

Minutes of the Houston Planning Commission

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

May 10, 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 2:35 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	Absent
D. Fred Martinez	
Robin Reed	Left at 3:56 p.m.
Richard A. Rice	Absent
Jeff Ross	
Lee Schlanger	
Talmadge Sharp, Sr.	
Jon N. Strange	Left at 3:41 p.m.
Shaukat Zakaria	
The Honorable Ed Chance	Absent
The Honorable Ed Emmett	Absent
The Honorable Grady Prestage	Left at 2:56 p.m.

EXOFFICIO MEMBERS

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

**CHAIRMAN'S REPORT
NONE**

DIRECTOR'S REPORT

The Director's report was given by Marlene L. Gafrick, Director, Planning and Development Department, who informed all that the next Major Thoroughfare and Freeway Plan Amendment Workshop will be held on May 24, 2007 at 1:00 p.m. in the Council Chambers, Public Level, City Hall Annex, 900 Bagby Street, Houston TX 77002.

APPROVE THE APRIL 26, 2007 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the April 12, 2007 Planning Commission Meeting Minutes.

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

Item 151 was taken at this time.

151 Inwood Forest Golf and County Club Sec. 1 Replat No. 1 C3N Defer

Staff recommendation: Defer the plat for two weeks at the applicant's request.

Commission action: Deferred the plat for two weeks at the applicant's request.

Motion: **Collins** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**
Speakers for Item 151: Council Member Toni Lawrence and Clymer Wright.

I. PUBLIC HEARING AND CONSIDERATION OF A LANDMARK AND PROTECTED LANDMARK DESIGNATION APPLICATION INITIATED BY THE OWNER FOR THE AUGUSTA FRANCK HOUSE AT 2215 DECATUR STREET

Staff recommendation: That the Planning Commission accepts the recommendation of the Houston Archaeological and Historical Commission and recommends to the Houston City Council the Landmark and Protected Landmark Designation of the Augusta Franck at 2215 Decatur Street.

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 and Protected Landmark Designation of the Augusta Franck at 2215 Decatur Street.

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

II. PUBLIC HEARING AND CONSIDERATION OF LANDMARK DESIGNATION APPLICATIONS INITIATED BY THE OWNER FOR:

- a. **Dr. Mavis P. Kelsey, Sr. House at 2136 Brentwood Drive**
- b. **Roswell W. Moreland House at 2147 Pelham Drive**
- c. **Walter Boyd House at 3424 Wickersham Lane**
- d. **Joseph H. Russell House at 2232 Brentwood Drive**
- e. **Benjamin Renard Homestead at 4109 Lillian Street**
- f. **Jacques P. Adoue House at 2135 Looscan Lane**

Staff recommendation: That the Planning Commission accepts the recommendation of the Houston Archaeological and Historical Commission and recommends to the Houston City Council the Landmark Designation of the Dr. Mavis P. Kelsey, Sr. House at 2136 Brentwood Drive; the Roswell W. Moreland House at 2147 Pelham; the Walter Boyd House at 3424 Wickerham; the Joseph H. Russell House at 2232 Brentwood Drive; the Benjamin Renard Homestead at 4109 Lillian Street; and the Jacques P. Adoue House at 2135 Looscan Lane.

Commission action: That the Planning Commission accepted the recommendation of the Houston Archaeological and Historical Commission and recommended to the Houston City Council the Landmark Designation of the Dr. Mavis P. Kelsey, Sr. House at 2136 Brentwood Drive; the Roswell W. Moreland House at 2147 Pelham; the Walter Boyd House at 3424 Wickerham; the Joseph H. Russell House at 2232 Brentwood Drive; the Benjamin Renard Homestead at 4109 Lillian Street; and the Jacques P. Adoue House at 2135 Looscan Lane.

Motion: **Kilkenny** Second: **Reed**

Vote: **Unanimous**

Abstaining: **None**

III. PUBLIC HEARING OF A HAZMAT PERMIT APPLICATION HM0669237 FOR GROCERS SUPPLY CO., INC.

Staff recommendation: Approve the Hazmat Permit Application.

Commission action: Deferred the application for two weeks to allow staff time to research the possibility of a child care facility within the test area.

Motion: **Kilkenny** Second: **Sharp**

Vote: **Unanimous**

Abstaining: **None**

Speaker for Item III: Peter Rolinger.

IV. PLATTING ACTIVITY (Consent items A and B, 1-150)

Items removed for separate consideration: **13, 14, 72, 76, 95, 96, 97, 98, 99, 100, 101, 105, 106, 107, 122, 126, 133, 145, and 146.** Items **50, 83, and 110** were changed from defer to approve and item **111** was taken separately to allow for a speaker.

