

Minutes of the Houston Planning Commission

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

June 21, 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 2:33 p.m. with a quorum present.

Carol Abel Lewis, Chair

Mark A. Kilkenny, Vice Chair

John W. H. Chiang

David Collins

Kay Crooker

Absent

Algenita Scott-Davis

Arrived at 2:43 p.m.

Sonny Garza

Jim Jard

D. Fred Martinez

Absent

Robin Reed

Richard A. Rice

Jeff Ross

Lee Schlanger

Talmadge Sharp, Sr.

Arrived at 2:42 p.m.

Jon N. Strange

Left at 4:31 p.m.

Shaukat Zakaria

Jackie L. Freeman for:

Arrived at 2:53 p.m./Left at 4:08 p.m.

The Honorable Ed Emmett

The Honorable Ed Chance

Absent

D. Jesse Hegemier for:

Left at 4:34 p.m.

The Honorable Grady Prestage

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.

APPROVE THE JUNE 7, 2007 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the June 7, 2007 Planning Commission Meeting Minutes.

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

APPROVE THE MAY 24, 2007 MAJOR THOROUGHFARE AND FREEWAY PLAN WORKSHOP # 2 MINUTES

Commission action: Approved the May 24, 2007 Major Thoroughfare and Freeway Plan Workshop # 2 Minutes.

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

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

a. W. T. Carter, Jr., House – 18 Courtland Place Boulevard

b. Charles W. Duncan, Sr., House – 3664 Inverness Drive

Madam Chair, Carol Lewis opened and closed the meeting. There were no speakers.

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 W. T. Carter, Jr., House at 18 Courtland Place Boulevard and the Charles W Duncan, Sr., House at 3664 Inverness Drive.

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 Designation of the W. T. Carter, Jr., House at 18 Courtland Place Boulevard and the Charles W Duncan, Sr., House at 3664 Inverness Drive.

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

II. PUBLIC HEARING AND CONSIDERATION OF LANDMARK DESIGNATION APPLICATIONS INITIATED BY THE HOUSTON ARCHAEOLOGICAL AND HISTORICAL COMMISSION FOR:

- a. Alabama Theatre at 2922 S. Shepherd including the Alabama Community Shopping Center – 2900 to 2946 S. Shepherd Drive (west side of the 2900 Block of S. Shepherd between Kipling and W. Alabama)
- b. River Oaks Theatre at 2009 W. Gray including the River Oaks Community Shopping Center Shopping Complex – 1952 to 2050 W. Gray (north and south sides of W. Gray between Driscoll and S. Shepherd Drive)

Madam Chair, Carol Lewis opened and closed the meeting. There were no speakers.

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 Alabama Theatre at 29922 S. Shepherd including the Alabama Community Shopping Center at 2900 to 2946 S. Shepherd Drive and the River Oaks Theatre at 2009 W. Gray including the River Oaks Community Center Shopping Complex at 1952 to 2050 W. Gray.

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 Designation of the Alabama Theatre at 29922 S. Shepherd including the Alabama Community Shopping Center at 2900 to 2946 S. Shepherd Drive and the River Oaks Theatre at 2009 W. Gray including the River Oaks Community Center Shopping Complex at 1952 to 2050 W. Gray.

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

Speakers for Item II a-b: Paul Beutel, Barrie Scardino, Linda Barth, Jill Brooks, Lynn Edmundson, Stephen Fox, Council Member Peter Brown, Council Member Sue Lovell, Sidney Buchanan, Betty Chapman, Ramona Davis, Minette Boesel, Sarah Gish and Ben Kouch.

III. PUBLIC HEARING AND CONSIDERATION OF AMENDMENTS TO THE HISTORIC PRESERVATION ORDINANCE REGARDING THE OLD SIXTH WARD PROPOSED PROTECTED HISTORIC DISTRICT AND DESIGN GUIDELINES FOR THE OLD SIXTH WARD PROPOSED PROTECTED HISTORIC DISTRICT (INFORMATION POSTED AT WWW.HOUSTONPLANNING.COM)

Commission Chair, Carol Abel Lewis, opened and closed the public hearing.

Staff recommendation: Approve the Ordinance Amendments and Design Guideline and forward to City Council Quality of Life Committee for approval.

Commission action: Deferred the Ordinance Amendments and Design Guideline for two weeks to allow time for the further study and review.

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

Speakers for Item III: Council Member Sue Lovell, Council Member Peter Brown, City Controller Annise Parker, Mike Halpin, Council Member Adrian Garcia, Jim Hill, Diane Morin, Curtis Wilson Jr., Larissa Lindsay, Nathan Wilke, Stuart Bailey, Leigh Hollins, Shelly Anello, Maria Isabel, Victor Avalos, Ramona Davis, Roger Farrow, Joe Meppelink, J. D. Bartell and Jane Cahill.

