Minutes of the Houston Planning Commission

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

August 30, 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. 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
David Robinson
Jeff Ross
Lee Schlanger
Talmadge Sharp, Sr.
Jon N. Strange
Beth Wolff
Shaukat Zakaria
Jackie L. Freeman for:
  The Honorable Ed Emmett
Mark J. Mooney for:
  The Honorable Ed Chance
The Honorable Grady Prestage

Absent

EXOFFICIO MEMBERS

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

Absent

Arrived at 2:52 p.m./Left at 4:40 p.m.
Left at 4:06 p.m.
Arrived at 2:43 p.m.
Arrived at 2:45 p.m.
Arrived at 2:39 p.m.
Absent
CHAIRMAN'S REPORT

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

DIRECTOR’S REPORT

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


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

I. PUBLIC HEARING AND CONSIDERATION OF LANDMARK DESIGNATION APPLICATIONS INITIATED BY THE PROPERTY OWNERS:
   a. Buhmann-Fleming House at 1928 Larchmont Road
   b. William and Edna Bowles House at 2 West Eleventh Place
   d. Kropp-Crickmer House at 12923 Memorial Drive

Staff recommendation: Accept the recommendation of the Houston Archaeological and Historical Commission and recommend to the Houston City Council the Landmark Designation of the Buhmann-Fleming House at 1928 Larchmont Road, the William and Edna Bowles at 2 West Eleventh Place, the Brown-Melcher House at 13 Tiel Way and the Kropp-Crickmer House at 12923 Memorial Drive.

Commission action: Accepted the recommendation of the Houston Archaeological and Historical Commission and recommended to the Houston City Council the Landmark Designation of the Buhmann-Fleming House at 1928 Larchmont Road, the William and Edna Bowles at 2 West Eleventh Place, the Brown-Melcher House at 13 Tiel Way and the Kropp-Crickmer House at 12923 Memorial Drive. The Chair opened and closed the public hearing after the speaker.
    Motion: Crooker    Second: Robinson    Vote: Unanimous    Abstaining: None

Speaker for Item I: Council Member Peter Brown.
II. PUBLIC HEARING AND CONSIDERATION OF LANDMARK AND PROTECTED LANDMARK DESIGNATION APPLICATION INITIATED BY THE OWNER FOR EMANCIPATION PARK AT 3018 DOWLING STREET.
Staff recommendation: Accept the recommendation of the Houston Archaeological and Historical Commission and recommend to the Houston City Council the Landmark and Protected Landmark Designation of Emancipation Park at 3018 Dowling Street.
Commission action: Accepted the recommendation of the Houston Archaeological and Historical Commission and recommended to the Houston City Council the Landmark and Protected Landmark Designation of Emancipation Park at 3018 Dowling Street. The Chair opened and closed the public hearing after the speaker.
   Motion: Kilkenny    Second: Sharp     Vote: Unanimous     Abstaining: None
Speaker for Item II: Council Member Sue Lovell.

III. PUBLIC HEARING AND CONSIDERATION OF THE ADDITION OF EIGHT PROPERTIES INTO THE SOUTH MAIN/TEXAS MEDICAL CENTER PARKING MANAGEMENT AREA
Staff recommendation: Approve the addition of eight properties into the South Main/Texas Medical Center Parking Management Area.
Commission action: Approved the addition of eight properties into the South Main/Texas Medical Center Parking Management Area.
   Motion: Collins    Second: Kilkenny     Vote: Unanimous     Abstaining: None
Speakers for Item III: Joyce Camp, Randall Wright, Marc Boom, John Putnam, Dr. Peter Traber and Edwin Friedrichs.

IV. PUBLIC HEARING AND CONSIDERATION OF ITEMS FOR THE 600 BLOCK OF WEST MAIN, SOUTH SIDE, BETWEEN GREELY AND JACK STREETS:
   a. Special Minimum Lot Size Area Application
   b. Special Building Line Requirement Area Application
Staff recommendation: Approve the minimum lot size area application and the special building line requirement area application for the 600 Block of West Main, South side, between Greely and Jack Streets and forward the applications to City Council for approval.
Commission action: Approved the minimum lot size area application and the special building line requirement area application for the 600 Block of West Main, South side, between Greely and Jack Streets and forwarded the applications to City Council for approval.
   Motion: Crooker    Second: Robinson     Vote: Carries     Opposed: Reed
Speakers for Item IV: Stephen Longmire, Tom Northrup, Kim Yelton, and Jessie M. Young.

