Minutes of the Houston Planning Commission

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

May 10, 2007
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
David Collins
Kay Crooker
Algenita Scott-Davis
Sonny Garza
Jim Jard
D. Fred Martinez
Robin Reed
Richard A. Rice
Jeff Ross
Lee Schlanger
Talmadge Sharp, Sr.
Jon N. Strange
Shaukat Zakaria
The Honorable Ed Chance
The Honorable Ed Emmett
The Honorable Grady Prestage

Absent
Left at 3:56 p.m.
Absent

EXOFFICIO MEMBERS

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

Absent
Absent
CHAIRMAN’S REPORT
NONE

DIRECTOR’S REPORT

The Director’s report was given by Marlene L. Gafrick, Director, Planning and Development Department, who informed all that the next Major Thoroughfare and Freeway Plan Amendment Workshop will be held on May 24, 2007 at 1:00 p.m. in the Council Chambers, Public Level, City Hall Annex, 900 Bagby Street, Houston TX  77002.

APPROVE THE APRIL 26, 2007 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the April 12, 2007 Planning Commission Meeting Minutes.
    Motion: Crooker     Second: Collins     Vote: Unanimous     Abstaining: None

Item 151 was taken at this time.

151  Inwood Forest Golf and County Club Sec. 1 Replat No. 1
Written 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: Collins     Second: Sharp     Vote: Unanimous     Abstaining: None
Speakers for Item 151: Council Member Toni Lawrence and Clymer Wright.

I.  PUBLIC HEARING AND CONSIDERATION OF A LANDMARK AND PROTECTED LANDMARK DESIGNATION APPLICATION INITIATED BY THE OWNER FOR THE AUGUSTA FRANCK HOUSE AT 2215 DECATOR STREET
Staff recommendation: That the Planning Commission accepts the recommendation of the Houston Archaeological and Historical Commission and recommends to the Houston City Council the Landmark and Protected Landmark Designation of the Augusta Franck at 2215 Decatur Street.
Commission action: The Houston Planning Commission accepted the recommendation of the Houston Archaeological and Historical Commission and recommended to the Houston City Council the Landmark and Protected Landmark Designation of the Augusta Franck at 2215 Decatur Street.
    Motion: Crooker     Second: Davis     Vote: Unanimous     Abstaining: None
II. PUBLIC HEARING AND CONSIDERATION OF LANDMARK DESIGNATION APPLICATIONS INITIATED BY THE OWNER FOR:

a. Dr. Mavis P. Kelsey, Sr. House at 2136 Brentwood Drive
b. Roswell W. Moreland House at 2147 Pelham Drive
c. Walter Boyd House at 3424 Wickersham Lane
d. Joseph H. Russell House at 2232 Brentwood Drive
e. Benjamin Renard Homestead at 4109 Lillian Street
f. Jacques P. Adoue House at 2135 Looscan Lane

Staff recommendation: That the Planning Commission accepts the recommendation of the Houston Archaeological and Historical Commission and recommends to the Houston City Council the Landmark Designation of the Dr. Mavis P. Kelsey, Sr. House at 2136 Brentwood Drive; the Roswell W. Moreland House at 2147 Pelham; the Walter Boyd House at 3424 Wickerham; the Joseph H. Russell House at 2232 Brentwood Drive; the Benjamin Renard Homestead at 4109 Lillian Street; and the Jacques P. Adoue House at 2135 Looscan Lane.

Commission action: That the Planning Commission accepted the recommendation of the Houston Archaeological and Historical Commission and recommended to the Houston City Council the Landmark Designation of the Dr. Mavis P. Kelsey, Sr. House at 2136 Brentwood Drive; the Roswell W. Moreland House at 2147 Pelham; the Walter Boyd House at 3424 Wickerham; the Joseph H. Russell House at 2232 Brentwood Drive; the Benjamin Renard Homestead at 4109 Lillian Street; and the Jacques P. Adoue House at 2135 Looscan Lane.

Motion: Kilkenny  Second: Reed  Vote: Unanimous  Abstaining: None

III. PUBLIC HEARING OF A HAZMAT PERMIT APPLICATION HM0669237 FOR GROCERS SUPPLY CO., INC.

Staff recommendation: Approve the Hazmat Permit Application.

Commission action: Deferred the application for two weeks to allow staff time to research the possibility of a child care facility within the test area.

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

Speaker for Item III: Peter Rolinger.

