Minutes of the Houston Planning Commission

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

July 17, 2008
Meeting to be held in
Council Chambers, Public Level, City Hall Annex
2:30 p.m.

Call to order:

Mark A. Kilkenny, Vice 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

EXOFFICIO MEMBERS

M. Marvin Katz
Mark Loethen
Mike Marcotte
Dawn Ullrich
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.

APPROVE THE JULY 3, 2008 PLANNING COMMISSION MEETING MINUTES
   Motion: Ross    Second: Chaing    Vote: Unanimous    Abstaining: None

I. PLATTING ACTIVITY (Consent items A and B, 1-84)
Items removed for separate consideration: 7, 8, 9, 13, 28, 30, 34, 36, 45 and 61. Item 36 was changed from defer to approve.
Staff recommendation: Approve staff’s recommendations for items 1-84 subject to the 101 form conditions.
Commission action: Approved staff’s recommendations for items 1-84 subject to the 101 form conditions.
   Motion: Sharp    Second: Reed    Vote: Unanimous    Abstaining: None

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

Staff recommendation: Approve staff’s recommendation for items 7, 8, 9, 13, 28, 30, 34, 36, 45 and 61 subject to the 101 form conditions.
Commission action: Approved staff’s recommendation for items 7, 8, 9, 13, 28, 30, 34, 36, 45 and 61 subject to the 101 form conditions.
   Motion: Collins    Second: Sharp    Vote: Unanimous    Abstaining: None

Commissioners Rice, Ross and Schlanger returned.

C PUBLIC HEARINGS

85    Adrians Place 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: Collins    Second: Reed    Vote: Unanimous    Abstaining: None

86    Campbell Court Amending Replat No.    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: Chiang    Vote: Unanimous    Abstaining: None
Condos at Jackson Heights Subdivision  
Staff recommendation: Approve the plat subject to the 101 form conditions.
Commission action: Approved the plat subject to the 101 form conditions.
Motion: Robinson Second: Segars Vote: Unanimous

Fairdale Patio Homes Subdivision  
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: Collins Vote: Unanimous

Kass Park Subdivision  
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: Reed Vote: Unanimous

Long Drive Dog and Cat Hospital Subdivision  
Staff recommendation: Approve the plat subject to the 101 form conditions.
Commission action: Approved the plat subject to the 101 form conditions.
Motion: Collins Second: Rice Vote: Unanimous

Metro Lofts at Milford Street Subdivision  
Staff recommendation: Approve the plat subject to the 101 form conditions.
Commission action: Approved the plat subject to the 101 form conditions.
Motion: Robinson Second: Segars Vote: Unanimous

Place des Vosges Subdivision  
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: Ross Vote: Unanimous

Royal Gulf Plaza Subdivision  

Solitaire Partial Replat No. 1  
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: Sharp Vote: Unanimous

Agenda Items 95, 98 and 99 are taken together at this time.
D  VARIANCES

95  Beechnut Boulevard Street Extension GP  GP  Defer
98  McCarty Radiator Subdivision  C2R  Defer
99  Sherfield Feagan Subdivision  C2R  Defer

Staff recommendation: Defer the general plan and the plats for two weeks to allow the applicant time to provide revised information and for Chapter 42 planning standards.
Commission action: Deferred the general plan and the plats for two weeks to allow applicant time to provide revised information and for Chapter 42 planning standards.
Motion: Collins  Second: Sharp  Vote: Unanimous  Abstaining: None

96  Mason Park Apartments Replat No. 1  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: Rice  Second: Reed  Vote: Unanimous  Abstaining: None

Commissioner Ross abstained and left the room.

97  Matute Villas in the Heights 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: Collins  Second: Segars  Vote: Unanimous  Abstaining: None

Commissioner Ross returned.

100  West Dallas Montrose Subdivision  C3R  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 101 form conditions.
Motion: Segars  Second: Zakaria  Vote: Unanimous  Abstaining: None
Speaker for Item 100: Helen Huey – supportive.

E  SPECIAL EXCEPTIONS

NONE
F RECONSIDERATION OF REQUIREMENTS

101 Stonebridge Ellington Sec. 1 C2 Defer
Staff recommendation: Defer the requested reconsideration of requirement with variance request and the plat for two weeks to allow the applicant time to provide additional information and for Chapter 42 planning standards.
Commission action: Deferred the requested reconsideration of requirement with variance request and the plat for two weeks to allow the applicant time to provide additional information and for Chapter 42 planning standards.
Motion: Collins Second: Reed Vote: Unanimous Abstaining: None

G ADMINISTRATIVE
NONE

H DEVELOPMENT PLAT VARIANCES

102 2009 Deams Street DPV Defer
104 3807 South MacGregor Way DPV Defer
106 6614 Kernel Street DPV Defer
Staff recommendation: Defer the requested variances for two weeks to allow time for the Legal Department to review separately filed deed restrictions.
Commission action: Deferred the requested variances for two weeks to allow time for the Legal Department to review separately filed deed restrictions.
Motion: Ross Second: Martinez Vote: Unanimous Abstaining: None

103 2200 Rosedale Street DPV Withdrawn

Commissioner Collins left at 3:08 p.m.

105 5417 Starling Street DPV Approve
Staff recommendation: Grant the requested variance subject to the 101 form conditions.
Commission action: Grant the requester variance subject to the 101 form conditions.
Motion: Jard Second: Martinez Vote: Carries Opposed: Ross
I

CERTIFICATES OF COMPLIANCE

107 Faye Hooper  COC  Approve
108 Modesto G. Soto  COC  Approve
109 Ma Elia Miranda  COC  Defer
110 Montgomery County MUD #24  COC  Defer
111 Kenneth Johnson  COC  Approve
112 New Caney Gold Inc.  COC  Defer

Staff recommendation: Issue the Certificates of Compliance for items 107, 108 and 111; items 109, 110 and 112 were deferred for two weeks for further study and review and Chapter 42 planning standards.