Staff recommendation: Approve staff's recommendations for items **1-150**, subject to the 101 form conditions.

Commission action: Approved staff's recommendations for items **1-150**, subject to the 101 form conditions.

Motion: **Collins** Second: **Sharp**

Vote: **Unanimous**

Abstaining: **None**

Commissioners Kilkenny, Reed, Ross, and Schlanger abstained and left the room.

Staff recommendation: Approve staff's recommendation for items **13, 14, 72, 76, 95, 96, 97, 98, 99, 100, 101, 105, 106, 107, 122, 126, 133, 145, and 146** subject to the 101 form conditions.

Commission action: Approved staff's recommendations for items **13, 14, 72, 76, 95, 96, 97, 98, 99, 100, 101, 105, 106, 107, 122, 126, 133, 145, and 146** subject to the 101 form conditions.

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

Commissioners Kilkenny, Reed, Ross, and Schlanger returned.

Item 111 was taken at this time.

111 Acuner Addition Subdivision

C2R

Defer

Staff recommendation: Defer the plat for two weeks for legal to review deed restrictions.

Commission action: Deferred the plat for two weeks for legal to review deed restrictions.

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

C PUBLIC HEARINGS

152 Jetall on Greenbriar Street Subdivision

C3N

Approve

Staff recommendation: Approve the plat subject to the 101 form conditions and the applicant abiding by the 20 foot building line.

Commission action: Approved the plat subject to the 101 form conditions and the applicant abiding by the 20 foot building line.

Motion: **Collins** Second: **Kilkenny** Vote: **Unanimous** Abstaining:

Crooker

Speakers for Item 152: Ken Claude and Belinda King.

153 Kings Manor Sec. 2 Replat No. 2

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: **Collins** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

Speaker for Item 153: Philip Mabry.

154 Raley Apartments Subdivision

C3N

Defer

Staff recommendation: Approve the plat subject to the 101 form conditions.

Commission action: Deferred the plat for two weeks for legal review and to allow applicant to meet with the neighborhood.

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

Speakers for Item 154: David Fraley, Nassin Joseph, Paul Yeager, and Kristin Lindquist.

155 Rittenhouse Park 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: **Zakaria** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**

156 Stratford Reserves **C3N** **Defer**
Staff recommendation: Defer the plat for two weeks to allow the applicant time to provide revised information.
Commission action: Deferred the plat for two weeks to allow the applicant time to provide revised information.
Motion: **Collins** Second: **Crooker** Vote: **Unanimous** Abstaining: **None**
Speaker for Item 156: Kathleen Schipper.

Commissioner Schlanger abstained and left the room.

157 Tall Timbers Section River Oaks **C3N** **Defer**
Partial Replat No. 2
Staff recommendation: Defer the plat for two weeks for further study and legal review of the separately filed deed restrictions and allow applicant to provide additional information.
Commission action: Deferred the plat for two weeks for further study and legal review of the separately filed deed restrictions and allow applicant to provide additional information.
Motion: **Kilkenny** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

Commissioner Schlanger returned.

158 Val Verde Park 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: **Kilkenny** Second: **Davis** Vote: **Unanimous** Abstaining: **None**

159 West Lane Place Partial Replat No. 1 **C3N** **Defer**
Staff recommendation: Defer the plat for two weeks for review of pending legal restrictions.
Commission action: Deferred the plat for two weeks for review of pending legal restrictions.
Motion: **Ross** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

160 Wilfran Court 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: **Sharp** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

