

Minutes of the Houston Planning Commission

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

May 22, 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 2:41 p.m. with a quorum present.

Carol Abel Lewis, Chair	
Mark A. Kilkenny, Vice Chair	
John W. H. Chiang	
David Collins	
Kay Crooker	
Sonny Garza	
Jim Jard	
D. Fred Martinez	Left at 3:56 p.m.
Robin Reed	
Richard A. Rice	
David Robinson	
Jeff Ross	
Lee Schlanger	
Algenita Segars	
Talmadge Sharp, Sr.	
Jon N. Strange	Absent
Beth Wolff	
Shaukat Zakaria	
The Honorable Ed Emmett	Absent
The Honorable Ed Chance	Absent
The Honorable Grady Prestage	Left at 3:10 p.m.

EXOFFICIO MEMBERS

M. Marvin Katz	Absent
Mark Loethen	
Mike Marcotte	Absent
Dawn Ullrich	Absent
Frank Wilson	Absent

CHAIRMAN'S REPORT
NONE

**DIRECTOR'S REPORT
NONE**

APPROVE THE APRIL 24, 2008 and May 8, 2008 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the April 24, 2008 and the May 8, 2008 Planning Commission meeting minutes.

Motion: **Crooker** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

I. PLATTING ACTIVITY (Consent items A and B, 1- 111)

Items removed for separate consideration: **23, 26, 28, 38, 56, 59, 62, 69, 76, 83, 89 and 90.**

Staff recommendation: Approve staff's recommendations for items 1- 111 subject to the 101 form conditions.

Commission action: Approved staff's recommendations for items 1- 111 subject to the 101 form conditions.

Motion: **Reed** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

Commissioners Chiang, Rice, Ross and Schlanger abstained and left the room.

Staff recommendation: Approve staff's recommendation for items **23, 26, 28, 38, 56, 59, 62, 69, 76, 83, 89 and 90** subject to the 101 form conditions.

Commission action: Approved staff's recommendation for items **23, 26, 28, 38, 56, 59, 62, 69, 76, 83, 89 and 90** subject to the 101 form conditions.

Motion: **Collins** Second: **Martinez** Vote: **Unanimous** Abstaining: **None**

Commissioners Chiang, Rice, Ross and Schlanger returned.

C PUBLIC HEARINGS

112 Castro Cheese Company Replat No. 1

C3N

Disapprove

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

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

Motion: **Sharp** Second: **Jard** Vote: **Unanimous** Abstaining: **None**

113 Regent Square Subdivision

C3N

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: **Wolff** Second: **Robinson** Vote: **Unanimous** Abstaining: **None**

Speakers for item 113: Donnie Rollins and Patty Joiner – both are supportive.

Commissioner Prestage left at 3:10 p.m. during the discussion of agenda item #113.

114 Richard D Taylor Park

C3N

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: **Jard**

Second: **Segars**

Vote: **Unanimous**

Abstaining: **None**

D VARIANCES

Agenda items 115, 116, 118 and 119 are taken together at this time and deferred for two weeks for chapter 42 planning standards.

Motion: **Collins**

Second: **Sharp**

Vote: **Unanimous**

Abstaining: **None**

Agenda items 124 and 127 are taken together at this time and deferred for two weeks for chapter 42 planning standards.

Motion: **Garza**

Second: **Kilkenny**

Vote: **Carries**

Abstaining: **Ross**

on 124 and 127.

117 Northwest Mall Redevelopment Subdivision

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: **Kilkenny**

Second: **Jard**

Vote: **Unanimous**

Abstaining: **None**

120 Row House District Sec. 2

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: **Segars**

Second: **Sharp**

Vote: **Unanimous**

Abstaining: **None**

121 Stonebridge Ellington GP

GP

Approve

Staff recommendation: Grant the requested variances and approve the general plan subject to the 101 form conditions.

Commission action: Granted the requested variances and approved the general plan subject to the 101 form conditions.

Motion: **Sharp**

Second: **Chiang**

Vote: **Unanimous**

Abstaining: **None**

122 Stuebner Warehouse Facility GP

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: **Rice**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

123 Waterstone Lift Station Subdivision

C2

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: **Kilkenny**

Second: **Ross**

Vote: **Unanimous**

Abstaining: **None**

E SPECIAL EXCEPTIONS

125 Cloisters GP

GP

Approve

Staff recommendation: Grant the requested special exceptions and approve the plat subject to the 101 form conditions.

