Minutes of the Houston Planning Commission

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

March 13, 2008
Meeting to be held in
Council Chambers, Public Level, City Hall Annex
2:30 p.m.

Call to order:

Algenita Segars, Acting Chair, called the meeting to order at 2:43 p.m. with a quorum present.

Carol Abel Lewis, Chair Absent
Mark A. Kilkenny, Vice Chair Absent
John W. H. Chiang
David Collins Arrived at 2:47 p.m.
Kay Crooker
Algenita Segars
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 Absent
Mike Marcotte
Dawn Ullrich Absent
Frank Wilson Absent
CHAIRMAN’S REPORT

NONE

DIRECTOR’S REPORT

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

APPROVE THE FEBRUARY 14 and 28 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the February 14 and 28 Planning Commission Meeting Minutes.
Motion: Crooker    Second: Zakaria    Vote: Unanimous    Abstaining: None

I. PLATTING ACTIVITY  (Consent items A and B, 1-85)
Items removed for separate consideration: 3, 11, 13, 20, 26, 31, 32 and 83. Item 62 was taken separately to allow for a speaker and Items 77 and 78 were changed from defer to approve.
Staff recommendation: Approve staff’s recommendations for items 1-85, subject to the 101 form conditions.
Commission action: Approved staff’s recommendations for items 1-85, subject to the 101 form conditions.
Motion: Ross    Second: Reed    Vote: Unanimous    Abstaining: None

Commissioners Rice and Ross abstained and left the room.

Staff recommendation: Approve staff’s recommendation for items 3, 11, 13, 20, 26, 31, 32, 62 and 83 subject to the 101 form conditions.
Commission action: Approved staff’s recommendation for items 3, 11, 13, 20, 26, 31, 32, 62 and 83 subject to the 101 form conditions.
Motion: Zakaria    Second: Crooker    Vote: Unanimous    Abstaining: None

Commission action: Motion to rescind the first two motions because of failure to exclude items 18 and 62.
Motion: Collins    Second: Robinson    Vote: Unanimous    Abstaining: None

Items removed for separate consideration: 3, 11, 13, 20, 26, 31, 32 and 83. Items 18 and 62 were taken separately and Items 77 and 78 were changed from defer to approve.
Staff recommendation: Approve staff’s recommendations for items 1-85, subject to the 101 form conditions.
Commission action: Approved staff’s recommendations for items 1-85, subject to the 101 form conditions.
Motion: Crooker    Second: Robinson    Vote: Unanimous    Abstaining: None
Staff recommendation: Approve staff’s recommendation for items 3, 11, 13, 20, 26, 31, 32 and 83 subject to the 101 form conditions.

Commission action: Approved staff’s recommendation for items 3, 11, 13, 20, 26, 31, 32 and 83 subject to the 101 form conditions.

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

Commissioners Rice and Ross returned.

Commissioners Collins and Segars abstained and left the room. Commissioner Chaing chaired the meeting.

18 Harrel Park Subdivision C3P 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: Crooker Second: Zakaria Vote: Unanimous Abstaining: None

Commissioners Collins and Segars returned and Commissioner Segars resumed as acting chair.

62 Montrose Annex Replat No. 1 C2R Defer

Staff recommendation: Defer the plat for two weeks for further study and legal review. 
Commission action: Deferred the plat for two weeks for further study and legal review.

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

C PUBLIC HEARINGS

86 Aliana Sec. 9 Replat No. 1 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: Ross Second: Crooker Vote: Unanimous Abstaining: None

87 Briar Hollow Commons Subdivision C3N Defer

Staff recommendation: 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: Crooker Vote: Carries Opposed: Garza

Speakers for Item 87: Sherrie Massin, Frank McCollum, Mark Kaufman, Rudy Valaquez, Mark Lakewood, Shelley Sandler, Shirley Muse, Vernon Henry, Malcolm Gibson, Council Member Pam Holm, Council Member Peter Brown and Kerry Gilbert.
88  Katy Creek Ranch 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: Grant the requested variance and approved the plat subject to the 101 form conditions.
  Motion: Ross  Second: Reed  Vote: Unanimous  Abstaining: None

Agenda Item 92 is taken at this time.

92  Baylor Place Subdivision  C2R  Deny
Staff recommendation: Deny the requested variance and disapprove the plat.
Commission action: Denied the requested variance and disapproved the plat.
  Motion: Crooker  Second: Freeman  Vote: Unanimous  Abstaining: Collins
Speakers for Item 92: Council Member Adrian Garcia, John Olden, Jane Hutto, David Villalapardo, Rebecca Ramirez, Chuck Shoultz, Janice Evans-Davis, Barry Klein and John Montgomery.

