

Minutes of the Houston Planning Commission

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

March 1, 2007
Meeting to be held in
City Hall Council Chamber, 2nd Floor of City Hall
2:30 p. m.

Call to order:

Madam Chair, Carol Abel Lewis, called the meeting to order at 2:38 p.m. with a quorum present.

Carol Abel Lewis, Chair	
Mark A. Kilkenny, Vice Chair	Absent
John W. H. Chiang	
David Collins	
Kay Crooker	
Algenita Scott-Davis	
Sonny Garza	
Jim Jard	
D. Fred Martinez	
Etan M. Mirwis	
Robin Reed	
Richard A. Rice	
Jeff Ross	Absent
Lee Schlanger	
Talmadge Sharp, Sr.	
Jon N. Strange	
B. J. Walter	
Shaukat Zakaria	
Jackie L. Freeman for: The Honorable Robert Eckels	Arrived at 2:44 p.m.
D. Jesse Hegemier for: The Honorable Grady Prestage	Left at 4:00 p.m.
Mark Mooney for: The Honorable Ed Chance	

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 at the end prior to the Public Comment section.

APPROVE THE FEBRUARY 15, 2007 PLANNING COMMISSION MEETING MINUTES

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

I. PUBLIC HEARING AND CONSIDERATION OF LANDMARK AND PROTECTED LANDMARK DESIGNATION APPLICATION INITIATED BY THE OWNER FOR THE WALTER W. AND CASSIE HENDERSON HOUSE AT 2216 KANE STREET

Staff recommendation: Staff recommends that the Houston Planning Commission accepts the recommendation of the Houston Archaeological and Historical Commission and recommends to Houston City Council the Landmark and Protected Landmark Designation of the Walter W. and Cassie Henderson House at 2216 Kane Street.

Commission action: Accepted the recommendation of the Houston Archaeological and Historical Commission and recommended to Houston City Council the Landmark and Protected Landmark Designation of the Walter W. and Cassie Henderson House at 2216 Kane Street.

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

II. PUBLIC HEARING AND CONSIDERATION OF LANDMARK DESIGNATION APPLICATION INITIATED BY THE OWNER OF THE COX – EWING HOUSE AT 1508 KIRBY DRIVE

Staff recommendation: Staff recommends that the Houston Planning Commission accepts the recommendation of the Houston Archaeological and Historical Commission and recommends to Houston City Council the Landmark Designation of the Cox-Ewing House at 1508 Kirby Drive.

Commission action: Accepted the recommendation of the Houston Archaeological and Historical Commission and recommended to Houston City Council the Landmark Designation of the Cox-Ewing House at 1508 Kirby Drive.

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

III. PLATTING ACTIVITY (Consent items A and B, 1-148)

Items removed for separate consideration: 20, 117, 132, 144, and 158. Items 21 and 94 were changed from defer to approve; item 57 was changed from approve to withdraw at staff's request; item 116 was changed from disapprove to approve subject to the 101 form conditions.

Staff recommendation: Approve staff's recommendations for items 1-148, subject to the 101 form conditions.

Commission action: Approved staff's recommendations for items 1-148, subject to the 101 form conditions.

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

Commissioners Collins, Davis and Schlanger abstained and left the room.

Staff recommendation: Approve staff's recommendation for items 20, 117, 120, 132, 144, and 158 subject to the 101 form conditions.

Commission action: Approved staff's recommendations for items 20, 117, 120, 132, 144 and 158 subject to the 101 form conditions...

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

Item 40 is taken at this time.

40 Dominion Estates Sec. 3 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: **Garza** Second: **Reed** Vote: **Unanimous** Abstaining: **None**

Commissioner Schlanger returned.

C PUBLIC HEARINGS

149 Anchor Auto Collision Subdivision 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: **Reed** Second: **Rice** Vote: **Unanimous** Abstaining: **None**

150 Hidalgo Place Subdivision C3N Defer

Staff recommendation: Defer the plat for further study and review.

Commission action: Deferred the plat for further study and review.

