Minutes of the Houston Planning Commission

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

April 24, 2008
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 2:33 p.m. with a quorum present.

Carol Abel Lewis, Chair
Mark A. Kilkenny, Vice Chair
John W. H. Chiang
David Collins
Kay Crooker
Sonny Garza
Jim Jard
D. Fred Martinez
Robin Reed
Richard A. Rice
David Robinson
Jeff Ross
Lee Schlanger
Algenita Segars
Talmadge Sharp, Sr.
Jon N. Strange
Beth Wolff
Shaukat Zakaria
The Honorable Ed Emmett
Mark J. Mooney for:
    The Honorable Ed Chance
D. Jesse Hegemier for:
    The Honorable Grady Prestage

Arrived at 2:41 p.m./Left at 4:33 p.m.
Left at 4:40 p.m.
Absent

Left at 5:47 p.m.

Left at 5:47 p.m.
Arrived at 2:40 p.m.

Arrived at 2:44 p.m.

Arrived at 2:40 p.m.

Left at 4:38 p.m.
Absent
Left at 4:29 p.m.

Left at 3:35 p.m.

EXOFFICIO MEMBERS

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

Absent
Absent
Absent
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 APRIL 10, 2008 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the April 10, 2008 Planning Commission Meeting Minutes.
Motion: Reed Second: Zakaria Vote: Unanimous Abstaining: None

I. PLATTING ACTIVITY (Consent items A and B, 1-91)
Items removed for separate consideration: 8, 9, 22, 23, 43, 47, 49, 50, and 77. Item 82 was changed from approve to defer and Item 68 was taken separately to allow for speakers.
Staff recommendation: Approve staff’s recommendations for items 1-91, subject to the 101 form conditions.
Commission action: Approved staff’s recommendations for items 1-91, subject to the 101 form conditions.
Motion: Reed Second: Crooker Vote: Unanimous Abstaining: None

Commissioners Rice and Schlanger abstained and left the room.

Staff recommendation: Approve staff’s recommendation for items 8, 9, 22, 23, 43, 47, 49, 50, and 77 subject to the 101 form conditions.
Commission action: Approved staff’s recommendation for items 8, 9, 22, 23, 43, 47, 49, 50, and 77 subject to the 101 form conditions.
Motion: Robinson Second: Wolff Vote: Unanimous Abstaining: None

Commissioners Rice and Schlanger returned.

Commissioner Reed abstained and left the room.

Commissioner Ross arrived at 2:40 p.m. as the Consent Items were being heard and did not participate in the vote.

Staff recommendation: Approve staff’s recommendation for items 8 and 9 subject to the 101 form conditions.
Commission action: Approved staff’s recommendation for items 8 and 9 subject to the 101 form conditions.
Motion: Wolff Second: Zakaria Vote: Unanimous Abstaining: None

Commissioner Reed returned.
68  Bingham Square Townhomes Subdivision       C2R
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: Rice  Vote: Unanimous
Speakers for Item 68: Marci Perry and Dale Hill.

C  PUBLIC HEARINGS

92  Aliana Sec. 2 Replat No. 1       C3N
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: Crooker  Vote: Unanimous

93  Barrington Sec. 2 Partial Replat No. 1       C3N
Staff recommendation: Approve the plat subject to the 101 form conditions.
Commission action: Approved the plat subject to the 101 form conditions.
Motion: Wolff  Second: Reed  Vote: Unanimous

94  Moataz Court Subdivision       C3N
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: Kilkenny  Vote: Unanimous

95  On Point Hazard Street Sec. 2       C3N
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: Robinson  Vote: Unanimous

96  Royal Shores Sec. 5 Replat No. 1       C3N
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: Kilkenny  Vote: Unanimous

97  Texas Baptist Childrens Home and
Family Center Subdivision       C3N
Staff recommendation: Approve the plat subject to the 101 form conditions.
Commission action: Approved the plat subject to the 101 form conditions.
Motion: Segars  Second: Crooker  Vote: Unanimous