IV. PLATTING ACTIVITY  (Consent items A and B, 1-150)

Items removed for separate consideration: 13, 14, 72, 76, 95, 96, 97, 98, 99, 100, 101, 105, 106, 107, 122, 126, 133, 145, and 146. Items 50, 83, and 110 were changed from defer to approve and item 111 was taken separately to allow for a speaker.

Staff recommendation: Approve staff’s recommendations for items 1-150, subject to the 101 form conditions.

Commission action: Approved staff’s recommendations for items 1-150, subject to the 101 form conditions.

Motion: Collins  Second: Sharp  Vote: Unanimous  Abstaining: None
Commissioners Kilkenny, Reed, Ross, and Schlanger abstained and left the room.

Staff recommendation: Approve staff’s recommendation for items 13, 14, 72, 76, 95, 96, 97, 98, 99, 100, 101, 105, 106, 107, 122, 126, 133, 145, and 146 subject to the 101 form conditions.
Commission action: Approved staff’s recommendations for items 13, 14, 72, 76, 95, 96, 97, 98, 99, 100, 101, 105, 106, 107, 122, 126, 133, 145, and 146 subject to the 101 form conditions.
    Motion: Sharp    Second: Garza    Vote: Unanimous    Abstaining: None

Commissioners Kilkenny, Reed, Ross, and Schlanger returned.

Item 111 was taken at this time.

111 Acuner Addition Subdivision    C2R    Defer
Staff recommendation: Defer the plat for two weeks for legal to review deed restrictions.
Commission action: Deferred the plat for two weeks for legal to review deed restrictions.
    Motion: Collins    Second: Crooker    Vote: Unanimous    Abstaining: None

C  PUBLIC HEARINGS

152 Jetall on Greenbriar Street Subdivision    C3N    Approve
Staff recommendation: Approve the plat subject to the 101 form conditions and the applicant abiding by the 20 foot building line.
Commission action: Approved the plat subject to the 101 form conditions and the applicant abiding by the 20 foot building line.
    Motion: Collins    Second: Kilkenny    Vote: Unanimous    Abstaining: Crooker
Speakers for Item 152: Ken Claude and Belinda King.

153 Kings Manor Sec. 2 Replat No. 2    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: Collins    Second: Sharp    Vote: Unanimous    Abstaining: None
Speaker for Item 153: Philip Mabry.

154 Raley Apartments Subdivision    C3N    Defer
Staff recommendation: Approve the plat subject to the 101 form conditions.
Commission action: Deferred the plat for two weeks for legal review and to allow applicant to meet with the neighborhood.
    Motion: Ross    Second: Collins    Vote: Unanimous    Abstaining: None
Speakers for Item 154: David Fraley, Nassin Joseph, Paul Yeager, and Kristin Lindquist.
155  Rittenhouse Park 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: Zakaria  Second: Kilkenny  Vote: Unanimous  Abstaining: None

156  Stratford Reserves  C3N  Defer
Staff recommendation: Defer the plat for two weeks to allow the applicant time to provide revised information.
Commission action: Deferred the plat for two weeks to allow the applicant time to provide revised information.
  Motion: Collins  Second: Crooker  Vote: Unanimous  Abstaining: None
Speaker for Item 156: Kathleen Schipper.

Commissioner Schlanger abstained and left the room.

157  Tall Timbers Section River Oaks  C3N  Defer
Partial Replat No. 2
Staff recommendation: Defer the plat for two weeks for further study and legal review of the separately filed deed restrictions and allow applicant to provide additional information.
Commission action: Deferred the plat for two weeks for further study and legal review of the separately filed deed restrictions and allow applicant to provide additional information.
  Motion: Kilkenny  Second: Sharp  Vote: Unanimous  Abstaining: None

Commissioner Schlanger returned.

158  Val Verde Park 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: Davis  Vote: Unanimous  Abstaining: None

159  West Lane Place Partial Replat No. 1  C3N  Defer
Staff recommendation: Defer the plat for two weeks for review of pending legal restrictions.
Commission action: Deferred the plat for two weeks for review of pending legal restrictions.
  Motion: Ross  Second: Sharp  Vote: Unanimous  Abstaining: None

160  Wilfran Court 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: Kilkenny  Vote: Unanimous  Abstaining: None

D  VARIANCES

161  Costa Viscaya Subdivision  C3P  Withdrawn
Cottage Grove Replat No. 1

Staff recommendation: Grant the requested variance to allow the existing building to encroach with the building set back and visibility triangles along Washington Avenue, Dell Street and Calder Street but deny the zero building set back on Calder Street and approve the plat subject to the 101 form conditions.