V. CONSIDERATION OF MAJOR THOROUGHFARE AND FREEWAY PLAN AMENDMENT FOR PEAK ROAD. APPLICATION NUMBER 2007-10
Staff recommendation: Withdraw the Major Thoroughfare and Freeway Plan Amendment for Peak Road, Application Number 2007-10 at the applicant’s request.
Commission action: Withdrew the Major Thoroughfare and Freeway Plan Amendment for Peak Road, Application Number 2007-10 at the applicant’s request.
   Motion: Freeman    Second: Jard     Vote: Unanimous     Abstaining: None
VI. PLATTING ACTIVITY (Consent items A and B, 1-132)
Items removed for separate consideration: 6, 23, 48, 56, 68, 107, and 112. Items 9 and 30 were changed from defer to approve; item 42 was recommended for approval and item 120 was changed from disapprove to defer at the applicant’s request. Item 78 was withdrawn at the applicant’s request and a public hearing date of September 27, 2007 was established.
Staff recommendation: Approve staff’s recommendations for items 1-132, subject to the 101 form conditions.
Commission action: Approved staff’s recommendations for items 1-132, subject to the 101 form conditions.
   Motion: Collins  Second: Sharp  Vote: Unanimous  Abstaining: None
Commissioners Ross and Schlanger abstained and left the room.

Staff recommendation: Approve staff’s recommendation for items 6, 23, 48, 56, 68, 107, and 112 subject to the 101 form conditions.
Commission action: Approved staff’s recommendation for items 6, 23, 48, 56, 68, 107, and 112 subject to the 101 form conditions.
   Motion: Rice  Second: Zakaria  Vote: Unanimous  Abstaining: None
Commissioners Ross and Schlanger returned.

C PUBLIC HEARINGS

133 Alvatech Villas 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: Sharp  Vote: Unanimous  Abstaining: None
Speaker for Item 133: Linda Mercer.

134 Augusta Meadows Apartments  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: Garza  Vote: Unanimous  Abstaining: None
Speakers for Item 134: Clora Heath and Nina Lynn.

135 Escamilla Subdivision  C3N  Defer
Staff recommendation: Defer the plat for two weeks for further study and legal review of the separately filed deed restrictions and to allow the applicant time to provide revised information.
Commission action: Deferred the plat for two weeks for further study and legal review of the separately filed deed restrictions and to allow the applicant time to provide revised information.
   Motion: Collins  Second: Reed  Vote: Unanimous  Abstaining: None
136  Gibson Grove Subdivision  
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: Ross  Second: Sharp  Vote: Unanimous  Abstaining: None

137  Mendoza Plaza Subdivision  
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: Collins  Second: Sharp  Vote: Unanimous  Abstaining: None
Speakers for Item 137: Margaret Noels and F. Joan Smith.

138  Park Gardens Subdivision  
Staff recommendation: Defer the plat for two weeks for further study and legal review of the separately filed deed restrictions and to allow the applicant time to provide revised information.
Commission action: Deferred the plat for two weeks for further study and legal review of the separately filed deed restrictions and to allow the applicant time to provide revised information.
Motion: Garza  Second: Sharp  Vote: Unanimous  Abstaining: None

139  Sunset Heights Place Sec. 2 Replat No. 1  
Staff recommendation: Defer the plat for two weeks for further study and legal review of the separately filed deed restrictions and to allow the applicant time to provide revised information.
Commission action: Deferred the plat for two weeks for further study and legal review of the separately filed deed restrictions and to allow the applicant time to provide revised information.
Motion: Sharp  Second: Chiang  Vote: Unanimous  Abstaining: None

140  Tanner Business Park 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: Robinson  Vote: Unanimous  Abstaining: None

D  VARIANCES

141  Abbey at Briar Forest Subdivision  
Withdrawn

142  Contemporary Garden Oaks Subdivision  
Staff recommendation: Grant the requested variance and approve the plat subject to the 101 form conditions.
Commission action: Deferred the requested variance and the plat for two weeks for further study and review.
Motion: Strange  Second: Zakaria  Vote: Unanimous  Abstaining: None
Speaker for Item 142: Bridgette Mongeon.
143  Debbie Lou Gardens GP  GP  Approve
144  Debbie Lou Gardens Sec. 1  C3R  Approve
Staff recommendation: Grant the requested variance and approve the general plan and the plat subject to the 101 form conditions.
Commission action: Granted the requested variance and approve the general plan and the plat subject to the 101 form conditions.
  Motion: Kilkenny  Second: Jard  Vote: Unanimous  Abstaining: None

