

Minutes of the Houston Planning Commission

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

July 5, 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 2:36 p.m. with a quorum present.

Carol Abel Lewis, Chair	
Mark A. Kilkenny, Vice Chair	
John W. H. Chiang	Absent
David Collins	Absent
Kay Crooker	Left at 5:17 p.m.
Algenita Scott-Davis	Absent
Sonny Garza	
Jim Jard	Left at 3:49 p.m.
D. Fred Martinez	Arrived at 2:38 p.m.
Robin Reed	
Richard A. Rice	
Jeff Ross	
Lee Schlanger	Left at 5:36 p.m.
Talmadge Sharp, Sr.	
Jon N. Strange	
Shaukat Zakaria	
Jackie L. Freeman for: The Honorable Ed Emmett	Arrived at 2:46 p.m.
Mark J. Mooney for: The Honorable Ed Chance	Arrived at 2:40 p.m.
D. Jesse Hegemier for: The Honorable Grady Prestage	Left at 4:00 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.

APPROVE THE JUNE 21, 2007 PLANNING COMMISSION MEETING MINUTES

Commission action: Deferred the approval of the June 21, 2007 Planning Commission Meeting Minutes for two weeks for minor corrections.

Motion: **Jard**

Second: **Sharp**

Vote: **Unanimous**

Abstaining: **None**

I. 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). THE PUBLIC HEARING WAS CLOSED ON JUNE 21, 2007.

Madam Chair, Carol Lewis, opened and closed the meeting after 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 Committee adoption of the 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.

Commission action: The Houston Planning Commission accepted the recommendation of the Houston Archaeological and Historical Commission and recommends to the Houston City Council Committee adoption of the 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.

Motion: **Crooker**

Second: **Sharp**

Vote: **Unanimous**

Abstaining: **None**

Speakers for Item I: Council Member Sue Lovell and Congresswoman Shelia Jackson Lee.

II. CONSIDERATION OF A PARKING VARIANCE FOR THE RICE UNIVERSITY STUDENT HOUSING PROJECT LOCATED AT 2402 – 2504 SHAKESPEARE ST.

Staff recommendation: Defer the requested variance for two weeks for further study and review.

Commission action: Deferred the requested variance for two weeks for further study and review.

Motion: **Crooker**

Second: **Kilkenny**

Vote: **Unanimous**

Abstaining: **None**

Speaker for Item II: Ron Robins.

Madam Chair, Carol Lewis, left the room during the midst of hearing agenda Item III and Vice-Chair, Mark Kilkenny, chaired the meeting.

III. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR THE 1600 BLOCK OF KIPLING STREET, NORTH AND SOUTH SIDES, BETWEEN MANDELL AND DUNLAVY STREETS.

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

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

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

Speakers for Item III: Dinah Martinez, Donna Roth, Rich Pancioli, Jays Tulla, Rod Danielson, Mary Needham, Megan Batson, Robert Kane, Gerald Dubin, Alan Mundy, Edna Tyler and Robert Frazier.

IV. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR THE 1700 BLOCK OF WEST MAIN STREET, NORTH AND SOUTH SIDES, BETWEEN DUNLAVY AND WOODHEAD STREET

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

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

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

Speakers for Item IV: Gladys Bel, Paul Terry, Frank Aquino, James Wheeler, Jeff Grant, Michele Adams, John McGary, John Smart, Kipp Miller, Ray Walker, Ben Nass, Linda Graham and Council Member Sue Lovell.

V. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR THE 1600 BLOCK OF COLQUITT STREET, NORTH AND SOUTH SIDES, BETWEEN MANDELL AND DUNLAVY STREETS

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

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

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

Speakers for Item V: Richard Lopez, Council Member Sue Lovell, Fred Sedgwick, Eric Shamban, Kipp Miller and John Houchins.

Madam Chair, Carol Lewis returned and resumed as chair.

VI. PLATTING ACTIVITY (Consent items A and B, 1-113)

Items removed for separate consideration: Items **10, 26, 64, 96, and 102**. Item **10** was approved without a variance. Items **26 and 52** were changed from defer to approve and item **34** was omitted. Staff recommendation: Approve staff's recommendations for items **1-113**, subject to the 101 form conditions.