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

151 Hudson Square 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: **Freeman** Second: **Reed** Vote: **Unanimous** Abstaining: **None**

Item number 153 was taken at this time

Commissioner Schlanger abstained and left the room.

153 Portsmouth Weekley 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: **Jard** Second: **Freeman** Vote: **Unanimous** Abstaining: **None**

Speaker for item 153: Laura Mullen.

Commissioner Schlanger returned.

Item number 152 was taken at this time.

152 Laurel Oaks Shopping Center 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: **Garza** Second: **Zakaria** Vote: **Unanimous** Abstaining: **None**
Speakers for item 152: Edward Hart, Marvin Hall, Laurie Phillips, Michael Phillip, and Michael Jolivette.

Item number 154 was taken at this time.

154 Villages of Cypress Lakes Sec. 5 Replat No. 1 C3N Withdrawn
155 Vistana Royale Luxury Homes 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: **Rice** Second: **Reed** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

156 24th Street Manor Subdivision C2R Approve
Staff recommendation: Grant the requested variance and approve the plat subject to complying with the site development plan submitted by Archetual L.L.C. and add 3" caliber trees.
Commission action: Granted the requested variance and approved the plat subject to it complying with the site development plan submitted by Archetual L.L.C. and add 3" caliber trees.
Motion: **Jard** Second: **Mirwis** Vote: **Unanimous** Abstaining: **None**
Speaker for item 156: Becky Seabrook

157 Addicks Stone Village Subdivision C3F Defer
Staff recommendation: Defer the plat for two weeks to allow time for further study and review.
Commission action: Deferred the plat for two weeks to allow time for further study and review.
Motion: **Jard** Second: **Collins** Vote: **Unanimous** Abstaining: **None**

Commissioner Schlanger abstained and left the room.

158 Highland Village Shopping Center Sec. 1 C2 Defer
Staff recommendation: Defer the plat for two weeks to allow time to provide additional information.
Commission action: Deferred the plat for two weeks to allow time to provide additional information.
Motion: **Collins** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

Commissioner Schlanger returned.

159 Pine Tree Subdivision Sec. 2 **C3P** **Approve**
Staff recommendation: Grant the requested variance and approve the plat subject to 101 conditions.
Commission action: Granted the requested variance and approved the plat subject to 101 conditions.
Motion: **Sharp** Second: **Reed** Vote: **Unanimous** Abstaining: **None**

160 PK Manufacturing Subdivision **C2R** **Approve**
Staff recommendation: Grant the requested variance and approve the plat subject to 101 conditions.
Commission action: Granted the requested variance and approved the plat subject to 101 conditions.
Motion: **Reed** Second: **Jard** Vote: **Unanimous** Abstaining: **None**

161 Rocky Creek Estates Subdivision **C3P** **Defer**
Staff recommendation: Defer the plat for two weeks to allow the applicant time to provide additional information.
Commission action: Deferred the plat for two weeks to allow the applicant time to provide additional information.
Motion: **Sharp** Second: **Chiang** Vote: **Carries** Opposed: **Crooker**

162 Shepherd Split Lot Subdivision **C2R** **Defer**
Staff recommendation: Defer the plat for two weeks to allow time for further study and review.
Commission action: Deferred the plat for two weeks to allow time for further study and review.
Motion: **Collins** Second: **Crooker** Vote: **Unanimous** Abstaining: **None**
Speaker for item 162: Anne Lynn

163 Twelve Thousand Fifty Proctor Subdivision **C3P** **Defer**
Staff recommendation: Defer the plat for two weeks to allow applicant time to provide additional information.
Commission action: Deferred the plat for two weeks to allow applicant time to provide additional information.
Motion: **Mirwis** Second: **Crooker** Vote: **Unanimous** Abstaining: **None**

E SPECIAL EXCEPTIONS

164 Northeast Houston Hospital Subdivision **C2** **Withdrawn**

165 Schurmier Commercial Site Subdivision **C3R** **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: **Collins** Second: **Crooker** Vote: **Unanimous** Abstaining: **None**

