

Minutes of the Houston Planning Commission

(A CD/DVD of the full proceedings is on file in the Planning and Development Department)

February 5, 2009
Meeting to be held in
Council Chambers, Public Level, City Hall Annex
2:30 p.m.

Call to order:

Carol Abel Lewis, Chair, called the meeting to order at 2:31 p.m. with a quorum present.

Carol Abel Lewis, Chair	
Mark A. Kilkenny, Vice Chair	
John W. H. Chiang	
David Collins	
Kay Crooker	Left at 3:23 p.m. during discussion of Item V.
Sonny Garza	Absent
Jim Jard	
D. Fred Martinez	
Robin Reed	Left at 4:38 during discussion of Item IV
Richard A. Rice	
David Robinson	
Jeff Ross	Left at 5:45 p.m. during discussion of Item VI b
Lee Schlanger	
Algenita Segars	Left at 4:05 during discussion of Item V
Talmadge Sharp, Sr.	Arrived at 2:37 during discussion of Item I
Jon N. Strange	
Beth Wolff	Arrived at 2:43 during discussion of Item 20
Shaukat Zakaria	Left at 4:40 during discussion of Item IV
Jackie L. Freeman for	
The Honorable Ed Emmett	Left at 4:40 during discussion of Item IV
The Honorable Grady Prestage	Absent
The Honorable Ed Chance	Absent

EXOFFICIO MEMBERS

M. Marvin Katz	
Mark Loethen	Absent
Mike Marcotte	
Dawn Ullrich	Absent
Frank Wilson	Absent

**CHAIRMAN'S REPORT
NONE**

DIRECTOR'S REPORT

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

APPROVAL OF THE JANUARY 22, 2009 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the January 22, 2009 Planning Commission Meeting Minutes.

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

I. CONSIDERATION OF THE JANUARY 2009 SEMI-ANNUAL REPORT OF THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE ON IMPACT FEES

Report was given by Fabian Heaney, Public Works and Engineering Department.

Staff recommendation: No staff recommendation.

Commission action: Approved the January 2009 Semi-Annual Report of the Capital Improvements Advisory Committee on Impact Fees.

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

II. PLATTING ACTIVITY (Consent items A and B, 1- 44)

Items removed for separate consideration: **15, 26 and 35**. Item **20** was taken separately to allow for a speaker and item **38** was changed from defer to approve.

Staff's recommendation: Approve staff's recommendations for items **1- 44** subject to the 101 form conditions.

Commission action: Approved staff's recommendations for items **1- 44** subject to the 101 form conditions.

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

Commissioners Rice and Ross abstained and left the room.

Staff's recommendation: Approve staff's recommendation for item **15, 26 and 35** subject to the 101 form conditions.

Commission action: Approved staff's recommendation for item **15, 26 and 35** subject to the 101 form conditions.

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

Commissioners Rice and Ross returned.

20 Millstone Commercial Park Subdivision

C2

Defer

Staff recommendation: Disapprove the plat.

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

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

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

Speaker for Item 20: Jerry Scott – opposed.

C PUBLIC HEARINGS

- 45 Atasca Woods 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: **Chiang** Second: **Wolff** Vote: **Unanimous** Abstaining: **None**
- 46 Bercons Feagan Street Residences Subdivision** **C3N** **Withdrawn**
- 47 Perez Warehouse 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: **Kilkenny** Vote: **Unanimous** Abstaining: **None**
- 48 Rodrigo Duplex 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: **Wolff** Vote: **Unanimous** Abstaining: **None**
- 49 Westgate Sec. 17 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: **Reed** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

Commissioner Ross abstained and left the room.

- 50 Houston Amateur Sports Park Subdivision** **C3P** **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: **Reed** Second: **Garza** Vote: **Unanimous** Abstaining: **None**
Speakers for Item 50: Beverly Stevenson – undecided; Richard Browne and Randy Odinet – supportive and Mark Loethen, Public Works and Engineering.

Commissioner Ross returned.

Commissioner Rice abstained and left the room.

- 51 Intercontinental Warehouse Park GP** **GP** **Defer**
Staff recommendation: Defer the requested variance and the general plan for two weeks at the applicant's request and to allow time for the applicant to provide revised information.
Commission action: Deferred the requested variance and the general plan for two weeks at the applicant's request and to allow time for the applicant to provide revised information.
Motion: **Kilkenny** Second: **Chiang** Vote: **Unanimous** Abstaining: **None**

Commissioner Rice returned.

52 North Fort Bend Water Authority C2 Approve
Pump Station Subdivision

Staff recommendation: Grant the requested variance and the special exception and approve the plat subject to the revised conditions that the 6' fence recommended by staff adhere to Texas Commission of Environmental Quality requirements and be constructed of opaque material and the 101 form conditions.

Commission action: Granted the requested variance and the special exception and approved the plat subject to the revised conditions that the 6' fence recommended by staff adhere to Texas Commission of Environmental Quality requirements and be constructed of opaque material and the 101 form conditions.

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

Speakers for Item 52: Ngozi Adimora-Nweke – undetermined; Michael Shannon – undetermined and Mark Loethen, Public Works and Engineering.

53 Project Row Houses Napoleon at Anita C2R Defer
Street Subdivision

54 Project Row Houses Napoleon at Tuam Street C2R Defer
Subdivision

Staff recommendation: Defer the requested variances and the plat for two weeks at the applicant's request and to allow time for the applicant to address fire protection standards.

