

## Minutes of the Houston Planning Commission

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

August 30, 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

Algenita Scott-Davis

Sonny Garza

Jim Jard

D. Fred Martinez

Robin Reed

Richard A. Rice

David Robinson

Jeff Ross

Lee Schlanger

Talmadge Sharp, Sr.

Jon N. Strange

Beth Wolff

Shaukat Zakaria

Jackie L. Freeman for:

The Honorable Ed Emmett

Mark J. Mooney for:

The Honorable Ed Chance

The Honorable Grady Prestage

Arrived at 2:52 p.m./Left at 4:40 p.m.

Left at 4:06 p.m.

Arrived at 2:43 p.m.

Absent

Arrived at 2:45 p.m.

Arrived at 2:39 p.m.

Absent

### EXOFFICIO MEMBERS

M. Marvin Katz

Absent

John Sakolosky for:

Mike Marcotte

Dawn Ullrich

Absent

## **CHAIRMAN'S REPORT**

The Chairman's report was given by Carol Able Lewis, Chair, Houston Planning Commission.

## **DIRECTOR'S REPORT**

The Director's report was given by Marlene L. Gafrick, Director, Planning and Development Department.

### **APPROVE THE AUGUST 16, 2007 PLANNING COMMISSION MEETING MINUTES AND THE JULY 26, 2007 2006 MAJOR THOROUGHFARE AND FREEWAY PLAN PUBLIC HEARING MINUTES**

Commission action: Approved the July 16, 2007 Planning Commission Meeting Minutes and the July 26, 2007 2006 Major Thoroughfare and Freeway Plan Public Hearing Minutes.

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

### **I. PUBLIC HEARING AND CONSIDERATION OF LANDMARK DESIGNATION APPLICATIONS INITIATED BY THE PROPERTY OWNERS:**

- a. **Buhmann-Fleming House at 1928 Larchmont Road**
- b. **William and Edna Bowles House at 2 West Eleventh Place**
- c. **Brown-Melcher House at 13 Tiel Way**
- d. **Kropp-Crickmer House at 12923 Memorial Drive**

Staff recommendation: Accept the recommendation of the Houston Archaeological and Historical Commission and recommend to the Houston City Council the Landmark Designation of the Buhmann-Fleming House at 1928 Larchmont Road, the William and Edna Bowles at 2 West Eleventh Place, the Brown-Melcher House at 13 Tiel Way and the Kropp-Crickmer House at 12923 Memorial Drive.

Commission action: Accepted the recommendation of the Houston Archaeological and Historical Commission and recommended to the Houston City Council the Landmark Designation of the Buhmann-Fleming House at 1928 Larchmont Road, the William and Edna Bowles at 2 West Eleventh Place, the Brown-Melcher House at 13 Tiel Way and the Kropp-Crickmer House at 12923 Memorial Drive. The Chair opened and closed the public hearing after the speaker.

Motion: **Crooker**      Second: **Robinson**      Vote: **Unanimous**      Abstaining: **None**  
Speaker for Item I: Council Member Peter Brown.

**II. PUBLIC HEARING AND CONSIDERATION OF LANDMARK AND PROTECTED LANDMARK DESIGNATION APPLICATION INITIATED BY THE OWNER FOR EMANCIPATION PARK AT 3018 DOWLING STREET.**

Staff recommendation: Accept the recommendation of the Houston Archaeological and Historical Commission and recommend to the Houston City Council the Landmark and Protected Landmark Designation of Emancipation Park at 3018 Dowling Street.

Commission action: Accepted the recommendation of the Houston Archaeological and Historical Commission and recommended to the Houston City Council the Landmark and Protected Landmark Designation of Emancipation Park at 3018 Dowling Street. The Chair opened and closed the public hearing after the speaker.

Motion: **Kilkenny** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**  
Speaker for Item II: Council Member Sue Lovell.

**III. PUBLIC HEARING AND CONSIDERATION OF THE ADDITION OF EIGHT PROPERTIES INTO THE SOUTH MAIN/TEXAS MEDICAL CENTER PARKING MANAGEMENT AREA**

Staff recommendation: Approve the addition of eight properties into the South Main/Texas Medical Center Parking Management Area.

Commission action: Approved the addition of eight properties into the South Main/Texas Medical Center Parking Management Area.

Motion: **Collins** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**  
Speakers for Item III: Joyce Camp, Randall Wright, Marc Boom, John Putnam, Dr. Peter Traber and Edwin Friedrichs.