F RECONSIDERATION OF REQUIREMENTS

NONE

G DEVELOPMENT PLAT VARIANCES

166 Abel Frausto **DPV** **Approved**
 Staff recommendation: Approve the requested variance.
 Commission action: Approved the requested variance.
 Motion: **Davis** Second: **Zakaria** Vote: **Carries** Opposed: **Crooker**
and Reed

167 Ted Anderson **DPV** **Approved**
 Staff recommendation: Approve the requested variance.
 Commission action: Approved the requested variance.
 Motion: **Crooker** Second: **Freeman** Vote: **Unanimous** Abstaining: **None**
 Speaker for item: Dawn Romagnoli

H CERTIFICATES OF COMPLIANCE

NONE

I EXTENSIONS OF APPROVAL AND NAME CHANGES

168	Cold River Drive STD	EOA	Approved
169	Grand Lakes Home Depot Replat No. 1	EOA	Approved
170	Lakes At Avalon Village Sec. 3	EOA	Approved
171	Montgomery Pines Apartments Sec. 1	EOA	Approved
172	Park Springs Sec. 5	EOA	Approved
173	Park Springs Sec. 6	EOA	Approved
174	Row Houst District Sec. 2	EOA	Approved
175	Terrace Brook Sec. 2	EOA	Approved
176	Villages of Northpointe Sec. 1		
	Partial Replat No. 1	EOA	Approved
177	Virginia Terrace	EOA	Approved
178	Westwood Gardens Sec. 1	EOA	Approved
179	Westwood Gardens Sec. 2	EOA	Approved
180	Woodforest National Bank – Baker Cypress		
	(formerly Woodforest National Bank)	NC	Approved

Staff recommendation: Approve staff's recommendations for items **168-180**.

Commission action: Approved staff's recommendations for items **168-180**.

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

IV. ESTABLISH A PUBLIC HEARING DATE OF MARCH 29, 2007 FOR:

- a. Marnell Villas Subdivision**
- b. Miles Street Associates Subdivision**
- c. Monsour Seven Subdivision**
- d. Nantucket Manor Subdivision Replat No. 1**
- e. Park at Woodway Sec. 2**

Staff recommendation: Establish a public hearing date of March 29, 2007 for items **IV a-e**.

Commission action: Established a public hearing date of March 29, 2007 for items **IV a-e**.

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

V. ESTABLISH A PUBLIC HEARING DATE OF MARCH 15, 2007 FOR THE CONSIDERATION OF THE AMMENDMENTS TO THE HISTORIC PRESERVATION ORDINANCE

Staff recommendation: Establish a public hearing date of March 15, 2007 for the consideration of the amendments to the Historic Preservation Ordinance.

Commission action: Established a public hearing date of March 29, 2007 for the consideration of the amendments to the Historic Preservation Ordinance.

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

VI. EXCUSE THE ABSENCE OF COMMISSIONER B. J. WALTER

The Directors Report was taken at this time.

DIRECTOR'S REPORT

The Director's report was given by Leah Hayes, Deputy Director, Planning and Development Department. A reminder that the last day that the Planning and Development Department will be accepting amendment requests for the Major Thoroughfare and Freeway Plan will be Thursday, March 15th at 5:00 P.M. A pre-submittal conference with staff is required prior to turning in your application. Be sure to schedule your appointment with staff well in advance of March 15th. You may call Stella Gustavson at 713-837-7765. Let's pause for a moment to remember a friend and colleague who passed away this Friday, "Randy Riley". Randy was a Partner at Kerryi R. Gilbert & Associates and had previously been a member of the Planning and Development staff.

VII. PUBLIC COMMENT

Speaker for item VII: Mack Sevino

VII. ADJOURNMENT

There being no further business, Madam Chair, Carol Lewis, adjourned the meeting at 4:38 p.m.

Carol Abel Lewis
Carol Abel Lewis, Madam Chair

Marlene L. Gafrick
Marlene L. Gafrick, Secretary