Commission action: Granted the requested variance to allow the existing building to encroach with the building set back and visibility triangles along Washington Avenue, Dell Street and Calder Street but denied the zero building set back on Calder Street and approved the plat subject to the 101 form conditions.

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

Speaker for Item 162: John Thomas.

Janes Corner Subdivision

Staff recommendation: Deny the requested variance and disapprove the plat.

Commission action: Denied the requested variance and disapproved the plat.

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

Northgate Crossing Elementary School Complex

Staff recommendation: Defer the plat for two weeks for legal review of the deed restrictions.

Commission action: Deferred the plat for two weeks for legal review of the deed restrictions.

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

Salem Lutheran Church of Rosehill

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

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

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

Singh Properties

Staff recommendation: Approve the requested variance, the general plan and the plat subject to the 101 form conditions.

Commission action: Approved the requested variance, the general plan and the plat subject to the 101 form conditions.

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

TPI Subdivision

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: Collins Second: Davis Vote: Unanimous Abstaining: None

Commissioner Kilkenny abstained and left the room.
169  Vintage Royale Sec. 1  
C3P  
Approve  
Staff recommendation: Deny the requested variance and approve the plat subject to the 101 form conditions.  
Commission action: Granted the requested variance and approved the plat.  
Motion: Ross  Second: Zakaria  Vote: Unanimous  Abstaining: None  
Speaker for Item 169: Tracy Youngblood.

Commissioner Kilkenny returned.

170  Waterstone Lift Station Subdivision  
C2  
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: Sharp  Second: Crooker  Vote: Unanimous  Abstaining: None

E  SPECIAL EXCEPTIONS  
NONE

F  RECONSIDERATION OF REQUIREMENTS  
NONE

G  ADMINISTRATIVE  
NONE

H  DEVELOPMENT PLAT VARIANCES

171  Young Residence  
DPV  
Approved  
Staff recommendation: Approve the requested variance.  
Commission action: Approved the requested variance.  
Motion: Davis  Second: Garza  Vote: Carries  Opposed: Crooker

172  Varughese Homes  
DPV  
Approved  
Staff recommendation: Approve the requested variance subject to the closing of the existing driveway along Greenbriar Dr.  
Commission action: Approved the requested variance subject to the closing of the existing driveway along Greenbriar Dr.  
Motion: Sharp  Second: Davis  Vote: Unanimous  Abstaining: None
I  CERTIFICATES OF COMPLIANCE

NONE

J  EXTENSIONS OF APPROVAL AND NAME CHANGES

173  Champions Point Villas Sec. 1  EOA  Approved
174  Hahls Suburban Farms Subdivision “G”  NC  Approved
      (Formerly Hahls Suburban Farms Subdivision)
175  Harris County MUD No. 286 Park Subdivision  EOA  Approved
176  Langham Creek Reserves Sec. 1  EOA  Approved
177  Langham Creek Reserves Sec. 2  EOA  Approved
178  Midtown Heights
      (Formerly Midtown Terrace Partial Replat No. 1)
179  Spring Pines Sec. 1  NC  Approved
      (Formerly Spring Vale Sec. 1)
180  Spring Trails Sec. 13  EOA  Approved

Staff recommendation: Approve staff’s recommendations for items 173-180.
Commission action: Approved staff’s recommendations for items 173-180.
   Motion: Collins  Second: Kilkenny  Vote: Unanimous  Abstaining: None

V.  ESTABLISH A PUBLIC HEARING DATE OF JUNE 7, 2007 FOR:

   a. Athena Park Subdivision
   b. Falcon Ranch Sec. 6 Partial Replat No. 1
   c. Fisher Court Replat No. 1
   d. Woodhead Court Subdivision
   e. Woodland Pines Sec. 4 Amending Plat No. 1 Partial Replat No. 1

Staff recommendation: Establish a public hearing date of May 24, 2007 for items V a-e.
Commission action: Established a public hearing date of May 24, 2007 for items V a-e.
   Motion: Sharp  Second: Chiang  Vote: Unanimous  Abstaining: None

VI.  PUBLIC COMMENT

NONE
VII. ADJOURNMENT

There being no further business, Madam Chair, Carol Abel Lewis, adjourned the meeting at 5:02 p.m.

Carol Abel Lewis, Madam Chair

Marlene L. Gafrick, Secretary