Commission action: Approved staff's recommendations for items **1-113**, subject to the 101 form conditions.

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

Commissioners Ross and Schlanger abstained and left the room.

Staff recommendation: Approve staff's recommendation for items **10, 26, 64, 96, and 102**, subject to the 101 form conditions.

Commission action: Approved staff's recommendations for items **10, 26, 64, 96, and 102**, subject to the 101 form conditions.

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

Commissioners Ross and Schlanger returned.

C PUBLIC HEARINGS

114 Audley 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: **Kilkenny** Second: **Reed** Vote: **Unanimous** Abstaining: **None**

115 Briar Hollow Commons Subdivision

C3N

Withdrawn

116 Fairview Grands Subdivision

C3N

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: **Crooker** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

117 **Costa Viscaya GP** **GP** **Withdrawn**
118 **Costa Viscaya Sec. 1** **C3P** **Withdrawn**

119 **Cypress Creek EMS Dispatch and Training Center Subdivision** **C2R** **Defer**

Staff recommendation: Defer the plat for two weeks to allow time for staff to coordinate with Harris County to address the termination of Poole Road with a cul-de-sac.

Commission action: Deferred the plat for two weeks to allow time for staff to coordinate with Harris County to address the termination of Poole Road with a cul-de-sac.

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

120 **Cypress Woods Community Medical Center** **GP** **GP** **Defer**

Staff recommendation: Defer the general plan for two weeks for further study and review.

Commission action: Deferred the general plan for two weeks for further study and review.

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

121 **Fuselodge Subdivision** **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: **Zakaria** Second: **Strange** Vote: **Unanimous** Abstaining: **None**

122 **Holman Place Partial Replat No. 1** **C2R** **Defer**

Staff recommendation: Defer the plat for two weeks to allow time for staff to coordinate with Public Works and Engineering to evaluate existing infrastructure along Mosley Drive and Jackson Street, and to coordinate with Solid Waste and Fire Department.

Commission action: Deferred the plat for two weeks to allow time for staff to coordinate with Public Works and Engineering to evaluate existing infrastructure along Mosley Drive and Jackson Street, and to coordinate with Solid Waste and Fire Department.

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

123 **Kingsland Boulevard Lift Station 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: **Rice** Second: **Freeman** Vote: **Unanimous** Abstaining: **None**

124 Kluge Lake Sec. 1

C3P

Defer

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

Commission action: Deferred the requested variance and the plat for two weeks for further study and review.

Motion: **Martinez** Second: **Strange** Vote: **Unanimous** Abstaining: **None**

Speakers for Item 124: Kent Marsh and Harvin Moore.

1st Motion

Deny the requested variance and approve the plat subject to the extension of a public street through the proposed subdivision.

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

Commissioner Reed took back her second from the 1st Motion and it failed for lack of a second.

2nd Motion

Accept the proposal as submitted by the applicant and as it is in our packet with no variance and no public or private access easement shown.

Motion: **Reed** Second: **Mooney** Vote: **Failed** Opposed:

Crooker, Freeman, Martinez, Rice, Ross, Sharp and Zakaria.

125 Lee Road Elementary School and

C3P

Approve

Forest Point EC Pre K School Complex Subdivision

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**

126 Louisiana Hadley Crossing Subdivision

C2R

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: **Reed** Second: **Freeman** Vote: **Unanimous** Abstaining: **None**

127 Magnolia Greens GP

GP

Defer

Staff recommendation: Defer the general plan for two weeks to allow the applicant time to provide revised information.

Commission action: Deferred the general plan for two weeks to allow the applicant time to provide revised information.

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

128 Nolda Terrace Townhomes 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: **Sharp** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**
Speaker for Item 128: Linda Mercer.

129 O' Reilly SH 249 Subdivision C3R 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: **Schlanger** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

130 Plaza Del Oro Commercial Reserve C2 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: **Zakaria** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

131 Valero Energy Corporation GP GP Defer
132 Valero Expansion Subdivision C3R Defer
133 Valero Reserve C3R Defer
Staff recommendation: Defer the general plan and the plats for two weeks for further study and review.
Commission action: Deferred the general plan and the plats for two weeks for further study and review.
Motion: **Reed** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**

134 Wholesale Electric Warehouse 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: **Sharp** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**

- | | | | |
|-----|---|-----|-------|
| 135 | Woodlands Village of Grogans Mill
Lake Woodlands East Shore Sec. 7 | C3P | Defer |
| 136 | Woodlands Village of Grogans Mill
Lake Woodlands East Shore Sec. 8 | C3P | Defer |
| 137 | Woodlands Village of Grogans Mill
Lake Woodlands East Shore Sec. 9 | C3P | Defer |

Staff recommendation: Defer the plats for two weeks to allow time for the applicant to provide revised information.

