
NONE

I  EXTENSIONS OF APPROVAL AND NAME CHANGES

168  Cold River Drive STD  EOA  Approved
169  Grand Lakes Home Depot Replat No. 1  EOA  Approved
170  Lakes At Avalon Village Sec. 3  EOA  Approved
171  Montgomery Pines Apartments Sec. 1  EOA  Approved
172  Park Springs Sec. 5  EOA  Approved
173  Park Springs Sec. 6  EOA  Approved
174  Row Houst District Sec. 2  EOA  Approved
175  Terrace Brook Sec. 2  EOA  Approved
176  Villages of Northpointe Sec. 1
   Partial Replat No. 1  EOA  Approved
177  Virginia Terrace  EOA  Approved
178  Westwood Gardens Sec. 1  EOA  Approved
179  Westwood Gardens Sec. 2  EOA  Approved
180  Woodforest National Bank – Baker Cypress
   (formerly Woodforest National Bank)  NC  Approved

Staff recommendation: Approve staff’s recommendations for items 168-180.
Commission action: Approved staff’s recommendations for items 168-180.
   Motion: Sharp    Second: Davis    Vote: Unanimous
   Abstaining: None
IV. ESTABLISH A PUBLIC HEARING DATE OF MARCH 29, 2007 FOR:
   a. Marnell Villas Subdivision
   b. Miles Street Associates Subdivision
   c. Monsour Seven Subdivision
   d. Nantucket Manor Subdivision Replat No. 1
   e. Park at Woodway Sec. 2
   Staff recommendation: Establish a public hearing date of March 29, 2007 for items IV a-e.
   Commission action: Established a public hearing date of March 29, 2007 for items IV a-e.
   Motion: Chiang     Second: Sharp     Vote: Unanimous     Abstaining: None

V. ESTABLISH A PUBLIC HEARING DATE OF MARCH 15, 2007 FOR THE CONSIDERATION OF THE AMENDMENTS TO THE HISTORIC PRESERVATION ORDINANCE
   Staff recommendation: Establish a public hearing date of March 15, 2007 for the consideration of the amendments to the Historic Preservation Ordinance.
   Commission action: Established a public hearing date of March 29, 2007 for the consideration of the amendments to the Historic Preservation Ordinance.
   Motion: Sharp     Second: Chiang     Vote: Unanimous     Abstaining: None

VI. EXCUSE THE ABSENCE OF COMMISSIONER B. J. WALTER

The Directors Report was taken at this time.

DIRECTOR'S REPORT

The Director's report was given by Leah Hayes, Deputy Director, Planning and Development Department. A reminder that the last day that the Planning and Development Department will be accepting amendment requests for the Major Thoroughfare and Freeway Plan will be Thursday, March 15th at 5:00 P.M. A pre-submittal conference with staff is required prior to turning in your application. Be sure to schedule your appointment with staff well in advance of March 15th. You may call Stella Gustavson at 713-837-7765. Let's pause for a moment to remember a friend and colleague who passed away this Friday, "Randy Riley". Randy was a Partner at Kerryl R. Gilbert & Associates and had previously been a member of the Planning and Development staff.

VII. PUBLIC COMMENT

Speaker for item VII: Mack Sevino
VII. ADJOURNMENT

There being no further business, Madam Chair, Carol Lewis, adjourned the meeting at 4:38 p.m.

Carol Abel Lewis, Madam Chair

Marlene L. Gafrick, Secretary