145  IGS Industrial 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: Reed  Second: Freeman  Vote: Unanimous  Abstaining: None

146  Landmark at Sugarland Apartments  C3P  Defer
Staff recommendation: Defer the requested variance and the plat for two weeks to allow time for the applicant to provide revised information.
Commission action: Deferred the requested variance and the plat for two weeks to allow time for the applicant to provide revised information.
  Motion: Sharp  Second: Reed  Vote: Unanimous  Abstaining: None

147  Louisiana Hadley Crossing Subdivision  C2R  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: Garza  Second: Ross  Vote: Unanimous  Abstaining: None

148  Midtown Estate Subdivision  C2R  Defer
Staff recommendation: Defer the requested variance and the plat for two weeks to allow time for the applicant to provide additional information and to coordinate with Metro.
Commission action: Deferred the requested variance and the plat for two weeks to allow time for the applicant to provide additional information and to coordinate with Metro.
  Motion: Kilkenny  Second: Reed  Vote: Unanimous  Abstaining: None

149  NexGen Two Subdivision  C2R  Defer
Staff recommendation: Deny the requested variance and disapprove the plat subject to the 101 form conditions.
Commission action: Deferred the requested variance and the plat for two weeks at the applicant’s request.
  Motion: Jard  Second: Mooney  Vote: Unanimous  Abstaining: None

150  Providence Grand Parkway Apartments  C3P  Withdrawn
151  Richmond Landing Subdivision  C2R  Defer
Staff recommendation: Deferral the requested variance and the plat for two weeks to allow time for the applicant to provide additional information and to coordinate with Public Works and Engineering.
Commission action: Deferred the requested variance and the plat for two weeks to allow time for the applicant to provide additional information and to coordinate with Public Works and Engineering.
Motion: Kilkenny  Second: Sharp  Vote: Unanimous  Abstaining: None

152  Silverglen North Sec. 12  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: Davis  Vote: Unanimous  Abstaining: None

153  Sugar Grove Elementary School  C2R  Withdrawn
Staff recommendation: Withdraw the requested variance and the plat at the applicant's request and establish a public hearing date of September 27, 2007.
Commission action: Withdrawed the requested variance and the plat and established a public hearing date of September 27, 2007.
Motion: Reed  Second: Kilkenny  Vote: Unanimous  Abstaining: None

154  TAS No. 1 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: Jard  Second: Garza  Vote: Carries  Opposed: Ross

155  Texas Childrens Maternity Center Subdivision  C2  Defer
Staff recommendation: Deferral the requested variance and the plat for two weeks to allow time for the applicant to provide additional information and to coordinate with Public Works and Engineering Traffic Division.
Commission action: Deferred the requested variance and the plat for two weeks to allow time for the applicant to provide additional information and to coordinate with Public Works and Engineering Traffic Division.
Motion: Kilkenny  Second: Sharp  Vote: Unanimous  Abstaining: None

156  West Hardy Road Middle School Subdivision  C2  Approve
Staff recommendation: Grant the requested variance to not provide a public street through the subject site and approve the plat subject to the 101 form conditions.
Commission action: Granted the requested variance to not provide a public street through the subject site and approved the plat subject to the 101 form conditions.
Motion: Davis  Second: Sharp  Vote: Unanimous  Abstaining: None
157 Katy Promise GP  GP  Approve
158 West Harris County MUD No. 5 Water Plant No. 1  C2  Approve
Staff recommendation: Grant the requested variance and approve the general plan and the plat subject to the 101 form conditions.
Commission action: Granted the requested variance and approved the general plan and the plat subject to the 101 form conditions.
    Motion: Freeman  Second: Strange  Vote: Unanimous  Abstaining: None

E SPECIAL EXCEPTIONS
NONE

F RECONSIDERATION OF REQUIREMENTS
NONE

G ADMINISTRATIVE
NONE

H DEVELOPMENT PLAT VARIANCES
NONE

I CERTIFICATES OF COMPLIANCE
159 Saul Delgado  COC
Staff recommendation: Issue the Certificate of Compliance for item 159.
Commission action: Issued the Certificate of Compliance for item 159.
    Motion: Kilkenny  Second: Davis  Vote: Unanimous
    Approve
    Abstaining: None
X. ADJOURNMENT

There being no further business, Madam Chair, Carol Abel Lewis adjourned the meeting at 5:28 p.m.

Carol Able Lewis, Madam Chair

Marlene L. Gafrick, Secretary