161 Costa Viscaya Subdivision **C3P** **Withdrawn**

- 162 Cottage Grove Replat No. 1** **C2R** **Approve**
 Staff recommendation: Grant the requested variance to allow the existing building to encroach with the building set back and visibility triangles along Washington Avenue, Dell Street and Calder Street but deny the zero building set back on Calder Street and approve the plat subject to the 101 form conditions.
 Commission action: Granted the requested variance to allow the existing building to encroach with the building set back and visibility triangles along Washington Avenue, Dell Street and Calder Street but denied the zero building set back on Calder Street and approved the plat subject to the 101 form conditions.
 Motion: **Ross** Second: **Collins** Vote: **Unanimous** Abstaining: **None**
 Speaker for Item 162: John Thomas.
- 163 Janes Corner Subdivision** **C2R** **Deny**
 Staff recommendation: Deny the requested variance and disapprove the plat.
 Commission action: Denied the requested variance and disapproved the plat.
 Motion: **Zakaria** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**
- 164 Northgate Crossing Elementary School Complex** **C2R** **Defer**
 Staff recommendation: Defer the plat for two weeks for legal review of the deed restrictions.
 Commission action: Deferred the plat for two weeks for legal review of the deed restrictions.
 Motion: **Kilkenny** Second: **Schlanger** Vote: **Unanimous** Abstaining: **None**
- 165 Salem Lutheran Church of Rosehill** **GP** **Defer**
 Staff recommendation: Defer the general plan for two weeks to allow time for the applicant to provide revised information.
 Commission action: Deferred the general plan for two weeks to allow time for the applicant to provide revised information.
 Motion: **Ross** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**
- 166 Singh Properties GP** **GP** **Approve**
167 Singh Properties Subdivision **C2** **Approve**
 Staff recommendation: Approve the requested variance, the general plan and the plat subject to the 101 form conditions.
 Commission action: Approved the requested variance, the general plan and the plat subject to the 101 form conditions.
 Motion: **Kilkenny** Second: **Chiang** Vote: **Unanimous** Abstaining: **None**
- 168 TPI Subdivision** **C2R** **Defer**
 Staff recommendation: Grant the requested variance and 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: **Davis** Vote: **Unanimous** Abstaining: **None**

Commissioner Kilkenny abstained and left the room.

169 Vintage Royale Sec. 1

C3P

Approve

Staff recommendation: Deny the requested variance and approve the plat subject to the 101 form conditions.

Commission action: Granted the requested variance and approved the plat.

Motion: **Ross** Second: **Zakaria**

Vote: **Unanimous**

Abstaining: **None**

Speaker for Item 169: Tracy Youngblood.

Commissioner Kilkenny returned.

170 Waterstone Lift Station 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: **Sharp** Second: **Crooker**

Vote: **Unanimous**

Abstaining: **None**

E SPECIAL EXCEPTIONS

NONE

F RECONSIDERATION OF REQUIREMENTS

NONE

G ADMINISTRATIVE

NONE

H DEVELOPMENT PLAT VARIANCES

171 Young Residence

DPV

Approved

Staff recommendation: Approve the requested variance.

Commission action: Approved the requested variance.

Motion: **Davis** Second: **Garza**

Vote: **Carries**

Opposed: **Crooker**

172 Varughese Homes

DPV

Approved

Staff recommendation: Approve the requested variance subject to the closing of the existing driveway along Greenbriar Dr.

Commission action: Approved the requested variance subject to the closing of the existing driveway along Greenbriar Dr.

Motion: **Sharp** Second: **Davis**

Vote: **Unanimous**

Abstaining: **None**

I CERTIFICATES OF COMPLIANCE

NONE

J EXTENSIONS OF APPROVAL AND NAME CHANGES

173	Champions Point Villas Sec. 1	EOA	Approved
174	Hahls Suburban Farms Subdivision "G" Partial Replat No. 1 (Formerly Hahls Suburban Farms Subdivision)	NC	Approved
175	Harris County MUD No. 286 Park Subdivision	EOA	Approved
176	Langham Creek Reserves Sec. 1	EOA	Approved
177	Langham Creek Reserves Sec. 2	EOA	Approved
178	Midtown Heights (Formerly Midtown Terrace Partial Replat No. 1)	NC	Approved
179	Spring Pines Sec. 1 (Formerly Spring Vale Sec. 1)	NC	Approved
180	Spring Trails Sec. 13	EOA	Approved

Staff recommendation: Approve staff's recommendations for items 173-180.

Commission action: Approved staff's recommendations for items 173-180.

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

V. ESTABLISH A PUBLIC HEARING DATE OF JUNE 7, 2007 FOR:

- a. Athena Park Subdivision
- b. Falcon Ranch Sec. 6 Partial Replat No. 1
- c. Fisher Court Replat No. 1
- d. Woodhead Court Subdivision
- e. Woodland Pines Sec. 4 Amending Plat No. 1 Partial Replat No. 1

Staff recommendation: Establish a public hearing date of May 24, 2007 for items V a-e.

Commission action: Established a public hearing date of May 24, 2007 for items V a-e.


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

VI. PUBLIC COMMENT

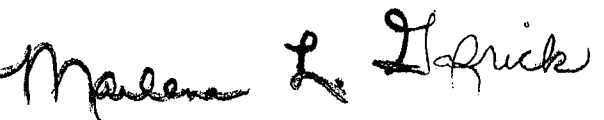
NONE

VII. ADJOURNMENT

There being no further business, Madam Chair, Carol Abel Lewis, adjourned the meeting at 5:02 p.m.



Carol Abel Lewis, Madam Chair



Marlene L. Gafrick, Secretary