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
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

Left at 4:00 p.m.
Absent
Left at 5:28 p.m.
Absent
Left at 5:40 p.m.

EXOFFICIO MEMBERS

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

Arrived at 2:46 p.m.
Absent
Left at 5:32 p.m.
Absent
Left at 4:18 p.m.

Absent
Absent
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 Items 26 and 90 were withdrawn.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26  Joyce Subdivision  C3P  Withdrawn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  
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: 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
110  Thrustmaster Sec. 1
GP
Defer
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
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
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
115 City of Sugar Land
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
EXTENSIONS OF APPROVAL AND NAME CHANGES

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

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.


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