IV. PUBLIC HEARING AND CONSIDERATION OF ITEMS FOR THE 1700 BLOCK OF SUL ROSS STREET, BETWEEN WOODHEAD STREET AND DEAD END:

- a. Special Minimum Lot Size Area Application**
- b. Special Minimum Building Line Application**

Staff recommendation: Approve the special minimum lot size area application and the special minimum building line application and forward to City Council for approval.

Commission action: Approved the special minimum lot size area application and the special minimum building line application and forward to City Council for approval.

Motion: **Collins** Second: **Garza** Vote: **Carries** Opposed:

Jard, Kilkenny and Schlanger

Speakers for Item IV: R. Kipp Miller, Sandeep Bhaktri and James Sivco.

V. PUBLIC HEARING AND CONSIDERATION OF ITEMS FOR THE 1000 BLOCK OF NADINE STREET, NORTH AND SOUTH SIDES, BETWEEN NORHILL AND MICHAUX STREETS:

- a. Special Minimum Lot Size Area Application**
- b. Special Minimum Building Line Application**

Staff recommendation: Approve the special minimum lot size area application and the special minimum building line application and forward to City Council for approval.

Commission action: Approved the special minimum lot size area application and the special minimum building line application and forward to City Council for approval.

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

Speakers for Item V: Christopher Carlson, Sheila Hardyman-Theisen, Robbie Meckna, Margaret Landrum and Ellie Crocker.

VI. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR THE 900 BLOCK OF W. 15TH ½ STREET, NORTH AND SOUTH SIDES, BETWEEN DIAN STREET AND A DEAD END

Staff recommendation: Approve the special minimum lot size area application and forward to City Council for approval.

Commission action: Approved the special minimum lot size area application and forwarded to City Council for approval.

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

Speaker for Item VI: Anna Olden.

VII. PLATTING ACTIVITY (Consent items A and B, 1-147)

Items removed for separate consideration: **9, 13, 40, 41, 68, 74, 77, 96, and 104**. Item **60** was changed from defer to approve and item **145** was taken separately to allow for speakers.

Staff recommendation: Approve staff's recommendations for items **1-147**, subject to the 101 form conditions.

Commission action: Approved staff's recommendations for items **1-147**, subject to the 101 form conditions.

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

Commissioners Ross and Schlanger abstained and left the room.

Staff recommendation: Approve staff's recommendation for items **9, 13, 40, 41, 68, 74, 77, 96 and 104**, subject to the 101 form conditions.

Commission action: Approved staff's recommendations for items **9, 13, 40, 41, 68, 74, 77, 96 and 104**, subject to the 101 form conditions.

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

Commissioners Ross and Schlanger returned.

Item 145 is taken at this time.

145 White Oak at Courtland 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: **Jard** Second: **Zakaria** Vote: **Unanimous** Abstaining: **Collins**

and Garza.

Speakers for Item 145: Lynn Edmondson and Janice Evans Davis.

C PUBLIC HEARINGS

148 Barkers Branch 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: Granted the requested variance and approved the plat subject to the 101 form conditions.

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

149 Barkers Branch Sec. 3 Partial Replat No. 2 C3N 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: **Zakaria** Vote: **Unanimous** Abstaining: **None**

150 Barkers Branch Sec. 3 Partial Replat No. 3 C3N 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: **Reed** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

- 151 Birdsall Estates 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: **Sharp** Vote: **Unanimous** Abstaining: **None**
- 152 Carverdale Community Fellowship Restricted Reserve 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: **Collins** Vote: **Unanimous** Abstaining: **None**
- 153 Fairview Grands Subdivision C3N Defer**
 Staff recommendation: Defer the plat at the applicant's request to allow the applicant time to re-notify property owners within 200 foot radius of the correct address of the property being platted.
 Commission action: Deferred the plat at the applicant's request to allow the applicant time to re-notify property owners within 200 foot radius of the correct address of the property being platted.
 Motion: **Rice** Second: **Reed** Vote: **Unanimous** Abstaining: **None**
- 154 Holyland Reserve 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: **Zakaria** Vote: **Unanimous** Abstaining: **None**
- 155 Jaime Plaza 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: **Jard** Vote: **Unanimous** Abstaining: **None**
- 156 Southridge Crossing Sec. 1 Partial Replat No. 1 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: **Kilkenny** Vote: **Unanimous** Abstaining: **None**
- 157 Woodhead Development 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: **Schlanger** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

158 Ainsworth Subdivision

C2R

Approve

Staff recommendation: Grant the requested variance for the dual building line, deny the variance request not to provide the required widening on Carrie Street and approve the plat subject to the 101 form conditions.

Commission action: Granted the requested variance for the dual building line, denied the variance request not to provide the required widening on Carrie Street and approved the plat subject to the 101 form conditions.

