

Minutes of the Houston Planning Commission

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

March 29, 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 2:49 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	Absent
Etan M. Mirwis	Absent
Robin Reed	Left at 4:55 p.m.
Richard A. Rice	
Jeff Ross	
Lee Schlanger	
Talmadge Sharp, Sr.	Absent
Jon N. Strange	Left at 5:14 p.m.
B. J. Walter	Left at 5:31 p.m.
Shaukat Zakaria	Left at 6:23 p.m.
Jackie L. Freeman for:	
The Honorable Robert Eckels	
D. Jesse Hegemier for:	
The Honorable Grady Prestage	
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 by Marlene L. Gafrick, Director, Planning and Development Department who reminded all that the Department has a new procedure for deferring plats. We will notify an applicant by email or phone on Wednesday prior to the Planning Commission meeting with information needed to complete staff review. Applicants whose plats are deferred due to needing additional information are required to submit the information by noon Wednesday of the week following the Planning Commission meeting. Beginning April 1st staff will recommend disapproval of a plat or replat of an applicant who has not filed timely information. She also spoke about the Urban Corridor brochure and our save the date notice stating that we will follow up with specific dates and times.

APPROVE THE MARCH 1, 2007 PLANNING COMMISSION MEETING MINUTES

Commission action: Deferred the minutes for two weeks for minor corrections.

Motion: **Mirwis** Second: **Sharp** Vote: **Unanimous** Abstaining:
Crooker

Item IX was taken out of order at this time to allow Council Member Jarvis Johnson's representative, Linda Layton, to speak on his behalf.

IX. CORRECTIONAL FACILITY EVIDENTIARY HEARING – APPEAL OF DIRECTOR'S DECISION ON VOLUNTEERS OF AMERICA, INC. APPLICATION

Staff recommendation: No staff recommendation.

Commission action: Approve the application.

Motion: **Prestage** Second: **Davis** Vote: **Carries** Opposed: **Crooker**
Speakers for item IX: Linda Layton and Pastor Willie Jones.

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

- a. **Openshaw – Hutton House – 1920 Kane Street**
- b. **Style in Steel Townhouses – 4156, 4158, 4160 Meyerwood Drive**
- c. **Albert W. Lackey House – 239 Westheimer Road**

Staff recommendation: That the Houston 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 Openshaw-Hutton House at 1920 Kane Street; Style in Steel Townhouses at 4156, 4158, and 4160 Meyerwood Drive; and the Albert W. Lackey House at 239 Westheimer Road.

Commission action: That 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 Openshaw-Hutton House at 1920 Kane Street; Style in Steel Townhouses at 4156, 4158, and 4160 Meyerwood Drive; and the Albert W. Lackey House at 239 Westheimer Road.

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

Speakers for Item Ib: Mike Lewter, Kurt Hull, Stephen Fox, and Ramona Davis.

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

- a. **Miller – Tunks House – 2117 Chilton Road**
- b. **George V. Rotan House – 2300 Pine Valley Drive**

Staff recommendation: That the Houston Planning Commission accepts the recommendation of the Houston Archaeological and Historical Commission and recommends to the Houston City Council the Landmark Designation of the Miller-Tunks House at 2117 Chilton Road and the George V. Rotan House at 2300 Pine Valley Drive.

Commission action: That the Houston Planning Commission accepted the recommendation of the Houston Archaeological and Historical Commission and recommended to the Houston City Council the Landmark Designation of the Miller-Tunks House at 2117 Chilton Road and the George V. Rotan House at 2300 Pine Valley Drive.

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

III. PUBLIC HEARING AND CONSIDERATION OF PREVAILING LOT SIZE REQUIREMENT AREA APPLICATION FOR THE 1900 BLOCK OF WEST LAMAR STREET, NORTH AND SOUTH SIDES, BETWEEN STANFORD STREET AND TAFT STREET

Staff recommendation: Approve the petition for a minimum lot size and forward to City Council.

Commission action: Approve the petition for a minimum lot size and forward to City.

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

Speakers for Item III: Allen Ueckert, City Controller, Anise Parker, Joe Holzer, and Ian Cain.

IV. PUBLIC HEARING AND CONSIDERATION OF PREVAILING BUILDING LINE REQUIREMENT AREA APPLICATION FOR THE 1900 BLOCK OF WEST LAMAR STREET, NORTH AND SOUTH SIDES, BETWEEN STANFORD STREET AND TAFT STREET

Staff recommendation: Approve the Prevailing Building Line Requirement Area Application for the 1900 Block of West Lamar Street, North and South sides, between Stanford Street and Taft Street.

Commission action: Approved the Prevailing Building Line Requirement Area Application for the 1900 Block of West Lamar Street, North and South sides, between Stanford Street and Taft Street.