89  Minola Park Townhomes Subdivision  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: Zakaria  Second: Reed  Vote: Unanimous  Abstaining: None

90  Pecan Park Place Addition  C3N  Withdrawn

D  VARIANCES

91  Allied Power at Mills Road 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: Wolff  Second: Zakaria  Vote: Unanimous  Abstaining: None

93  Harris County MUD No. 82 Wastewater Treatment Plant  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: Reed  Second: Freeman  Vote: Unanimous  Abstaining: None
94 Hawks Landing GP
95 Hawks Landing Sec. 1
Staff recommendation: Defer the general plan and the plat for two weeks to allow time for the applicant to provide additional information.
Commission action: Deferred the general plan and the plat for two weeks to allow time for the applicant to provide additional information.
Motion: Collins Second: Freeman Vote: Unanimous Abstaining: None

96 Joyce Subdivision
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

97 Langfield Commercial 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: Reed Second: Crooker Vote: Unanimous Abstaining: None

98 North Belt Reserve A Subdivision
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: Garza Vote: Unanimous Abstaining: None

99 Six Thousand Six Hundred Main Replat No. 1 Partial Replat No. 1
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: Martinez Vote: Carries Opposed: Crooker
Speakers for Item 99: Doug Williams, Carolyn Dahl, Thomas Perry, Allen Ausavisa, Curt Frisby and Eddie Abeyta.
E  SPECIAL EXCEPTIONS

100 Forest Village GP  GP  Defer
101 Forest Village Sec. 3  C3P  Defer
102 Park Lakes Northeast GP  GP  Defer

Staff recommendation: Defer the requested special exceptions, the general plans and the plat for two weeks to allow time for the applicant to provide revised information.
Commission action: Deferred the requested special exceptions, the general plans and the plat for two weeks to allow time for the applicant to provide revised information.

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

F  RECONSIDERATION OF REQUIREMENTS

NONE

G  ADMINISTRATIVE

NONE

H  DEVELOPMENT PLAT VARIANCES

103 6749 Calhoun Road  DPV  Defer
104 7026 Dumble Avenue  DPV  Defer
105 6945 Liverpool Avenue  DPV  Defer

Staff recommendation: Grant the requested variances.
Commission action: Deferred the requested variances for two weeks for further study and review.

Motion: Zakaria  Second: Ross  Vote: Unanimous  Abstaining: None
Speaker for Items 103 - 105: Kenneth Hawkins.

106 401 Emerson Avenue  DPV  Defer

Staff recommendation: Defer the requested variance for two weeks to allow time for the applicant to go before the Houston Archaeological and Historical Commission.
Commission action: Deferred the requested variance for two weeks to allow time for the applicant to go before the Houston Archaeological and Historical Commission.

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

107 2323 Leffingwell Street  DPV  Approve

Staff recommendation: Grant the requested variance.
Commission action: Granted the requested variance.

Motion: Rice  Second: Garza  Vote: Carries  Opposed: Crooker
108   2710 Louisiana Street  

Staff recommendation: Defer the requested variance for two weeks to allow time for the applicant to meet with members of the Planning Department and the Department of Public Works and Engineering.

Commission action: Deferred the requested variance for two weeks to allow time for the applicant to meet with members of the Planning Department and the Department of Public Works and Engineering.

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

109   2200 Rosedale Street  

Staff recommendation: Defer the requested variances for two weeks to allow time for the applicant to meet with members of the Planning Department and the Public Works and Engineering Department.

Commission action: Deferred the requested variances for two weeks to allow time for the applicant to meet with members of the Planning Department and the Public Works and Engineering Department.

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

I   CERTIFICATES OF COMPLIANCE

110   Hubert T. Gaskins  COC  Approve
111   Erik Edgar Duran  COC  Approve
112   Jack B. Rice  COC  Approve
113   Linda and John Rogers  COC  Approve
114   LJA Engineering and Surveying  COC  Approve
115   LJA Engineering and Surveying  COC  Approve
116   LJA Engineering and Surveying  COC  Approve

Staff recommendation: Issue the Certificates of Compliance for items 110 – 116.

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

J   EXTENSIONS OF APPROVAL AND NAME CHANGES

117   Highland Glen Section 3  EOA  Approve
118   Highland Village Shopping Center  EOA  Approve
119   Miguel Esteban Enterprises  EOA  Approve
120   Woodland Oaks Section 7  EOA  Approve

Staff recommendation: Approve staff’s recommendations for items 117 - 120.
Commission action: Approved staff’s recommendations for items 117 - 120.