98  Townhomes on Petty Street Replat No. 1       C3N
Staff recommendation: Approve the plat subject to the 101 form conditions.
Commission action: Approved the plat subject to the 101 form conditions.
Motion: Wolff  Second: Kilkenny  Vote: Unanimous

Abstaining: None

Approve

Abstaining: None

Approve

Abstaining: None

Approve

Abstaining: None

Approve

Abstaining: None

Approve

Abstaining: None

Approve

Abstaining: None

Approve

Abstaining: None
99  Uvalde Commercial Corner 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: Strange  Second: Chiang  Vote: Unanimous  Abstaining: None

100  Villas of Longmont Subdivision  
C3N  
Defer
Staff recommendation: Defer the plat for two weeks to allow the applicant time to provide revised information and Chapter 42 planning standards.
Commission action: Deferred the plat for two weeks to allow the applicant time to provide revised information and Chapter 42 planning standards.
  Motion: Robinson  Second: Kilkenny  Vote: Unanimous  Abstaining: None

101  Vrndavana Dhama Replat No. 1  
C3N  
Defer
Staff recommendation: Approve the plat subject to the 101 form conditions.
Commission action: Deferred the plat for two weeks for further study and review and Chapter 42 planning standards.
  Motion: Ross  Second: Collins  Vote: Unanimous  Abstaining: None
Speaker for Item 101: Valeria Larison.

D  VARIANCES

102  Carisma East End Subdivision  
C2R  
Defer
Staff recommendation: Defer the plat for two weeks to allow the applicant time to provide revised information and Chapter 42 planning standards.
Commission action: Deferred the plat for two weeks to allow the applicant time to provide revised information and Chapter 42 planning standards.
  Motion: Ross  Second: Crooker  Vote: Unanimous  Abstaining: None

103  Heights View Subdivision  
C2R  
Defer
Staff recommendation: Defer the plat for two weeks at the applicant's request.
Commission action: Deferred the plat for two weeks at the applicant's request.
  Motion: Collins  Second: Sharp  Vote: Unanimous  Abstaining: None

104  Holly Reserve 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: Kilkenny  Second: Crooker  Vote: Unanimous  Abstaining:

Schlanger

An amended motion was made by Commissioner Ross and seconded by Commissioner Collins to not allow entrance or exit on Intervale Street. Motion carried unanimously.
105  Mody Plaza Subdivision
106  Reserves at Dow Park 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: Kilkenny  Second: Chiang  Vote: Unanimous  Abstaining: None
Commissioner Ross abstained and left the room.

107  Riverwood Village GP
Staff recommendation: Grant the requested variances and special exception and approve the general plan subject to the 101 form conditions.
Commission action: Granted the requested variances and special exception and approved the plat subject to the 101 form conditions.
  Motion: Collins  Second: Sharp  Vote: Unanimous  Abstaining: None
Speaker for Item 107: Chad Abram.

108  Saddle Ridge Sec. 5
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
Commissioner Ross returned.

109  Vansar Village Subdivision
Staff recommendation: Grant the requested variance and approve the plat subject to the 101 form conditions.
Commission action: Denied the requested variance and disapproved the plat subject to the 101 form conditions.
  Motion: Ross  Second: Strange  Vote: Unanimous  Abstaining: None

110  Waters Edge Wastewater Treatment Plant 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: Chiang  Second: Sharp  Vote: Unanimous  Abstaining: None

E  SPECIAL EXCEPTIONS
NONE
F RECONSIDERATION OF REQUIREMENTS

111 Regent Square Subdivision C3R Withdrawn
Staff recommendation: Withdrawn by the applicant and a public hearing date for May 27, 2008 was established.
Commission action: Withdrawn by the applicant and a public hearing date for May 27, 2008 was established.
Motion: Jard Second: Crooker Vote: Unanimous Abstaining: None

Agenda Items 113 and 11b are withdrawn at this time.