Commission action: Deferred the requested variances and the plat for two weeks at the applicant's request and to allow time for the applicant to address fire protection standards.

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

55 Spring Branch ISD Memorial Middle School C3P Approve
Subdivision

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

Agenda Item V is taken at this time.

V. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR THE 2300 BLOCK OF ALBANS ROAD, NORTH AND SOUTH SIDES, BETWEEN GREENBRIAR DRIVE AND MORNINGSIDE DRIVE

Staff recommendation: No staff recommendation.

Commission action: Approved the special minimum lot size area application for the 2300 block of Albans Road, north and south sides, between Greenbriar Drive and Morningside Drive and forwarded to City Council.

Motion: **Garza** Second: **Ross** Vote: **Carries** Opposed: **Jard, Martinez, Sharp and Wolff.**

Speakers for Item V: Council Member Anne Clutterbuck, Anne Gorman, Pete Musgrove, Rob Wubbenhorst and Mitja Peterman – supportive; Helene Gould, Land Templeton, Don Smyth, Jack Templeton and Dr. K. Lance Gould – opposed.

Agenda Items III a - b is taken at this time.

III. ESTABLISH A PUBLIC HEARING DATE OF MARCH 5, 2009 FOR:

a. Industrial Estates Subdivision

b. Tall Timbers Section River Oaks Partial Replat No. 3

Staff recommendation: Establish a public hearing date of March 5, 2009 for items III a-b.

Commission action: Established a public hearing date of March 5, 2009 for items III a-b.

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

Agenda Item IV a - b is taken at this time.

IV. PUBLIC HEARING AND CONSIDERATION OF ITEMS FOR THE 1800 BLOCK OF NORFOLK STREET, NORTH AND SOUTH SIDES, BETWEEN WOODHEAD STREET AND HAZARD STREET

a. Special Minimum Lot Size Area Application

b. Special Building Line Requirement Area Application

Staff recommendation: No staff recommendation.

Commission action: Approved items IV a – b for the 1800 block of Norfolk Street, north and south sides, between Woodhead Street and Hazard Street and forwarded to City Council.

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

Speakers for Item IV: Larry Wood, Daniel Baker, Andrew Stefaniak, Moustapha El-Hakam, Joshua Breier and Elizabeth Breier – supportive; Joseph Dark, Gordon Bynum, Stanly Jones, David Houston and Ralph Mills - opposed.

Agenda Item VI a – b is taken at this time.

VI. CONSIDERATION OF AN APPEAL OF THE DECISION OF THE HOUSTON ARCHAEOLOGICAL AND HISTORICAL COMMISSION ON JANUARY 15, 2009 FOR THE DENIAL OF A CERTIFICATE OF APPROPRIATENESS FOR 1512 RUTLAND STREET – HOUSTON HEIGHTS HISTORIC DISTRICT WEST

a. Demolition of residence

Staff recommendation: Affirm the decision of the Houston Archaeological and Historical Commission which was denial of the certificate of appropriateness for demolition as requested by the applicant.

Commission action: Affirmed the decision of the Houston Archaeological and Historical Commission to deny the certificate of appropriateness for demolition as requested by the applicant.

Motion: **Jard** Second: **Zakaria** Vote: **Carries** Opposed: **Rice**

Speakers for Item VI a: Kay Kreck – opposed and Sharie Beale – supportive.

b. New construction of residence

Staff recommendation: Affirm the decision of the Houston Archaeological and Historical Commission which was denial of the certificate of appropriateness for new construction as requested by the applicant.

Commission action: Affirmed the decision of the Houston Archaeological and Historical Commission to deny the certificate of appropriateness for new construction as requested by the applicant.

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

Speakers for Item VI b: Kay Kreck – opposed and Sharie Beale – supportive.

**E SPECIAL EXCEPTIONS
NONE**

**F ADMINISTRATIVE
NONE**

Agenda Item 56 is taken at this time.

Commissioner Rice abstained and left the room.

G CERTIFICATES OF COMPLIANCE

56 Betty Alvarado

COC

Approve

Staff recommendation: Issue the Certificate of Compliance for item **56**.

Commission action: Issued the Certificate of Compliance for item **56**.

Motion: **Kilkenny** Second: **Sharp** Vote: **Unanimous**

Abstaining: **None**

Commissioner Rice returned.

H EXTENSIONS OF APPROVAL AND NAME CHANGES

57	Canyon Village at Westheimer Lakes Sec. 4	EOA	Approve
58	Cypress at State Highway 249 Reserve	EOA	Approve
59	Fall Creek Sec. 37	EOA	Approve
60	Long Meadow Farms Sec. 20	EOA	Approve
61	Star Serve Subdivision	EOA	Approve
62	Towne Lake Sec. 12	EOA	Approve

Staff recommendation: Approve staff's recommendations for items 57 – 62.

Commission action: Approved staff's recommendations for items 57 – 62.

Motion: **Sharp**

Second: **Reed**

Vote: **Unanimous**

Abstaining: **None**

VII. PUBLIC COMMENT
NONE

VIII. ADJOURNMENT

There being no further business brought before the Commission, Chair, Carol Abel Lewis, adjourned the meeting at 5:52 p.m.

Motion: **Sharp**

Second: **Reed**

Vote: **Unanimous**

Abstaining: **None**

Carol Abel Lewis
Carol Abel Lewis, Chair

Marlene L. Gafrick
Marlene L. Gafrick, Secretary