Minutes of the Houston Planning Commission

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

May 22, 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 2:41 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
The Honorable Ed Chance
The Honorable Grady Prestage

Left at 3:56 p.m.
Absent

EXOFFICIO MEMBERS

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

Absent

CHAIRMAN’S REPORT
NONE
DIRECTOR’S REPORT
NONE

APPROVE THE APRIL 24, 2008 and May 8, 2008 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the April 24, 2008 and the May 8, 2008 Planning Commission meeting minutes.

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

I. PLATTING ACTIVITY  (Consent items A and B, 1-111)
Staff recommendation: Approve staff’s recommendations for items 1-111 subject to the 101 form conditions.
Commission action: Approved staff’s recommendations for items 1-111 subject to the 101 form conditions.

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

Commissioners Chiang, Rice, Ross and Schlanger abstained and left the room.

Staff recommendation: Approve staff’s recommendation for items 23, 26, 28, 38, 56, 59, 62, 69, 76, 83, 89 and 90 subject to the 101 form conditions.
Commission action: Approved staff’s recommendation for items 23, 26, 28, 38, 56, 59, 62, 69, 76, 83, 89 and 90 subject to the 101 form conditions.

Motion: Collins Second: Martinez Vote: Unanimous Abstaining: None

Commissioners Chiang, Rice, Ross and Schlanger returned.

C PUBLIC HEARINGS

112 Castro Cheese Company Replat No. 1  C3N Disapprove
Staff recommendation: Deny the requested variance and disapprove the plat.
Commission action: Denied the requested variance and disapproved the plat.

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

113 Regent Square Subdivision  C3N 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: Wolff Second: Robinson Vote: Unanimous Abstaining: None
Speakers for item 113: Donnie Rollins and Patty Joiner – both are supportive.

Commissioner Prestage left at 3:10 p.m. during the discussion of agenda item #113.
114 Richard D Taylor Park
C3N 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: Jard Second: Segars Vote: Unanimous Abstaining: None

D VARIANCES

Agenda items 115, 116, 118 and 119 are taken together at this time and deferred for two weeks for chapter 42 planning standards.
Motion: Collins Second: Sharp Vote: Unanimous Abstaining: None

Agenda items 124 and 127 are taken together at this time and deferred for two weeks for chapter 42 planning standards.
Motion: Garza Second: Kilkenny Vote: Carries Abstaining: Ross on 124 and 127.

117 Northwest Mall Redevelopment Subdivision 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: Kilkenny Second: Jard Vote: Unanimous Abstaining: None

120 Row House District Sec. 2 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: Segars Second: Sharp Vote: Unanimous Abstaining: None

121 Stonebridge Ellington GP GP Approve
Staff recommendation: Grant the requested variances and approve the general plan subject to the 101 form conditions.
Commission action: Granted the requested variances and approved the general plan subject to the 101 form conditions.
Motion: Sharp Second: Chiang Vote: Unanimous Abstaining: None
122  Stuebner Warehouse Facility GP  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: Rice  Second: Garza  Vote: Unanimous  Abstaining: None

123  Waterstone Lift Station Subdivision  C2  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: Kilkenny  Second: Ross  Vote: Unanimous  Abstaining: None

E  SPECIAL EXCEPTIONS

125  Cloisters GP  GP  Approve  
Staff recommendation: Grant the requested special exceptions and approve the plat subject to the 101 form conditions.  
Commission action: Grant the requested special exceptions and approve the plat subject to the 101 form conditions.  
Motion: Ross  Second: Kilkenny  Vote: Unanimous  Abstaining: None

126  Cloisters Sec. 1  C3P  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

F  RECONSIDERATION OF REQUIREMENTS

128  Reign Plaza Subdivision  C2R  Approve  
Grant the requested reconsideration of requirements and approve the plat subject to the 101 form conditions.  
Granted the requested reconsideration of requirements and approved the plat subject to the 101 form conditions.  
Motion: Collins  Second: Garza  Vote: Unanimous  Abstaining: None
Speaker for item 128: Louie Loya - supportive.

G  ADMINISTRATIVE

NONE
H  DEVELOPMENT PLAT VARIANCES

129  2416 Brazos Street
      DPV        Defer
Staff recommendation: Defer the plat for two weeks to allow the applicant time to submit revised information.
Commission action: Deferred the plat for two weeks to allow the applicant time to submit revised information.
      Motion: Zakaria  Second: Kilkenny  Vote: Unanimous  Abstaining: None

130  1929 Sharp Place
      DPV        Defer
Staff recommendation: Defer the plat for two weeks to allow time for staff to coordinate with the Department of Public Works & Engineering.
Commission action: Deferred the plat for two weeks to allow time for staff to coordinate with the Department of Public Works & Engineering.
      Motion: Reed  Second: Sharp  Vote: Unanimous  Abstaining: None

I  CERTIFICATES OF COMPLIANCE

131  Colony ridge LTD  COC  Approve
132  Alberto Pizano  COC  Approve
133  Naoko Aoki  COC  Approve
134  Daniel B. Hartman  COC  Approve
135  Woo Hin Wai  COC  Approve
136  Maricela Rodriguez  COC  Approve
Staff recommendation: Issue the Certificates of Compliance for items 131 – 136.
Commission action: Issued the Certificates of Compliance for items 131 – 136.
      Motion: Ross  Second: Reed  Vote: Unanimous  Abstaining: None

J  EXTENSIONS OF APPROVAL AND NAME CHANGES

137  City Park West Sec 5  EOA  Approve
138  City Park West Sec 6  EOA  Approve
139  Falls at Cooper Lake Apartments  EOA  Approve
140  Kings Manor Section 2 Partial Replat No 1  EOA  Approve
141  Northgate Crossing Elementary Middle School Complex  EOA  Approve
142  Rossmoyne Addition Partial Replat No 1  EOA  Approve
143  Silver Ranch Section 2  EOA  Approve
144  Willow Court Estates Sec 1  EOA  Approve
145  Willow Court Estates Sec 2  EOA  Approve
146  Willow Court Estates Sec 3  EOA  Approve
Staff recommendation: Approve staff’s recommendations for items 137 - 146.
Commission action: Approved staff’s recommendations for items 137 - 146.
Motion: Reed Second: Chiang Vote: Unanimous Abstaining: None

Agenda Item III is taken at this time.

