Minutes of the Houston Planning Commission

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

June 21, 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 2:33 p.m. with a quorum present.

Carol Abel Lewis, Chair
Mark A. Kilkenney, 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
Jackie L. Freeman for:
The Honorable Ed Emmett
The Honorable Ed Chance
D. Jesse Hegemier for:
The Honorable Grady Prestage

EXOFFICIO MEMBERS

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

Absent

Absent

Arrived at 2:43 p.m.

Absent

Arrived at 2:42 p.m.
Left at 4:31 p.m.

Arrived at 2:53 p.m./Left at 4:08 p.m.

Left at 4:34 p.m.
CHAIRMAN’S REPORT

NONE

DIRECTOR’S REPORT

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

APPROVE THE JUNE 7, 2007 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the June 7, 2007 Planning Commission Meeting Minutes.
  Motion: Reed        Second: Collins        Vote: Unanimous        Abstaining: None

APPROVE THE MAY 24, 2007 MAJOR THOROUGHFARE AND FREEWAY PLAN WORKSHOP # 2 MINUTES
Commission action: Approved the May 24, 2007 Major Thoroughfare and Freeway Plan Workshop # 2 Minutes.
  Motion: Ross        Second: Zakaria        Vote: Unanimous        Abstaining: None

I.   PUBLIC HEARING AND CONSIDERATION OF LANDMARK DESIGNATION APPLICATIONS INITIATED BY OWNER FOR:
   a.  W. T. Carter, Jr., House – 18 Courtland Place Boulevard
   b.  Charles W. Duncan, Sr., House – 3664 Inverness Drive

Madam Chair, Carol Lewis opened and closed the meeting. There were no speakers.
Staff recommendation: That the Houston Planning Commission accepts the recommendation of the Houston Archaeological and Historical Commission and recommends to the Houston City Council the Landmark Designation of the W. T. Carter, Jr., House at 18 Courtland Place Boulevard and the Charles W Duncan, Sr., House at 3664 Inverness Drive.
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 Designation of the W. T. Carter, Jr., House at 18 Courtland Place Boulevard and the Charles W Duncan, Sr., House at 3664 Inverness Drive.
  Motion: Ross        Second: Reed        Vote: Unanimous        Abstaining: None
II. PUBLIC HEARING AND CONSIDERATION OF LANDMARK DESIGNATION APPLICATIONS INITIATED BY THE HOUSTON ARCHAEOLOGICAL AND HISTORICAL COMMISSION FOR:
   a. Alabama Theatre at 2922 S. Shepherd including the Alabama Community Shopping Center – 2900 to 2946 S. Shepherd Drive (west side of the 2900 Block of S. Shepherd between Kipling and W. Alabama)
   b. River Oaks Theatre at 2009 W. Gray including the River Oaks Community Shopping Center Shopping Complex – 1952 to 2050 W. Gray (north and south sides of W. Gray between Driscoll and S. Shepherd Drive)

Madam Chair, Carol Lewis opened and closed the meeting. There were no speakers.

Staff recommendation: That the Houston Planning Commission accepts the recommendation of the Houston Archaeological and Historical Commission and recommends to the Houston City Council the Landmark Designation of the Alabama Theatre at 29922 S. Shepherd including the Alabama Community Shopping Center at 2900 to 2946 S. Shepherd Drive and the River Oaks Theatre at 2009 W. Gray including the River Oaks Community Center Shopping Complex at 1952 to 2050 W. Gray.

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 Designation of the Alabama Theatre at 29922 S. Shepherd including the Alabama Community Shopping Center at 2900 to 2946 S. Shepherd Drive and the River Oaks Theatre at 2009 W. Gray including the River Oaks Community Center Shopping Complex at 1952 to 2050 W. Gray.

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

Speakers for Item II a-b: Paul Beutel, Barrie Scardino, Linda Barth, Jill Brooks, Lynn Edmundson, Stephen Fox, Council Member Peter Brown, Council Member Sue Lovell, Sidney Buchanan, Betty Chapman, Ramona Davis, Minette Boesel, Sarah Gish and Ben Kouch.