Motion: Collins  Second: Wolff  Vote: Unanimous  Abstaining: None
II. ESTABLISH A PUBLIC HEARING DATE OF APRIL 10, 2008 FOR:
   a. Aliana Sec. 5 Replat No. 1
   b. Aliana Sec. 7 Replat No. 1
   c. Aliana Sec. 15 Replat No. 1
   d. Barrington Sec. 2 Partial No. 1
   e. Legends Trace Sec. 1 Partial Replat No. 1
   f. Westbrooke Cornerbrook Apartments

Staff recommendation: Establish a public hearing date of April 10, 2008 for items II d-f. Items II a-c were withdrawn at the applicant’s request.
Commission action: Established a public hearing date of April 10, 2008 for items II d-f. Items II a-c was withdrawn at the applicant’s request.
   Motion: Garza    Second: Wolff    Vote: Unanimous    Abstaining: None

III. PUBLIC HEARING AND CONSIDERATION OF LANDMARK DESIGNATION
APPLICATIONS INITIATED BY THE OWNER:
   a. 3229 Groveland Street – Wirt Adams Paddock House
   b. 2222 Inwood Drive – Hovey-Cole House
   c. 2175 Troon Road – Kendall-Harris House

The Chair opened and closed the public hearing; there were no speakers.

Staff recommendation: Accept the recommendations of the Houston Archaeological and Historical Commission and recommends to City Council the Landmark Designation of the Wirt Adams Paddock House at 3229 Groveland Street; the Hovey-Cole House at 2222 Inwood Drive and the Kendall-Harris House at 2175 Troon Road.
Commission action: Accepted the recommendations of the Houston Archaeological and Historical Commission and recommended to City Council the Landmark Designation of the Wirt Adams Paddock House at 3229 Groveland Street; the Hovey-Cole House at 2222 Inwood Drive and the Kendall-Harris House at 2175 Troon Road.
   Motion: Ross    Second: Crooker    Vote: Unanimous    Abstaining: None
IV. PUBLIC HEARING AND CONSIDERATION OF LANDMARK AND PROTECTED LANDMARK DESIGNATION APPLICATIONS INITIATED BY THE OWNERS:
   a. 5203 Fulton Street – Reid Memorial United Methodist Church
   b. 416 N. Hutcheson Street – Joseph Merkel House
   c. 104 Avondale Boulevard – Turnbow-Smith House

The Chair opened and closed the public hearing; there were no speakers.

Staff recommendation: Accept the recommendations of the Houston Archaeological and Historical Commission and recommends to City Council the Landmark and Protected Landmark Designation of the Reid Memorial United Methodist Church at 5203 Fulton Street; the Joseph Merkel House at 416 N. Hutcheson Street and the Turnbow-Smith House at 104 Avondale Boulevard.

Commission action: Accepted the recommendations of the Houston Archaeological and Historical Commission and recommended to City Council the Landmark and Protected Landmark Designation of the Reid Memorial United Methodist Church at 5203 Fulton Street; the Joseph Merkel House at 416 N. Hutcheson Street and the Turnbow-Smith House at 104 Avondale Boulevard.

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

V. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR THE 700 BLOCK OF EUCLID AVENUE, NORTH AND SOUTH SIDES, BETWEEN WATSON AVENUE AND REAGAN AVENUE

Staff recommendation: Approve the special minimum lot size area application for 700 block of Euclid Avenue, North and South sides, between Watson Avenue and Reagan Avenue.

Commission action: Approved the special minimum lot size area application for 700 block of Euclid Avenue, North and South sides, between Watson Avenue and Reagan Avenue.

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

Speakers for items V: Ryan Miller, Nicole Quiros, Michelle Gardner and Robert Gutierrez.

VI. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR THE 1100 BLOCK OF JACKSON BOULEVARD, NORTH AND SOUTH SIDES, BETWEEN VAN BUREN STREET AND MONROSE BOULEVARD

Staff recommendation: No recommendation by staff.

Commission action: Deferred the special minimum lot size area application for two weeks.

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

Speakers for items VI: Kathleen Schipper, William Pesota and Pam Sunler.
VII. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR THE 1600 BLOCK OF WEST MAIN STREET, NORTH AND SOUTH SIDES, BETWEEN MANDELL STREET AND DUNLAVY STREET

Staff recommendation: No recommendation by staff.
Commission action: Denied the special minimum lot size area application for the 1600 block of West Main Street, North and South Sides, between Mandell Street and Dunlavy Street.
Motion: Zakaria Second: Collins Vote: Unanimous Abstaining: None

VIII. CONSIDERATION OF AN OFF STREET PARKING VARIANCE APPLICATION FOR KROGER – KIRBY FUEL STATION, LOCATED AT 7747 KIRBY DRIVE

IX. CONSIDERATION OF AN OFF STREET PARKING VARIANCE APPLICATION FOR KROGER – WESTHEIMER FUEL STATION, LOCATED AT 9919 WESTHEIMER ROAD

Staff recommendation: No recommendation by staff.
Commission action: Deferred the off street parking variances for two weeks for further study and review.
Motion: Zakaria Second: Collins Vote: Unanimous Abstaining: Collins
Speakers for Items IX: Council Member Pam Holm.

X. PUBLIC COMMENTS

NONE

XI. ADJOURNMENT

There being no further business, Acting Chair, Algenita Segars, adjourned the meeting at 7:14 p.m.
Motion: Collins Second: Freeman Vote: Unanimous Abstaining: None

Algenita Segars, Acting Chair

Marlene L. Gafrick, Secretary