III. PUBLIC HEARING AND CONSIDERATION OF LANDMARK DESIGNATION APPLICATIONS INITIATED BY THE OWNERS:
   a. 2116 Chilton Road – Norman D. Adams House
   b. 3023 Ella Lee Lane – Frederic L. Bouknight House
   c. 201 Travis (aka 202 Main) – Houston National Bank Building

Staff recommendation: That the Houston Planning Commission accepts the recommendations of the Houston Archaeological and Historical Commission and recommends to City Council the Landmark Designations of the Norman D Adams House located at 2116 Chilton Road, the Frederic L. Bouknight House located at 3023 Ella Lee Lane and the Houston National Bank Building located at 201 Travis (aka 202 Main).

Commission action: Accepted the recommendations of the Houston Archaeological and Historical Commission and recommends to City Council the Landmark Designations of the Norman D Adams House located at 2116 Chilton Road, the Frederic L. Bouknight House located at 3023 Ella Lee Lane and the Houston National Bank Building located at 201 Travis (aka 202 Main).

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

Agenda Item II is taken at this time.

II. ESTABLISH A PUBLIC HEARING DATE OF JUNE 19, 2008 FOR:
   a. 2148 Troon Road Residence Addition
   b. Aliana Sec 15 Partial Replat No 2
   c. Barrington Sec 2 Partial Replat No 2
   d. Canyon Lakes West Sec 4 and 7 Partial Replat No 2
   e. Melanie Court partial Replat No 1
   f. Saddlebrook Village Sec 1 Partial Replat No 1

Staff recommendation: Establish a public hearing date of June 19, 2008 for item II a-f.

Commission action: Established a public hearing date of June 19, 2008 for item II a-f.

   Motion: Garza Second: Zakaria Vote: Unanimous Abstaining: None

Agenda Item IV is taken at this time.
IV. PUBLIC HEARING AND CONSIDERATION OF LANDMARK AND PROTECTED LANDMARK DESIGNATION APPLICATIONS INITIATED BY THE OWNERS:
   a. 3605 Del Monte Drive – Smith Anderson House
   b. 401 Emerson Street – Sterling Hamman House
   c. 403 Westheimer Road – David Frame House
   d. 310 Main Street – Sweeny and Coombs Building

Staff recommendation: That the Houston Planning Commission accepts the recommendations of the Houston Archaeological and Historical Commission and recommends to City Council the Landmark and Protected Landmark Designations of the Smith Anderson House at 3605 Del Monte Drive, the Sterling Hamman House at 401 Emerson Street, the David Frame House at 403 Westheimer Road and the Sweeny and Coombs Building at 310 Main Street.

Commission action: Accepted the recommendations of the Houston Archaeological and Historical Commission and recommends to City Council the Landmark and Protected Landmark Designations of the Smith Anderson House at 3605 Del Monte Drive, the Sterling Hamman House at 401 Emerson Street, the David Frame House at 403 Westheimer Road and the Sweeny and Coombs Building at 310 Main Street.

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

V. PUBLIC HEARING AND CONSIDERATION OF HISTORIC DISTRICT APPLICATIONS INITIATED BY A MAJORITY OF THE OWNERS:
   a. Freeland Historic District
   b. Shadow Lawn Historic District

Staff recommendation: That the planning Commission accepts the recommendations of the Houston Archaeological and Historical Commission recommends to City Council the Historic District designation of the Freeland Historic District and the Shadow Lawn Historic District.

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

VI. CONSIDERATION OF A VARIANCE TO THE TREE AND SHRUB REQUIREMENTS FOR THE RIVER OAKS SHOPPING CENTER, LOCATED AT 2030 AND 2040 WEST GRAY

The request was withdrawn at the applicant’s request.

Commissioner Schlanger abstained and left the room at 3:51 p.m.

VII. CERTIFICATION OF THE PLANNING COMMISSION’S ACTION TAKEN ON BRIAR HOLLOW COMMONS ON MARCH 27, 2008.

Staff recommendation: None

Commission action: Approved the Certification of Reasons for Action Taken on an Application with the last sentence deleted.

   Motion: Jard  Second: Zakaria  Vote: Carries  Abstaining: Reed and Wolff
   Opposed: Kilkenny and Rice.

Commissioner Schlanger returned at 3:55 p.m. after item VII concluded.

Commissioner Martinez left at 3:56 p.m.
VIII. CONTINUATION OF PUBLIC HEARING AND CONSIDERATION OF CHAPTER 42 AMENDMENTS FOR RULES GOVERNING REPLATS

Staff recommendation: No recommendation.
Commission action: Approved the amendments and will send them to Council Member Toni Lawrence's Subcommittee for any adjustments and then to City Council for approval.

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

IX. PUBLIC COMMENTS

NONE

X. ADJOURNMENT

There being no further business, Chair, Carol Abel Lewis, adjourned the meeting at 4:31 p.m.

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

Carol Abel Lewis, Chair

Marlene L. Gafrick, Secretary