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

Speakers for Item IV: Mike Mullally, Bill Wade, Joe Holzer, and Joseph Elder.

V. PUBLIC HEARING AND CONSIDERATION OF PREVAILING BUILDING LINE REQUIREMENT AREA APPLICATION FOR THE 1200 BLOCK OF COLUMBIA STREET, EAST AND WEST SIDES, BETWEEN E. 12TH STREET AND E. 13TH STREET

Staff recommendation: Approve the Prevailing Building Line Requirement Area Application for the 1200 block of Columbia Street, East and West sides, between E. 12th Street and E. 13th Street.

Commission action: Approved the Prevailing Building Line Requirement Area Application for the 1200 block of Columbia Street, East and West sides, between E. 12th Street and E. 13th Street.

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

Speaker for Item V: Robert Scott.

VI. CONTINUATION OF PUBLIC HEARING AND CONSIDERATION OF THE ADDITION OF SIX PROPERTIES INTO THE SOUTH MAIN/TEXAS MEDICAL CENTER PARKING MANAGEMENT AREA

Staff recommendation: That the Houston Planning Commission defer item VI until April 26, 2007.

Commission action: Deferred Item VI until April 26, 2007.

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

Speaker for Item VI: Joyce Camp.

VII. PUBLIC HEARING AND CONSIDERATION OF A HOTEL/MOTEL VARIANCE APPLICATION FOR HOLIDAY INN EXPRESS LOCATED AT 14730 GULF FREEWAY

Staff recommendation: Grant the requested variance.

Commission action: Granted the requested variance.

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

Speakers for Item VII: Reid Wilson and Narendra Patel.

VIII. PUBLIC HEARING AND CONSIDERATION OF A HOTEL/MOTEL VARIANCE APPLICATION FOR HILTON GARDEN INN

Staff recommendation: Defer the variance for two weeks to allow time for the applicant to provide additional information.

Commission action: Deferred the variance for two weeks to allow time for the applicant to provide additional information.

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

X. PLATTING ACTIVITY Consent items A and B, 1-157 and items 186 and 187 which were moved from Section G-Administrative to the Consent agenda

Items removed for separate consideration: 74, 97, and 129. Item 88 was taken separately to allow for speakers; Items 97 and 129 were changed from defer to approve subject to the 101 form conditions; item 74 was changed from approve to defer to allow applicant time to change street name. Staff recommendation: Approve staff's recommendations for items **1-157 and 186 - 187**, subject to the 101 form conditions.

Commission action: Approved staff's recommendations for items **1-157 and 186 - 187**, subject to the 101 form conditions.

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

Commissioners Collins and Davis abstained and left the room.

Staff recommendation: Approve staff's recommendation for item **25** subject to the 101 form conditions.

Commission action: Approved staff's recommendations for item **25** subject to the 101 form conditions.

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

Commissioners Collins and Davis returned.

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

Staff recommendation: Approve staff's recommendation for items **24, 44, 72, 85, 112, 117, and 144** subject to the 101 form conditions.

Commission action: Approved staff's recommendations for items **24, 44, 72, 85, 112, 117, and 144** subject to the 101 form conditions.

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

Commissioners Reed, Ross and Schlanger returned.

Item 88 is taken at this time.

88 South MacGregor Townhomes Subdivision C3F Defer

Staff recommendation: Defer the plat for two weeks to allow applicant time to comply with Chapter 42 requirements and give the applicant another opportunity to meet with staff.

Commission action: Deferred the plat for two weeks to allow applicant time to comply with Chapter 42 requirements and give the applicant another opportunity to meet with staff.

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

Speaker for Item 88: Rick DeLeon.

C PUBLIC HEARINGS

- 158 Brenwood Trails Sec. 1 Partial Replat No. 1 C3N Defer**
Staff recommendation: Defer the plat for two weeks to allow time for the applicant to provide revised information before noon next Wednesday.
Commission action: Deferred the plat for two weeks to allow time for the applicant to provide revised information before noon next Wednesday.
Motion: **Crooker** Second: **Reed** Vote: **Unanimous** Abstaining: **None**
- 159 Brenwood Trails Sec. 1 Replat No. 2 C3N Defer**
Staff recommendation: Defer the plat for two weeks to allow time for the applicant to provide a site and landscape plan and a letter of approval from the Architectural Control Committee before noon next Wednesday.
Commission action: Deferred the plat for two weeks to allow time for the applicant to provide a site and landscape plan and a letter of approval from the Architectural Control Committee before noon next Wednesday.
Motion: **Freeman** Second: **Garza** Vote: **Unanimous** Abstaining: **None**
- 160 Hidalgo Place 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: **Ross** Second: **Crooker** Vote: **Unanimous** Abstaining: **None**
- 161 Marnel Villas 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**
- 162 Miles Street Associates Subdivision C3N Defer**
Staff recommendation: Defer the plat for two weeks to allow the legal staff to meet with applicant.
Commission action: Deferred the plat for two weeks to allow the legal staff to meet with applicant.
Motion: **Collins** Second: **Reed** Vote: **Unanimous** Abstaining: **None**
- 163 Monsour Seven 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: **Reed** Second: **Freeman** Vote: **Carries** Opposed: **Crooker**