Commission action: Issued the Certificates of Compliance for items 107, 108 and 111; items 109, 110 and 112 were deferred for two weeks for further study and review and Chapter 42 planning standards.

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

J

EXTENSIONS OF APPROVAL AND NAME CHANGES

113 Cooper Lakes Sec. 17  EOA  Approve
114 Cypress Creek Lakes Sec. 11  EOA  Approve
115 Cypress Creek Lakes Sec. 12  EOA  Approve
116 Kera Village Sec. 1  EOA  Approve
117 Villa Nova (Previously Estates of Terranova West)  NC  Approve
118 Winograd Estates Replat No. 3 and Extension (Previously Winograd Estates Partial Replat No. 3 and Extension)  NC  Approve
119 Woodland Pines Sec. 4 Amending Plat No. 1 Partial Replat No. 1  EOA  Approve

Staff recommendation: Approve staff’s recommendations for items 113 - 119.

Commission action: Approved staff’s recommendations for items 113 – 119.

Motion: Zakaria  Second: Robinson  Vote: Carries  Abstaining: Rice

II.

ESTABLISH A PUBLIC HEARING DATE OF AUGUST 14, 2008 FOR:

a. Singh Crosby Subdivision
b. Valley Ranch Sec. 7

Staff recommendation: Establish a public hearing date of August 14, 2008 for items II a-b.

Commission action: Established a public hearing date of August 14, 2008 for items II a-b.

Motion: Chiang  Second: Ross  Vote: Unanimous  Abstaining: None
III. ESTABLISH A PUBLIC HEARING DATE OF AUGUST 14, 2008 FOR FAIRFIELD INN & SUITES BY MARRIOTT

Staff recommendation: Establish a public hearing date of August 14, 2008 for item III.
Commission action: Established a public hearing date of August 14, 2008 for item III.
  Motion: Ross Second: Robinson Vote: Unanimous Abstaining: None

IV. PUBLIC HEARING AND CONSIDERATION FOR A HOTEL/MOTEL APPLICATION FOR SLEEP INN AND SUITES HOTEL AT 474 STATE HIGHWAY 6 SOUTH

Staff recommendation: Disapprove the Hotel/Motel application for Sleep Inn and Suites Hotel at 474 State Highway 6 South.
Commission action: Disapproved the Hotel/Motel application for Sleep Inn and Suites Hotel at 474 State Highway 6 South.
  Motion: Ross Second: Robinson Vote: Unanimous Abstaining: None
Speakers for Item IV: Caroline Ordener – supportive; Robert Rayburn, Jen Newport for Council Member Lawrence, Rhonda Lore, Jeff Steven Shurn and Greg Sergesketter – all opposed.

V. PUBLIC HEARING AND CONSIDERATION OF LANDMARK DESIGNATION APPLICATIONS INITIATED BY THE OWNERS:
   a. 2211 Brentwood Drive – George M. Dow House
   b. 3214 Locke Lane – Craig-Amburn House
   c. 3414 Del Monte Drive – Dillon and Lena Carroll Anderson House

Staff recommendation: That the Houston Planning Commission accept the recommendations of the Houston Archaeological and Historical Commission and recommend to City Council the Landmark Designations of the George M. Dow House at 2211 Brentwood Drive, the Craig-Amburn House at 3214 Locke Lane and the Dillon and Lena Carroll Anderson House at 3414 Del Monte Drive.
Commission action: Accepted the recommendations of the Houston Archaeological and Historical Commission and recommends to City Council the Landmark Designations of the George M. Dow House at 2211 Brentwood Drive, the Craig-Amburn House at 3214 Locke Lane and the Dillon and Lena Carroll Anderson House at 3414 Del Monte Drive.
  Motion: Robinson Second: Sharp Vote: Unanimous Abstaining: None

VI. PUBLIC HEARING AND CONSIDERATION OF LANDMARK AND PROTECTED LANDMARK DESIGNATION APPLICATION INITIATED BY THE OWNER FOR HOUSTON HEIGHTS CHURCH OF CHRIST AT 1548 HEIGHTS BOULEVARD (AKA 120 E. 16TH STREET)

Staff recommendation: That the Houston Planning Commission accept the recommendations of the Houston Archaeological and Historical Commission and recommend to City Council the Landmark and Protected Landmark Designation of the Houston Heights Church of Christ at 1548 Heights Boulevard.
Commission action: Accepted the recommendations of the Houston Archaeological and Historical Commission and recommends to City Council the Landmark and Protected Landmark Designation of the Houston Heights Church of Christ at 1548 Heights Boulevard.
  Motion: Sharp Second: Robinson Vote: Unanimous Abstaining: None
VII. EXCUSE THE ABSENCES OF THE HONORABLE ED EMMETT AND COMMISSIONER MARTIZEZ
Honorable Ed Emmett’s and Commissioner Martinez absences were excused.
Motion: Ross    Second: Chiang    Vote: Unanimous    Abstaining: None

VIII. PUBLIC COMMENTS
NONE

VI. ADJOURNMENT
There being no further business, Chair, Mark A. Kilkenny, adjourned the meeting at 3:49 p.m.
Motion: Sharp    Second: Chiang    Vote: Unanimous    Abstaining: None

Mark A. Kilkenny, Vice Chair

Marlene L. Gafrick, Secretary