112 Reign Plaza Subdivision C2 Approve
Staff recommendation: Deny the requested variance and approve the plat subject to the 101 form conditions.
Commission action: Denied the requested variance and approved the plat subject to the 101 form conditions.
Motion: Collins Second: Reed Vote: Unanimous Abstaining: None

G ADMINISTRATIVE

NONE

H DEVELOPMENT PLAT VARIANCES

114 2710 Louisiana Street DPV Denied
Staff recommendation: Deny the requested variance.
Commission action: Denied the requested variance.
Motion: Crooker Second: Robinson Vote: Carries Abstaining: None
For: Chiang, Collins, Crooker, Jard, Kilkenny, Rice, Robinson, Schlanger, Strange and Zakaria.
Opposed: Martinez, Reed, Ross, Segars, Sharp and Wolff.
Speakers for Item 114: Dan and Marcee Lundeen.

Commissioner Collins left at 4:33 p.m. as item 115 was being heard and Commissioner Crooker left at 4:40 as item 115 was being heard.

115 5826 Conley Street DPV Approve
Staff recommendation: Grant the requested variance along Conley Street and deny the variance request for the widening of Dupont Street.
Commission action: Grant the requested variance along Conley Street and deny the variance request for the widening of Dupont Street.
Motion: Segars Second: Sharp Vote: Unanimous Abstaining: None
CERTIFICATES OF COMPLIANCE

116 Juan & Griselda Tolentino-Silva COC Defer
117 Adeida Chapa COC Approve
118 Ricardo Peres COC Approve
119 Fred Greco COC Approve
120 Benjamin Sarabia COC Approve

Staff recommendation: Defer the Certificate of Compliance for item 116 for two weeks and issue the Certificates of Compliance for items 117 - 120.
Commission action: Deferred the Certificate of Compliance for item 116 for two weeks and issued the Certificates of Compliance for items 117 - 120.

Motion: Reed Second: Wolff Vote: Unanimous Abstaining: None

Commissioner Rice abstained on items 121 and 122 and left the room; Commissioner Ross abstained on items 124 and 126 and left the room.

EXTENSIONS OF APPROVAL AND NAME CHANGES

121 Eagle Landing Sec. 4 EOA Approve
122 Mount Royal Village Sec. 5 EOA Approve
123 Reever One EOA Approve
124 Riverwood Village NEHC MUD No. 1 Wastewater Treatment Plant EOA Approve
125 Waylord Drive Sec. 1 EOA Approve
125 The Woodlands Village of Creekside Park Sec. 15 EOA Approve
127 Yes Preparatory Schools - Southwest Campus EOA Approve

Staff recommendation: Approve staff’s recommendations for items 121 - 127.
Commission action: Approved staff’s recommendations for items 121 - 127.

Motion: Sharp Second: Kilkenney Vote: Unanimous Abstaining: None

Commissioners Rice and Ross returned.

II. ESTABLISH A PUBLIC HEARING DATE OF MAY 22, 2008 FOR:

a. Castro Cheese Company Replat No. 1

Staff recommendation: Establish a public hearing date of May 22, 2008 for item II a.
Commission action: Established a public hearing date of May 22, 2008 for item II a.

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

Commissioner Schlanger abstained and left the room.
III. CERTIFICATION OF THE PLANNING COMMISSION'S ACTION TAKEN ON BRIAR HOLLOW COMMONS ON MARCH 27

Staff recommendation: No recommendation by staff.
Commission action: Deferred for two weeks.
   Motion: Robinson     Second: Wolff     Vote: Unanimous  Abstaining: None

Commissioner Schlanger returned.

IV. PUBLIC HEARING AND CONSIDERATION OF ITEMS FOR 2600-2800 BLOCK OF MORRISON, WEST SIDE, BETWEEN WHITE OAK BOULEVARD AND BYRNE STREET
   a. Special Minimum Lot Size Area Application
   b. Special Building Line Requirement Area Application

Staff recommendation: Deny both applications.
Commission action: Denied both applications.
   Motion: Rice     Second: Strange     Vote: Unanimous  Abstaining: None

Speakers for Item IV: Tonya Makany for Council Member Adrian Garcia, Margaret Dower, Sharon Greiff, Maria Gauthier, Hughly Griffin, Abel Hernandez, Doug Erwing, James Ridder, Patrick Quinn and Carrie Sellers.