III. PUBLIC HEARING AND CONSIDERATION OF AMENDMENTS TO THE HISTORIC PRESERVATION ORDINANCE REGARDING THE OLD SIXTH WARD PROPOSED PROTECTED HISTORIC DISTRICT AND DESIGN GUIDELINES FOR THE OLD SIXTH WARD PROPOSED PROTECTED HISTORIC DISTRICT (INFORMATION POSTED AT WWW.HOUSTONPLANNING.COM)

Commission Chair, Carol Abel Lewis, opened and closed the public hearing.

Staff recommendation: Approve the Ordinance Amendments and Design Guideline and forward to City Council Quality of Life Committee for approval.

Commission action: Deferred the Ordinance Amendments and Design Guideline for two weeks to allow time for the further study and review.

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

Speakers for Item III: Council Member Sue Lovell, Council Member Peter Brown, City Controller Annise Parker, Mike Halpin, Council Member Adrian Garcia, Jim Hill, Diane Morin, Curtis Wilson Jr., Larissa Lindsay, Nathan Wilke, Stuart Bailey, Leigh Hollins, Shelly Anello, Maria Isabel, Victor Avalos, Ramona Davis, Roger Farrow, Joe Meppelink, J. D. Bartell and Jane Cahill.
IV. PUBLIC HEARING AND CONSIDERATION OF ITEMS FOR THE 1700 BLOCK OF SUL
ROSS STREET, BETWEEN WOODHEAD STREET AND DEAD END:
  a. Special Minimum Lot Size Area Application
  b. Special Minimum Building Line Application
Staff recommendation: Approve the special minimum lot size area application and the special
minimum building line application and forward to City Council for approval.
Commission action: Approved the special minimum lot size area application and the special
minimum building line application and forward to City Council for approval.
  Motion: Collins   Second: Garza   Vote: Carries   Opposed:
Jard, Kilkenny and Schlanger
Speakers for Item IV: R. Kipp Miller, Sandeep Bhaktri and James Sivco.

V. PUBLIC HEARING AND CONSIDERATION OF ITEMS FOR THE 1000 BLOCK OF NADINE
STREET, NORTH AND SOUTH SIDES, BETWEEN NORHILL AND MICHAUX STREETS:
  a. Special Minimum Lot Size Area Application
  b. Special Minimum Building Line Application
Staff recommendation: Approve the special minimum lot size area application and the special
minimum building line application and forward to City Council for approval.
Commission action: Approved the special minimum lot size area application and the special
minimum building line application and forward to City Council for approval.
  Motion: Jard   Second: Davis   Vote: Unanimous   Abstaining: None
Speakers for Item V: Christopher Carlson, Sheila Hardyman-Theisen, Robbie Meckna, Margaret
Landrum and Ellie Crocker.

VI. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA
APPLICATION FOR THE 900 BLOCK OF W. 15TH ½ STREET, NORTH AND SOUTH SIDES,
BETWEEN DIAN STREET AND A DEAD END
Staff recommendation: Approve the special minimum lot size area application and forward to City
Council for approval.
Commission action: Approved the special minimum lot size area application and forwarded to City
Council for approval.
  Motion: Sharp   Second: Zakaria   Vote: Unanimous   Abstaining: None
Speaker for Item VI: Anna Olden.

VII. PLATTING ACTIVITY (Consent items A and B, 1-147)
Items removed for separate consideration: 9, 13, 40, 41, 68, 74, 77, 96, and 104. Item 60 was
changed from defer to approve and item 145 was taken separately to allow for speakers.
Staff recommendation: Approve staff's recommendations for items 1-147, subject to the 101 form
conditions.
Commission action: Approved staff's recommendations for items 1-147, subject to the 101 form
conditions.
  Motion: Sharp   Second: Chiang   Vote: Unanimous   Abstaining: None
Commissioners Ross and Schlanger abstained and left the room.