Commission action: Grant the requested special exceptions and approve the plat subject to the 101 form conditions.

Motion: **Ross**

Second: **Kilkenny**

Vote: **Unanimous**

Abstaining: **None**

126 Cloisters Sec. 1

C3P

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: **Wolff**

Vote: **Unanimous**

Abstaining: **None**

F RECONSIDERATION OF REQUIREMENTS

128 Reign Plaza Subdivision

C2R

Approve

Grant the requested reconsideration of requirements and approve the plat subject to the 101 form conditions.

Granted the requested reconsideration of requirements and approved the plat subject to the 101 form conditions.

Motion: **Collins**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

Speaker for item 128: Louie Loya - supportive.

G ADMINISTRATIVE

NONE

H DEVELOPMENT PLAT VARIANCES

129 2416 Brazos Street

DPV

Defer

Staff recommendation: Defer the plat for two weeks to allow the applicant time to submit revised information.

Commission action: Deferred the plat for two weeks to allow the applicant time to submit revised information.

Motion: **Zakaria** Second: **Kilkenny**

Vote: **Unanimous**

Abstaining: **None**

130 1929 Sharp Place

DPV

Defer

Staff recommendation: Defer the plat for two weeks to allow time for staff to coordinate with the Department of Public Works & Engineering.

Commission action: Deferred the plat for two weeks to allow time for staff to coordinate with the Department of Public Works & Engineering,

Motion: **Reed** Second: **Sharp**

Vote: **Unanimous**

Abstaining: **None**

I CERTIFICATES OF COMPLIANCE

131 Colony ridge LTD

COC

Approve

132 Alberto Pizano

COC

Approve

133 Naoko Aoki

COC

Approve

134 Daniel B. Hartman

COC

Approve

135 Woo Hin Wai

COC

Approve

136 Maricela Rodriguez

COC

Approve

Staff recommendation: Issue the Certificates of Compliance for items **131 – 136**.

Commission action: Issued the Certificates of Compliance for items **131 – 136**.

Motion: **Ross** Second: **Reed**

Vote: **Unanimous**

Abstaining: **None**

J EXTENSIONS OF APPROVAL AND NAME CHANGES

137 City Park West Sec 5

EOA

Approve

138 City Park West Sec 6

EOA

Approve

139 Falls at Cooper Lake Apartments

EOA

Approve

140 Kings Manor Section 2 Partial Replat No 1

EOA

Approve

141 Northgate Crossing Elementary Middle School Complex

EOA

Approve

142 Rossmoyne Addition Partial Replat No 1

EOA

Approve

143 Silver Ranch Section 2

EOA

Approve

144 Willow Court Estates Sec 1

EOA

Approve

145 Willow Court Estates Sec 2

EOA

Approve

146 Willow Court Estates Sec 3

EOA

Approve

Staff recommendation: Approve staff's recommendations for items **137 - 146**.

Commission action: Approved staff's recommendations for items **137 - 146**.



Motion: **Reed** Second: **Chiang** Vote: **Unanimous** Abstaining: **None**
Agenda Item III is taken at this time.

III. PUBLIC HEARING AND CONSIDERATION OF LANDMARK DESIGNATION APPLICATIONS INITIATED BY THE OWNERS:

- a. **2116 Chilton Road – Norman D. Adams House**
- b. **3023 Ella Lee Lane – Frederic L. Bouknight House**
- c. **201 Travis (aka 202 Main) – Houston National Bank Building**

Staff recommendation: That the Houston Planning Commission accepts the recommendations of the Houston Archaeological and Historical Commission and recommends to City Council the Landmark Designations of the Norman D Adams House located at 2116 Chilton Road, the Frederic L. Bouknight House located at 3023 Ella Lee Lane and the Houston National Bank Building located at 201 Travis (aka 202 Main).

Commission action: Accepted the recommendations of the Houston Archaeological and Historical Commission and recommends to City Council the Landmark Designations of the Norman D Adams House located at 2116 Chilton Road, the Frederic L. Bouknight House located at 3023 Ella Lee Lane and the Houston National Bank Building located at 201 Travis (aka 202 Main).

Motion: **Robinson** Second: **Zakaria** Vote: **Unanimous** Abstaining: **None**

Agenda item II is taken at this time.