V. PUBLIC HEARING AND CONSIDERATION OF LANDMARK DESIGNATION APPLICATIONS INITIATED BY THE OWNER:
   a. John B. Hines House – 2219 Brentwood Drive
   b. Dr. Everett Seale House – 3408 Ella Lee Lane

The Chair opened and closed the public hearing; there were no speakers.

Staff recommendation: Accept the recommendations of the Houston Archaeological and Historical Commission and recommends to City Council the Landmark Designation of the John B. Hines House at 2219 Brentwood Drive and the Dr. Everett Seale House at 3408 Ella Lee Lane.
Commission action: Accepted the recommendations of the Houston Archaeological and Historical Commission and recommended to City Council the Landmark Designation of the John B. Hines House at 2219 Brentwood Drive and the Dr. Everett Seale House at 3408 Ella Lee Lane.
   Motion: Robinson     Second: Martinez     Vote: Unanimous  Abstaining: None
VI. PUBLIC HEARING AND CONSIDERATION OF LANDMARK AND PROTECTED LANDMARK DESIGNATION APPLICATIONS INITIATED BY THE OWNERS:
   a. R. E. Avery House – 504 Woodland Street
   b. Mount Carmel Missionary Baptist Church – 1407 Valentine Street
   c. St. James United Methodist Church – 1217 Wilson Street
   d. Building at 1404 Victor Street – 1404 Victor Street

The Chair opened and closed the public hearing; there were no speakers.

Staff recommendation: Accept the recommendations of the Houston Archaeological and Historical Commission and recommends to City Council the Landmark and Protected Landmark Designation of the R. E. Avery House at 504 Woodland Street; the Mount Carmel Missionary Baptist Church at 1407 Valentine Street; the St. James United Methodist Church at 1217 Wilson Street and the Building at 1404 Victor Street at 1404 Victor Street.

Commission action: Accepted the recommendations of the Houston Archaeological and Historical Commission and recommended to City Council the Landmark and Protected Landmark Designation of the R. E. Avery House at 504 Woodland Street; the Mount Carmel Missionary Baptist Church at 1407 Valentine Street; the St. James United Methodist Church at 1217 Wilson Street and the Building at 1404 Victor Street at 1404 Victor Street.

   Motion: Robinson   Second: Sharp   Vote: Unanimous   Abstaining: None

Agenda Item VIII was taken at this time.

VIII. CONSIDERATION OF A HOTEL/MOTEL VARIANCE APPLICATION FOR WYNDHAM HOTEL LOCATED AT 3055 WEST SAGE ROAD

Staff recommendation: Approve the requested hotel/motel variance application.

Commission action: Deferred the requested hotel/motel variance application.

   Motion: Rice   Second: Kilkenny   Vote: Unanimous   Abstaining: None

IX. EXCUSE THE ABSENCE OF COMMISSIONERS D. FRED MARTINEZ AND THE HONORABLE ED EMMETT

   Motion: Rice   Second: Sharp   Vote: Unanimous   Abstaining: None

Agenda Item VII was taken at this time.

VII. PUBLIC HEARING AND CONSIDERATION OF CHAPTER 42 AMENDMENTS FOR RULES GOVERNING REPLATS AND AVERAGE LOT SIZES

Staff recommendation: No recommendation by staff.

Commission action: Deferred for two weeks.

   Motion: Wolff   Second: Segars   Vote: Unanimous   Abstaining: None

Speakers for Item VII: Tonya Makany for Council Member Adrian Garcia, Steve Longmire, Ellie Crocker, Juan Nieto, Elaine Gaskamp, Margaret Landrum, Mary Lou Henry and Linda Mercer.
X. PUBLIC COMMENTS

NONE

XI. ADJOURNMENT

There being no further business, Chair, Carol Abel Lewis, adjourned the meeting at 6:25 p.m.

Motion: Wolff    Second: Schlanger    Vote: Unanimous    Abstaining: None

Carol Abel Lewis, Chair

Marlene L. Gafrick, Secretary