Staff recommendation: Approve staff’s recommendation for items 9, 13, 40, 41, 68, 74, 77, 96 and 104, subject to the 101 form conditions.
Commission action: Approved staff’s recommendations for items 9, 13, 40, 41, 68, 74, 77, 96 and 104, subject to the 101 form conditions.
  Motion: Jard    Second: Rice    Vote: Unanimous    Abstaining: None

Commissioners Ross and Schlanger returned.

Item 145 is taken at this time.

145  White Oak at Courtland 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: Jard    Second: Zakaria    Vote: Unanimous    Abstaining: Collins and Garza.
Speakers for Item 145: Lynn Edmondson and Janice Evans Davis.

C  PUBLIC HEARINGS

148  Barkers Branch Sec. 3 Partial Replat No. 1    C3N    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: Chiang    Second: Reed    Vote: Unanimous    Abstaining: None

149  Barkers Branch Sec. 3 Partial Replat No. 2    C3N    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: Zakaria    Vote: Unanimous    Abstaining: None

150  Barkers Branch Sec. 3 Partial Replat No. 3    C3N    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: Reed    Second: Garza    Vote: Unanimous    Abstaining: None
151 Birdsall Estates Subdivision  
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  
Approve  
Abstaining: None

152 Carverdale Community Fellowship Restricted Reserve Subdivision  
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: Collins Vote: Unanimous  
Approve  
Abstaining: None

153 Fairview Grands Subdivision  
Staff recommendation: Defer the plat at the applicant’s request to allow the applicant time to re-notify property owners within 200 foot radius of the correct address of the property being platted.  
Commission action: Deferred the plat at the applicant’s request to allow the applicant time to re-notify property owners within 200 foot radius of the correct address of the property being platted.  
Motion: Rice Second: Reed Vote: Unanimous  
Defer  
Abstaining: None

154 Holyland Reserve Subdivision  
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: Zakaria Vote: Unanimous  
Approve  
Abstaining: None

155 Jaime Plaza Subdivision  
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: Jard Vote: Unanimous  
Approve  
Abstaining: None

156 Southridge Crossing Sec. 1 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: Jard Second: Kilkenny Vote: Unanimous  
Approve  
Abstaining: None

157 Woodhead Development Subdivision  
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: Schlanger Vote: Unanimous  
Approve  
Abstaining: None
D  VARIANCES

158  Ainsworth Subdivision  C2R  Approve
Staff recommendation: Grant the requested variance for the dual building line, deny the variance request not to provide the required widening on Carrie Street and approve the plat subject to the 101 form conditions.
Commission action: Granted the requested variance for the dual building line, denied the variance request not to provide the required widening on Carrie Street and approved the plat subject to the 101 form conditions.
  Motion: Rice  Second: Zakaria  Vote: Unanimous  Abstaining: None

159  Bingle at Pinemont Commercial Reserves Sec. 1  C2R  Approve
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: Sharp  Second: Davis  Vote: Unanimous  Abstaining: None

Deferral items 160, 161, 162, 164, 166, 168, 169, and 171 were taken together at this time.

160  Costa Viscaya  GP  Defer
161  Costa Viscaya Sec. 1  C3P  Defer
162  Cypress Creek EMS Dispatch and Training Center Subdivision  C2R  Defer
164  Holman Place Partial Replat No. 1  GP  Defer
166  Kingsland Boulevard Lift Station No. 3  C3P  Defer
168  Lee Road Elementary School and Forest Point EC Pre K School  C2  Defer
169  Nolda Terrace Townhomes Subdivision  C2R  Defer
171  Wholesale Electric Warehouse Subdivision  C2R  Defer
Staff recommendation: Defer all items for two weeks.
Commission action: Deferred all items for two weeks.
  Motion: Jard  Second: Davis  Vote: Unanimous  Abstaining: None

Commissioner Kilkenny abstained on Item 163 and left the room.

