

## 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	Absent
D. Fred Martinez	Arrived at 2:44 p.m./Left at 6:02 p.m.
Robin Reed	Left at 6:22 p.m.
Richard A. Rice	
David Robinson	Left at 5:49 p.m.
Jeff Ross	
Lee Schlanger	Absent
Talmadge Sharp, Sr.	Absent
Jon N. Strange	Arrived at 2:47 p.m./Left at 4:38 p.m.
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 Shoults, 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 GP Defer**  
**95 Hawks Landing Sec. 1 C3P Defer**  
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 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: **Chiang** Vote: **Unanimous** Abstaining: **None**

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

**98 North Belt Reserve A 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: **Rice** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

**99 Six Thousand Six Hundred Main Replat No. 1 C2R Approve**  
**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**

<b>100</b>	<b>Forest Village GP</b>	<b>GP</b>	<b>Defer</b>
<b>101</b>	<b>Forest Village Sec. 3</b>	<b>C3P</b>	<b>Defer</b>
<b>102</b>	<b>Park Lakes Northeast GP</b>	<b>GP</b>	<b>Defer</b>

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**

<b>103</b>	<b>6749 Calhoun Road</b>	<b>DPV</b>	<b>Defer</b>
<b>104</b>	<b>7026 Dumble Avenue</b>	<b>DPV</b>	<b>Defer</b>
<b>105</b>	<b>6945 Liverpool Avenue</b>	<b>DPV</b>	<b>Defer</b>

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.

<b>106</b>	<b>401 Emerson Avenue</b>	<b>DPV</b>	<b>Defer</b>
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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**

<b>107</b>	<b>2323 Leffingwell Street</b>	<b>DPV</b>	<b>Approve</b>
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Staff recommendation: Grant the requested variance.

Commission action: Granted the requested variance.

Motion: **Rice**      Second: **Garza**      Vote: **Carries**      Opposed: **Crooker**

**108 2710 Louisiana Street**

**DPV**

**Defer**

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**

**DPV**

**Defer**

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**

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

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

Commission action: Issued the Certificates of Compliance for items 110 – 116.

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

**J EXTENSIONS OF APPROVAL AND NAME CHANGES**

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

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 MONTROSE 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**

Speakers for Items VII: Stephen McNiel, Bryan Felt, Shedrick Boren, Katharine Garcia, Patty Cwalinski, Richard Lopez, Fred Sedgwick, Sanford Steinberg and R. Kipp Miller.

**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