**IV. PUBLIC HEARING AND CONSIDERATION OF ITEMS FOR THE 600 BLOCK OF WEST MAIN, SOUTH SIDE, BETWEEN GREELY AND JACK STREETS:**

**a. Special Minimum Lot Size Area Application**

**b. Special Building Line Requirement Area Application**

Staff recommendation: Approve the minimum lot size area application and the special building line requirement area application for the 600 Block of West Main, South side, between Greely and Jack Streets and forward the applications to City Council for approval.

Commission action: Approved the minimum lot size area application and the special building line requirement area application for the 600 Block of West Main, South side, between Greely and Jack Streets and forwarded the applications to City Council for approval.

Motion: **Crooker** Second: **Robinson** Vote: **Carries** Opposed: **Reed**  
Speakers for Item IV: Stephen Longmire, Tom Northrup, Kim Yelton, and Jessie M. Young.

**V. CONSIDERATION OF MAJOR THOROUGHFARE AND FREEWAY PLAN AMENDMENT FOR PEAK ROAD. APPLICATION NUMBER 2007-10**

Staff recommendation: Withdraw the Major Thoroughfare and Freeway Plan Amendment for Peak Road, Application Number 2007-10 at the applicant's request.

Commission action: Withdrew the Major Thoroughfare and Freeway Plan Amendment for Peak Road, Application Number 2007-10 at the applicant's request.

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

**VI. PLATTING ACTIVITY (Consent items A and B, 1-132)**

Items removed for separate consideration: **6, 23, 48, 56, 68, 107, and 112**. Items **9 and 30** were changed from defer to approve; item **42** was recommended for approval and item **120** was changed from disapprove to defer at the applicant's request. Item **78** was withdrawn at the applicant's request and a public hearing date of September 27, 2007 was established.

Staff recommendation: Approve staff's recommendations for items **1-132**, subject to the 101 form conditions.

Commission action: Approved staff's recommendations for items **1-132**, subject to the 101 form conditions.

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

**Commissioners Ross and Schlanger abstained and left the room.**

Staff recommendation: Approve staff's recommendation for items **6, 23, 48, 56, 68, 107, and 112** subject to the 101 form conditions.

Commission action: Approved staff's recommendation for items **6, 23, 48, 56, 68, 107, and 112** subject to the 101 form conditions.

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

**Commissioners Ross and Schlanger returned.**

**C PUBLIC HEARINGS**

**133 Alvatech 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: **Jard** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

Speaker for Item 133: Linda Mercer.

**134 Augusta Meadows Apartments**

**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: **Garza** Vote: **Unanimous** Abstaining: **None**

Speakers for Item 134: Clora Heath and Nina Lynn.

**135 Escamilla Subdivision**

**C3N**

**Defer**

Staff recommendation: Defer the plat for two weeks for further study and legal review of the separately filed deed restrictions and to allow the applicant time to provide revised information.

Commission action: Deferred the plat for two weeks for further study and legal review of the separately filed deed restrictions and to allow the applicant time to provide revised information.

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

**136 Gibson Grove 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: **Ross**

Second: **Sharp**

Vote: **Unanimous**

Abstaining: **None**

**137 Mendoza Plaza 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: **Collins**

Second: **Sharp**

Vote: **Unanimous**

Abstaining: **None**

Speakers for Item 137: Margaret Noels and F. Joan Smith.

**138 Park Gardens Subdivision**

**C3N**

**Defer**

Staff recommendation: Defer the plat for two weeks for further study and legal review of the separately filed deed restrictions and to allow the applicant time to provide revised information.

Commission action: Deferred the plat for two weeks for further study and legal review of the separately filed deed restrictions and to allow the applicant time to provide revised information.

Motion: **Garza**

Second: **Sharp**

Vote: **Unanimous**

Abstaining: **None**

**139 Sunset Heights Place Sec. 2 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 and to allow the applicant time to provide revised information.

Commission action: Deferred the plat for two weeks for further study and legal review of the separately filed deed restrictions and to allow the applicant time to provide revised information.

Motion: **Sharp**

Second: **Chiang**

Vote: **Unanimous**

Abstaining: **None**

**140 Tanner Business Park 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: **Robinson**

Vote: **Unanimous**

Abstaining: **None**

**D VARIANCES**

**141 Abbey at Briar Forest Subdivision**

**C2**

**Withdrawn**

**142 Contemporary Garden Oaks Subdivision**

**C3P**

**Defer**

Staff recommendation: Grant 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: **Strange**

Second: **Zakaria**

Vote: **Unanimous**

Abstaining: **None**

Speaker for Item 142: Bridgette Mongeon.