II. ESTABLISH A PUBLIC HEARING DATE OF JUNE 19, 2008 FOR:

- a. **2148 Troon Road Residence Addition**
- b. **Aliana Sec 15 Partial Replat No 2**
- c. **Barrington Sec 2 Partial Replat No 2**
- d. **Canyon Lakes West Sec 4 and 7 Partial Replat No 2**
- e. **Melanie Court partial Replat No 1**
- f. **Saddlebrook Village Sec 1 Partial Replat No 1**

Staff recommendation: Establish a public hearing date of June 19, 2008 for item **II a-f**.

Commission action: Established a public hearing date of June 19, 2008 for item **II a-f**.

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

Agenda item IV is taken at this time.

IV. PUBLIC HEARING AND CONSIDERATION OF LANDMARK AND PROTECTED LANDMARK DESIGNATION APPLICATIONS INITIATED BY THE OWNERS:

- a. 3605 Del Monte Drive – Smith Anderson House
- b. 401 Emerson Street – Sterling Hamman House
- c. 403 Westheimer Road – David Frame House
- d. 310 Main Street – Sweeny and Coombs Building

Staff recommendation: That the Houston Planning Commission accepts the recommendations of the Houston Archaeological and Historical Commission and recommends to City Council the Landmark and Protected Landmark Designations of the Smith Anderson House at 3605 Del Monte Drive, the Sterling Hamman House at 401 Emerson Street, the David Frame House at 403 Westheimer Road and the Sweeney and Coombs Building at 310 Main Street.

Commission action: Accepted the recommendations of the Houston Archaeological and Historical Commission and recommends to City Council the Landmark and Protected Landmark Designations of the Smith Anderson House at 3605 Del Monte Drive, the Sterling Hamman House at 401 Emerson Street, the David Frame House at 403 Westheimer Road and the Sweeney and Coombs Building at 310 Main Street.

Motion: **Sharp** Second: **Wolff** Vote: **Unanimous** Abstaining: **None**

V. PUBLIC HEARING AND CONSIDERATION OF HISTORIC DISTRICT APPLICATIONS INITIATED BY A MAJORITY OF THE OWNERS:

- a. Freeland Historic District
- b. Shadow Lawn Historic District

Staff recommendation: That the planning Commission accepts the recommendations of the Houston Archaeological and Historical Commission recommends to City Council the Historic District designation of the Freeland Historic District and the Shadow Lawn Historic District.

Motion: **Sharp** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

VI. CONSIDERATION OF A VARIANCE TO THE TREE AND SHRUB REQUIREMENTS FOR THE RIVER OAKS SHOPPING CENTER, LOCATED AT 2030 AND 2040 WEST GRAY

The request was withdrawn at the applicant's request.

Commissioner Schlanger abstained and left the room at 3:51 p.m.

VII. CERTIFICATION OF THE PLANNING COMMISSION'S ACTION TAKEN ON BRIAR HOLLOW COMMONS ON MARCH 27, 2008.

Staff recommendation: None

Commission action: Approved the Certification of Reasons for Action Taken on an Application with the last sentence deleted.

Motion: **Jard** Second: **Zakaria** Vote: **Carries** Abstaining: **Reed and Wolff**
Opposed: **Kilkenny and Rice.**

Commissioner Schlanger returned at 3:55 p.m. after item VII concluded.

Commissioner Martinez left at 3:56 p.m.

**VIII. CONTINUATION OF PUBLIC HEARING AND CONSIDERATION OF CHAPTER 42
AMENDMENTS FOR RULES GOVERNING REPLATS**

Staff recommendation: No recommendation.

Commission action: Approved the amendments and will send them to Council Member Toni Lawrence's Subcommittee for any adjustments and then to City Council for approval.

Motion: **Rice** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**

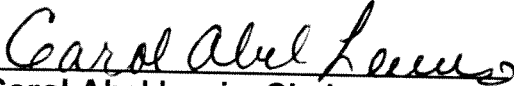
IX. PUBLIC COMMENTS

NONE

X. ADJOURNMENT

There being no further business, Chair, Carol Abel Lewis, adjourned the meeting at 4:31 p.m.

Motion: **Zakaria** Second: **Wolff** Vote: **Unanimous** Abstaining: **None**


Carol Abel Lewis, Chair


Marlene L. Gafrick, Secretary