163  Cypress Creek Lakes Revised GP  GP  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: Zakaria  Second: Rice  Vote: Unanimous  Abstaining: None

Commissioner Kilkenny returned.
165  Kickapoo Preserve Sec. 1  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: Zakaria  Second: Collins  Vote: Unanimous  Abstaining: None

167  LaBarge Pipe and Steel Company  GP  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: Davis  Second: Sharp  Vote: Unanimous  Abstaining: None

170  Plaza Del Oro Commercial Subdivision  C2  Approve
Staff recommendation: Grant the requested variance and approve the plat subject to the 101 form conditions.
Commission action: Deferred the plat to allow the applicant time to coordinate with the neighborhood.
          Motion: Collins  Second: Davis  Vote: Unanimous  Abstaining: None
Speaker for Agenda Item 170: Martha Thompson.

E  SPECIAL EXCEPTIONS

172  Northcrest Village GP  GP  Approve
173  Northcrest Village Sec. 4  C3P  Approve
Staff recommendation: Grant the requested special exception and approve the general plan and the plat subject to the 101 form conditions.
Commission action: Granted the requested special exception and approved the general plan and the plat subject to the 101 form conditions.
          Motion: Rice  Second: Reed  Vote: Unanimous  Abstaining: None

F  RECONSIDERATION OF REQUIREMENTS

NONE

G  ADMINISTRATIVE

Commissioner Kilkenny abstained on Item 174 and left the room.
174 Vintage Royale Sec. 2 C3F Approved
Commission 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

Commissioner Kilkenny returned.

H DEVELOPMENT PLAT VARIANCES
NONE

I CERTIFICATES OF COMPLIANCE

175 Larry Phillips COC Approved
176 Aracely Saucedo COC Approved
177 Steve Walker COC Approved
Staff recommendation: Approve staff's recommendations for items 175 - 177.
Commission action: Approved staff's recommendations for items 175 - 177.
Motion: Kilkenny Second: Sharp Vote: Unanimous Abstaining: None

J EXTENSIONS OF APPROVAL AND NAME CHANGES

Commissioner Ross abstained on Item 183. He did not leave the room.

178 Family Christian Center Assembly of God EOA Approved
Of Cypress
179 Gaston Road STD from Willowleaf Garden EOA Approved
Crossing to Legendary Lane
180 Nanes Raod STD EOA Approved
181 U. S. Highway 290 at Mueschke Road Reserve EOA Approved
182 Wal-Mart Store No. 4538 Subdivision NC Approved
(formerly Wal-Mart Store No. 4358)
183 Woodlands Rob Fleming Park NC Approved
(formerly Rob Fleming Park)
Staff recommendation: Approve staff's recommendations for items 178-183.
Commission action: Approved staff's recommendations for items 178-183.
Motion: Collins Second: Sharp Vote: Unanimous Abstaining: None
VIII. ESTABLISH A PUBLIC HEARING DATE OF JULY 19, 2007 FOR:
   a. Regent Square Subdivision
   b. Womens Home Sec. 1 Subdivision
   c. Vassar Manors Subdivision
   d. Fountains at Peerless Street Replat No. 1 Subdivision
   e. Ravenpark Valero Subdivision
   f. Bercons Schuler Street Addition
   g. Humble ISD School No. 24 Subdivision
   h. Mody Plaza Subdivision

Staff recommendation: Establish a public hearing date of July 19, 2007 for items VIII a-h.
Commission action: Established a public hearing date of July 19, 2007 for items VIII a-h.
   Motion: Sharp    Second: Kilkenny    Vote: Unanimous    Abstaining: None

IX. EXCUSE THE ABSENCES OF COMMISSIONER ALGENITA SCOTT DAVIS

Commission action: Commissioner Scott Davis absences are excused as she is in attendance today.

X. PUBLIC COMMENT

Speaker: Tim Cisneros.

XI. ADJOURNMENT

There being no further business, Madam Chair, Carol Abel Lewis adjourned the meeting at 6:21 p.m.

Carol Able Lewis, Madam Chair

Marlene L. Gafrick, Secretary