Motion: **Rice**

Second: **Zakaria**

Vote: **Unanimous**

Abstaining: **None**

159 Bingle at Pinemont Commercial Reserves Sec. 1 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: **Sharp**

Second: **Davis**

Vote: **Unanimous**

Abstaining: **None**

Deferral items 160, 161, 162, 164, 166, 168, 169, and 171 were taken together at this time.

160 Costa Viscaya

GP

Defer

161 Costa Viscaya Sec. 1

C3P

Defer

162 Cypress Creek EMS Dispatch and Training Center Subdivision

C2R

Defer

164 Holman Place Partial Replat No. 1

GP

Defer

166 Kingsland Boulevard Lift Station No. 3

C3P

Defer

168 Lee Road Elementary School and Forest Point EC Pre K School

C2

Defer

169 Nolda Terrace Townhomes Subdivision

C2R

Defer

171 Wholesale Electric Warehouse Subdivision

C2R

Defer

Staff recommendation: Defer all items for two weeks.

Commission action: Deferred all items for two weeks.

Motion: **Jard**

Second: **Davis**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Kilkenny abstained on Item 163 and left the room.

163 Cypress Creek Lakes Revised 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: **Zakaria**

Second: **Rice**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Kilkenny returned.

165 Kickapoo Preserve Sec. 1

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: **Collins** Vote: **Unanimous** Abstaining: **None**

167 LaBarge Pipe and Steel Company

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

170 Plaza Del Oro Commercial Subdivision

C2

Approve

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

Commission action: Deferred the plat to allow the applicant time to coordinate with the neighborhood.

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

Speaker for Agenda Item 170: Martha Thompson.

E SPECIAL EXCEPTIONS

172 Northcrest Village GP

GP

Approve

173 Northcrest Village Sec. 4

C3P

Approve

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

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

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

F RECONSIDERATION OF REQUIREMENTS

NONE

G ADMINISTRATIVE

Commissioner Kilkeny abstained on Item 174 and left the room.

174 Vintage Royale Sec. 2

C3F

Approved

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: **Chiang**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Kilkenny returned.

H DEVELOPMENT PLAT VARIANCES

NONE

I CERTIFICATES OF COMPLIANCE

175 Larry Phillips

COC

Approved

176 Aracely Saucedo

COC

Approved

177 Steve Walker

COC

Approved

Staff recommendation: Approve staff's recommendations for items **175 - 177**.

Commission action: Approved staff's recommendations for items **175 - 177**.

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

Vote: **Unanimous**

Abstaining: **None**

J EXTENSIONS OF APPROVAL AND NAME CHANGES

Commissioner Ross abstained on Item 183. He did not leave the room.

**178 Family Christian Center Assembly of God
Of Cypress**

EOA

Approved

**179 Gaston Road STD from Willowleaf Garden
Crossing to Legendary Lane**

EOA

Approved

180 Nanes Raod STD

EOA

Approved

181 U. S. Highway 290 at Mueschke Road Reserve

EOA

Approved

**182 Wal-Mart Store No. 4538 Subdivision
(formerly Wal-Mart Store No. 4358)**

NC

Approved

**183 Woodlands Rob Fleming Park
(formerly Rob Fleming Park)**

NC

Approved

Staff recommendation: Approve staff's recommendations for items **178-183**.

Commission action: Approved staff's recommendations for items **178-183**.

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

Vote: **Unanimous**

Abstaining: **None**

VIII. ESTABLISH A PUBLIC HEARING DATE OF JULY 19, 2007 FOR:

- a. Regent Square Subdivision**
- b. Womens Home Sec. 1 Subdivision**
- c. Vassar Manors Subdivision**
- d. Fountains at Peerless Street Replat No. 1 Subdivision**
- e. Ravenpark Valero Subdivision**
- f. Bercons Schuler Street Addition**
- g. Humble ISD School No. 24 Subdivision**
- h. Mody Plaza Subdivision**

Staff recommendation: Establish a public hearing date of July 19, 2007 for items **VIII a-h**.

Commission action: Established a public hearing date of July 19, 2007 for items **VIII a-h**.

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

IX. EXCUSE THE ABSENCES OF COMMISSIONER ALGENITA SCOTT DAVIS

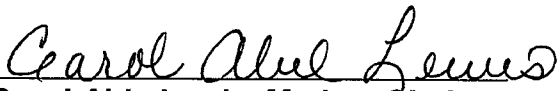
Commission action: Commissioner Scott Davis absences are excused as she is in attendance today.

X. PUBLIC COMMENT

Speaker: Tim Cisneros.

XI. ADJOURNMENT

There being no further business, Madam Chair, Carol Abel Lewis adjourned the meeting at 6:21 p.m.


Carol Able Lewis, Madam Chair


Marlene L. Gafrick, Secretary