Commission action: Deferred the plats for two weeks to allow time for the applicant to provide revised information.

Motion: **Mooney** Second: **Freeman** Vote: **Unanimous** Abstaining: **None**

E SPECIAL EXCEPTIONS

NONE

F RECONSIDERATION OF REQUIREMENTS

NONE

G ADMINISTRATIVE

NONE

H DEVELOPMENT PLAT VARIANCES

- | | | | |
|-----|--------------------------------------|-----|----------|
| 138 | Vision Custom Builders – 3703 Amos | DPV | Approved |
| 139 | Vision Custom Builders – 3746 Lehall | DPV | Approved |

Staff recommendation: Grant the requested variances for items **138 - 139**.

Commission action: Granted the requested variances for items **138 - 139**.

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

Speakers for Item 138: Kenneth Hocking and Kirkland Hall.

Speaker for Item 139: Kenneth Hocking.

I CERTIFICATES OF COMPLIANCE

140	Thomas J. Hickson	COC	Approved
141	Dale Richard	COC	Approved
142	Mario Ramos	COC	Approved

Staff recommendation: Issue the Certificates of Compliance for items 140 - 142.

Commission action: Issued the Certificates of Compliance for items 140 - 142.

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

J EXTENSIONS OF APPROVAL AND NAME CHANGES

Commissioner Ross abstained on Items 149, 150, 155 and 157. He did not leave the room.

143	Blue Creek Partial Replat No. 2	EOA	Approve
144	Cinco Ranch Southwest Sec. 7	EOA	Approve
145	Cinco Ranch Southwest Sec. 8	EOA	Approve
146	Clay Oaks Subdivision	EOA	Approve
147	Grand Mission Sec. 16	EOA	Approve
148	Greenbriar North Sec. 20	EOA	Approve
149	Hidden Meadow Sec. 11	EOA	Approve
150	Hidden Meadow Sec. 12	EOA	Approve
151	Legends at Cinco Ranch Apartments	EOA	Approve
152	Long Meadow Farms Sec. 16	EOA	Approve
153	Oakcrest Sec. 6	EOA	Approve
154	Prosperity Subdivision South Campus Sports Complex	EOA	Approve
155	South Campus Sports Complex	EOA	Approve
156	Weybridge Townhomes Subdivision (formerly Faroughian Townhomes Subdivision)	NC	Approve
157	Woodlands Carlton Woods Fazio Clubhouse (formerly Carlton Woods Fazio Clubhouse)	NC	Approve

Staff recommendation: Approve staff's recommendations for items 143-157.

Commission action: Approved staff's recommendations for items 143-157.

Motion: **Sharp** Second: **Garza** Vote: **Unanimous** Abstaining: **Ross**
on items 149, 150, 155 and 157.

VII. ESTABLISH A PUBLIC HEARING DATE OF AUGUST 2, 2007 FOR:

- a. Augusta Meadows Subdivision
- b. Dominion Park Partial Replat No. 1
- c. Museum Walk Replat No. 1
- d. Monforte Place Subdivision
- e. On Point Commons Subdivision
- f. Park at Clearview Amending Plat No. 1 Partial Replat No. 1
- g. Vassar Manors Subdivision
- h. Vineyard Meadow Streets Subdivision
- i. Woodhead Live Oak

Staff recommendation: Establish a public hearing date of August 2, 2007 for items **VII a-i**.

Commission action: Established a public hearing date of August 2, 2007 for items **VII a-i**.


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

VIII. PUBLIC COMMENT

NONE

IX. ADJOURNMENT

There being no further business, Madam Chair, Carol Abel Lewis adjourned the meeting at 5:42 p.m.


Carol Able Lewis, Madam Chair


Marlene L. Gafrick, Secretary