164 Nantucket Manor Subdivision Replat **C3N** **Defer**
 Staff recommendation: Defer the plat for two weeks to allow time for the applicant to provide site plan to review driveway layout and information on construction materials.
 Commission action: Deferred the plat for two weeks to allow time for the applicant to provide site plan to review driveway layout and information on construction materials.
 Motion: **Collins** Second: **Crooker** Vote: **Unanimous** Abstaining: **None**
 Speaker for Item 164: Gary E. Parks

165 Park at Woodway Sec. 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: **Freeman** Second: **Rice** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

166 Bavaria GP **GP** **Defer**
 Staff recommendation: Defer the general plan for two weeks to allow the applicant to provide revised information before noon next Wednesday.
 Commission action: Deferred the general plan for two weeks to allow the applicant to provide revised information before noon next Wednesday.
 Motion: **Freeman** Second: **Crooker** Vote: **Unanimous** Abstaining: **None**

167 Bavaria Sec. 1 **C3F** **Disapprove**
 Staff recommendation: Disapprove the plat.
 Commission action: Disapproved the plat.
 Motion: **Ross** Second: **Crooker** Vote: **Unanimous** Abstaining: **None**
 Speakers for Item 167: Rosalyne Taylor, Grace Tsai

168 Cerda Industries Commercial Subdivision **C2R** **Withdrawn**

169 Community Family Centers Childrens Campus Subdivision **C2** **Defer**
 Staff recommendation: Defer the plat for two weeks to allow time for the applicant to submit a site and landscape plan.
 Commission action: Deferred the plat for two weeks to allow time for the applicant to submit a site and landscape plan.
 Motion: **Chiang** Second: **Prestage** Vote: **Unanimous** Abstaining: **None**

170 Fifth Ward Church of Christ Sec. 2 **C2R** **Defer**
 Staff recommendation: Defer the plat for two weeks to allow time for the applicant to submit additional information.
 Commission action: Deferred the plat for two weeks to allow time for the applicant to submit additional information.
 Motion: **Sharp** Second: **Chiang** Vote: **Unanimous** Abstaining: **None**
 Speaker for Item 170: Phillip Flakes

171 Hardcastle Townhomes Subdivision

C2R

Defer

Staff recommendation: Defer the plat for two weeks to allow time for the applicant to provide revised information before noon next Wednesday.

Commission action: Deferred the plat for two weeks to allow time for the applicant to provide revised information before noon next Wednesday.

Motion: **Freeman** Second: **Collins**

Vote: **Unanimous**

Abstaining: **None**

172 Harris County MUD Water Plant No. 3

C3P

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: **Zakaria** Second: **Chiang**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Schlanger abstained and left the room.

173 Highland Village Shopping Center Sec. 1

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: **Prestage** Second: **Davis**

Vote: **Carries**

Oppose: **Crooker**

Speakers for Item 173: Tom Brondt, Berry Huntsworth, and Evalyn Krudy.

Commissioner Schlanger returned.

174 Hobby Business Center Industrial Park GP

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: **Rice** Second: **Zakaria**

Vote: **Unanimous**

Abstaining: **None**

175 Holman Villas 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: **Prestage** Second: **Zakaria**

Vote: **Unanimous**

Abstaining: **None**

- 176 Houston Happyland 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: **Zakaria** Second: **Mirwis** Vote: **Unanimous** Abstaining: **None**
- 177 I 45 Thirty Subdivision** **C3P** **Defer**
 Staff recommendation: Defer the plat for two weeks for further study and review of access to the reserves and access onto 1-45.
 Commission action: Deferred the plat for two weeks for further study and review of access to the reserves and access onto 1-45.
 Motion: **Freeman** Second: **Collins** Vote: **Unanimous** Abstaining: **None**
- 178 Mraz Park** **C2R** **Defer**
 Staff recommendation: Defer the plat for two weeks to allow additional time to address concerns from the neighbors in regards to the condition of the buildings that are encroaching into the building line.
 Commission action: Deferred the plat for two weeks to allow additional time to address concerns from the neighbors in regards to the condition of the buildings that are encroaching into the building line.
 Motion: **Crooker** Second: **Chiang** Vote: **Unanimous** Abstaining: **None**
- 179 Museum Place** **C3R** **Defer**
 Staff recommendation: Defer the plat for two weeks to coordinate sidewalk, paving, landscaping, pedestrian and lighting plan with staff.
 Commission action: Deferred the plat for two weeks to coordinate sidewalk, paving, landscaping, pedestrian and lighting plan with staff.
 Motion: **Rice** Second: **Zakaria** Vote: **Unanimous** Abstaining: **None**
- 180 New Caney ISD Maintenance Facility (DEF)** **C3P** **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: **Zakaria** Second: **Chiang** Vote: **Unanimous** Abstaining: **None**
- 181 Prince Luxury Townhomes** **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: **Collins** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