**143 Debbie Lou Gardens GP**

**GP**

**Approve**

**144 Debbie Lou Gardens Sec. 1**

**C3R**

**Approve**

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

Commission action: Granted the requested variance and approve the general plan and the plat subject to the 101 form conditions.

Motion: **Kilkenny** Second: **Jard**

Vote: **Unanimous**

Abstaining: **None**

**145 IGS Industrial 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: **Reed**

Second: **Freeman**

Vote: **Unanimous**

Abstaining: **None**

**146 Landmark at Sugarland Apartments**

**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: **Sharp**

Second: **Reed**

Vote: **Unanimous**

Abstaining: **None**

**147 Louisiana Hadley Crossing 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: **Garza**

Second: **Ross**

Vote: **Unanimous**

Abstaining: **None**

**148 Midtown Estate Subdivision**

**C2R**

**Defer**

Staff recommendation: Defer the requested variance and the plat for two weeks to allow time for the applicant to provide additional information and to coordinate with Metro.

Commission action: Deferred the requested variance and the plat for two weeks to allow time for the applicant to provide additional information and to coordinate with Metro.

Motion: **Kilkenny** Second: **Reed**

Vote: **Unanimous**

Abstaining: **None**

**149 NexGen Two Subdivision**

**C2R**

**Defer**

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

Commission action: Deferred the requested variance and the plat for two weeks at the applicant's request.

Motion: **Jard**

Second: **Mooney**

Vote: **Unanimous**

Abstaining: **None**

**150 Providence Grand Parkway Apartments**

**C3P**

**Withdrawn**

**151 Richmond Landing Subdivision**

**C2R**

**Defer**

Staff recommendation: Defer the requested variance and the plat for two weeks to allow time for the applicant to provide additional information and to coordinate with Public Works and Engineering.

Commission action: Deferred the requested variance and the plat for two weeks to allow time for the applicant to provide additional information and to coordinate with Public Works and Engineering.

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

Vote: **Unanimous**

Abstaining: **None**

**152 Silverglen North Sec. 12**

**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: **Davis**

Vote: **Unanimous**

Abstaining: **None**

**153 Sugar Grove Elementary School**

**C2R**

**Withdrawn**

Staff recommendation: Withdraw the requested variance and the plat at the applicant's request and establish a public hearing date of September 27, 2007.

Commission action: Withdrew the requested variance and the plat and established a public hearing date of September 27, 2007.

Motion: **Reed**

Second: **Kilkenny**

Vote: **Unanimous**

Abstaining: **None**

**154 TAS No. 1 Subdivision**

**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: **Jard**

Second: **Garza**

Vote: **Carries**

Opposed: **Ross**

**155 Texas Childrens Maternity Center Subdivision**

**C2**

**Defer**

Staff recommendation: Defer the requested variance and the plat for two weeks to allow time for the applicant to provide additional information and to coordinate with Public Works and Engineering Traffic Division.

Commission action: Deferred the requested variance and the plat for two weeks to allow time for the applicant to provide additional information and to coordinate with Public Works and Engineering Traffic Division.

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

Vote: **Unanimous**

Abstaining: **None**

**156 West Hardy Road Middle School Subdivision**

**C2**

**Approve**

Staff recommendation: Grant the requested variance to not provide a public street through the subject site and approve the plat subject to the 101 form conditions.

Commission action: Granted the requested variance to not provide a public street through the subject site and approved the plat subject to the 101 form conditions.

Motion: **Davis**

Second: **Sharp**

Vote: **Unanimous**

Abstaining: **None**

157 Katy Promise GP

158 West Harris County MUD No. 5 Water Plant No. 1 GP  
C2

Approve  
Approve

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

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

Motion: Freeman Second: Strange

Vote: Unanimous

Abstaining: None

**E SPECIAL EXCEPTIONS**

NONE

**F RECONSIDERATION OF REQUIREMENTS**

NONE

**G ADMINISTRATIVE**

NONE

**H DEVELOPMENT PLAT VARIANCES**

NONE

**I CERTIFICATES OF COMPLIANCE**

159 Saul Delgado

COC

Approve

Staff recommendation: Issue the Certificate of Compliance for item 159.

Commission action: Issued the Certificate of Compliance for item 159.

Motion: Kilkenny Second: Davis

Vote: Unanimous

Abstaining: None



**X. ADJOURNMENT**

There being no further business, Madam Chair, Carol Abel Lewis adjourned the meeting at 5:28 p.m.

Carol Abel Lewis  
Carol Able Lewis, Madam Chair

Marlene L. Gafrick  
Marlene L. Gafrick, Secretary