182 Ritchie Bros Sec. 2

C3P

Approve

Staff recommendation: Granted the requested variance and approved 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: **Crooker**

Vote: **Unanimous**

Abstaining: **None**

183 Treeline GP

GP

Withdrawn

184 Woodlands Village of Sterling Ridge Sec. 92

C3P

Approve

Staff recommendation: Granted the requested variance and approved 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: **Freeman**

Second: **Collins**

Vote: **Unanimous**

Abstaining: **None**

E SPECIAL EXCEPTIONS

NONE

F RECONSIDERATION OF REQUIREMENTS

185 Woodland Oaks Sec. 7

C3F

Denied

Staff recommendation: Deny the requested reconsideration of requirements.

Commission action: Denied the requested reconsideration of requirements.

Motion: **Prestage**

Second: **Freeman**

Vote: **Unanimous**

Abstaining: **None**

G ADMINISTRATIVE

Items 186 and 187 were moved to the Consent agenda and taken at that time.

H DEVELOPMENT PLAT VARIANCES

188 Alan Dumas

DPV

Approved

Staff recommendation: Approve the requested variance.

Commission action: Approved the requested variance.

Motion: **Zakaria**

Second: **Rice**

Vote: **Unanimous**

Opposed:

Prestage and Davis

Speakers for item 188: Ruth Virani, Steven Littlejohn, Edna Anderson, Peter Okpokpo, Renita Thornton, Faheem Williams and Henry Denkins.

189 Al Elizondo DPV Approve
 Staff recommendation: Grant the requested variance not to dedicate widening along E. 27th St., and deny the 10' building line encroachment along E. 27th Street.
 Commission action: Grant the requested variance not to dedicate widening along E. 27th St., and denied the 10' building line variance to encroach along E. 27th Street.
 Motion: **Jard** Second: **Zakaria** Vote: **Unanimous** Abstaining: **None**
 Speakers for item 189: William Navarro

I CERTIFICATES OF COMPLIANCE

190 Thomas Kahrhoff COC Approve
 Staff recommendation: Approve the certificate of compliance.
 Commission action: Approved the certificate of compliance.
 Motion: **Jard** Second: **Zakaria** Vote: **Unanimous** Abstaining: **None**

J EXTENSIONS OF APPROVAL AND NAME CHANGES

191	Harris County MUD No. 402 Water Treatment Plant	EOA	Approved
192	Hempstead Warehouse Subdivision	EOA	Approved
193	Katy Promises Sec. 1	EOA	Approved
194	Lakecrest Cove Sec. 1	EOA	Approved
195	Lincoln Park Apartments Replat No. 1	EOA	Approved
196	Weckford Boulevard and the Extension of West Lake Houston	EOA	Approved

Staff recommendation: Approve staff's recommendations for items **191-196**.
 Commission action: Approved staff's recommendations for items **191-196**.
 Motion: **Ross** Second: **Prestage** Vote: **Unanimous** Abstaining: **None**

XI. ESTABLISH A PUBLIC HEARING DATE OF APRIL 26, 2007 FOR:

- a. Acute Engineering Subdivision (in draft as: Replat for Office Building on Eastex Freeway)**
- b. Rice Military Villas Subdivision**
- c. Waterhill Homes on Wroxton Sec. 3**

Staff recommendation: Establish a public hearing date of April 26, 2007 for items **XI a-c**.
 Commission action: Established a public hearing date of April 26, 2007 for items **XI a-c**.
 Motion: **Garza** Second: **Chiang** Vote: **Unanimous** Abstaining: **None**

XII. PUBLIC COMMENT

NONE

XIII. ADJOURNMENT

There being no further business, Madam Chair, Carol Abel Lewis, adjourned the meeting at 6:33 p.m.

Carol Abel Lewis
Carol Abel Lewis, Madam Chair

Marlene L. Gafrick
Marlene L. Gafrick, Secretary