Minutes of the Houston Planning Commission

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

August 28, 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 2:43 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
Mark Mooney for
The Honorable Ed Chance
The Honorable Ed Emmett
The Honorable Grady Prestage

EXOFFICIO MEMBERS

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

Left at 4:38 p.m.
Arrived at 2:50 p.m.
Absent
Absent
Absent
Absent
CHAIRMAN'S REPORT
None

APPROVAL OF THE AUGUST 14, 2008 PLANNING COMMISSION MEETING MINUTES
  Motion: Crooker    Second: Reed    Vote: Unanimous    Abstaining: None

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

I. CONSIDERATION OF THE JULY, 2008 SEMIANNUAL REPORT OF THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE ON IMPACT FEES
Presentation was given by Rudy Moreno, of the Public Works and Engineering Department.
  Motion: Rice    Second: Reed    Vote: Unanimous    Abstaining: None

II. PLATTING ACTIVITY  (Consent items A and B, 1-80)
Items removed for separate consideration: 13, 14, 17, 20, 24, 29, 42, 50, 56, and 72. Item 17 was changed from defer to withdraw at the applicant's request.
Staff's recommendation: Approve staff's recommendations for items 1-80 subject to the 101 form conditions.
Commission action: Approved staff's recommendations for items 1-80 subject to the 101 form conditions.
  Motion: Wolff    Second: Sharp    Vote: Unanimous    Abstaining: None

Commissioners Kilkenny, Reed, Ross and Schlanger abstained and left the room.

Staff recommendation: Approve staff's recommendation for items 13, 14, 17, 20, 24, 29, 42, 50, 56, and 72 subject to the 101 form conditions.
Commission action: Approved staff's recommendation for items 13, 14, 17, 20, 24, 29, 42, 50, 56, and 72 subject to the 101 form conditions.
  Motion: Crooker    Second: Sharp    Vote: Unanimous    Abstaining: None

Commissioners Kilkenny, Reed, Ross and Schlanger returned.
C PUBLIC HEARINGS

81 Beltran Shop Subdivision C3N Withdrawn

82 Faarzaneh 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: Garza Second: Robinson Vote: Unanimous
Abstaining: None

83 Fairfield Village North Section 11 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: Sharp Second: Chiang Vote: Unanimous
Abstaining: None

84 Fairfield Village North Section 11 Partial Replat No. 2 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: Wolff Second: Garza Vote: Unanimous
Abstaining: None

85 Greater Truth Temple 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: Segars Second: Kilkenny Vote: Unanimous
Abstaining: None

86 Kirby at Colquitt Reserve Subdivision C3N Defer
Staff recommendation: Defer the plat for two weeks to allow the applicant and neighborhood to meet.
Commission action: Deferred the plat for two weeks to allow the applicant and neighborhood to meet.
Motion: Wolff Second: Sharp Vote: Unanimous
Abstaining: None
Speakers for item 86: Ray A. Jones and J. Palmer Hutcheson – both opposed.

Commissioner Mooney left the room at 3:11 p.m. during agenda item 86.

87 Southway Section 2 Amending Plat No. 1 C3N Approve
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: Garza Second: Wolff Vote: Unanimous
Abstaining: None

88 Valley Ranch Section 7 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: Segars Vote: Unanimous
Abstaining: None
D VARIANCES

89 Beamer Villas Subdivision C3R Approve
Staff recommendation: Grant the requested variances and special exception and approve the plat subject to the applicant coordinating with Harris County regarding the abandonment of rights of way along the adjoining platted streets and the 101 form conditions.
Commission action: Granted the requested variances and special exception and approved the plat subject to the applicant coordinating with Harris County regarding the abandonment of rights of way along the adjoining platted streets and the 101 form conditions.
Motion: Kilkenny Second: Sharp Vote: Unanimous Abstaining: None

Commissioner Mooney returned at 3:20 during agenda item 89.

90 Corporate Centre Fannin Section 3 C2R Defer
Staff recommendation: Defer the requested variance and the plat for two weeks to allow for a Traffic Analysis review.
Commission action: Deferred the requested variance and the plat for two weeks to allow for a Traffic Analysis review.
Motion: Collins Second: Schlanger Vote: Unanimous Abstaining: None

91 DeShazer Reserve Subdivision C3P Defer
Staff recommendation: Defer the requested variance and the plat for two weeks for Chapter 42 Planning Standards.
Commission action: Deferred the requested variance and the plat for two weeks for Chapter 42 Planning Standards.
Motion: Kilkenny Second: Wolff Vote: Unanimous Abstaining: None

92 Fannin Station Section 1 C3P Withdrawn

93 Hobby Business Center Industrial Park C2R Defer

94 Hobby Business Center Industrial Park Section 4 C2 Defer
Staff recommendation: Deferred the requested variances and the plats for two weeks to allow time for the applicant to provide revised and additional information.
Commission action: Deferred the requested variances and the plats for two weeks to allow time for the applicant to provide revised and additional information.
Motion: Sharp Second: Garza Vote: Unanimous Opposed: None
Speaker or items 93 and 94: Rick Sitts, the applicant.

95 Klein ISD High School No. 5 Subdivision C3P Approve
Staff recommendation: Deny the requested variance to not extend Stephney Green Lane to Cutten Road and approve the plat subject to the 101 form conditions.
Commission action: Denied the requested variance to not extend Stephney Green Lane to Cutten Road and approved the plat subject to the 101 form conditions.
Motion: Collins Second: Ross Vote: Unanimous Abstaining: None
Speaker for item 5: Trigg Lupher - supportive.
96 Merchants Park Shopping Center 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 101 form conditions.
Motion: Jard Second: Segars Vote: Unanimous Abstaining: None
Speakers for item 96: Linda Mercer and David Jones – supportive.

97 Wesley Community Center Subdivision C2R Defer
Staff recommendation: Defer the plat for two weeks for additional required information from the applicant.
Commission action: Deferred the plat for two weeks for additional required information from the applicant.
Motion: Collins Second: Kilkenny Vote: Unanimous Abstaining: None

98 Bico Drilling Tools Subdivision C2R Defer
Staff recommendation: Grant the requested special exception and approve the plat subject to the 101 form conditions.
Commission action: Deferred the requested special exception and the plat to allow time for the applicant to provide additional information requesting a variance to not provide a cul-de-sac for Green Street and Oakway Street.
Motion: Jard Second: Zakaria Vote: Unanimous Abstaining: None

E SPECIAL EXCEPTIONS
NONE

F RECONSIDERATION OF REQUIREMENTS
NONE

G ADMINISTRATIVE
NONE

H DEVELOPMENT PLAT VARIANCES

99 2200 Rosedale Street DPV Approve
Staff recommendation: Grant the requested variance.
Commission action: Granted the requested variance.
Motion: Jard Second: Segars Vote: Carried Opposed:
Crooker, Reed, Sharp and Wolff
Speakers for item 99: Council Member Jolanda Jones – supportive; Ronald Thornton and Charlotte A. Burton - opposed.
I. CERTIFICATES OF COMPLIANCE

100 Dorothy Kruegar Massey  COC  Defer
Staff recommendation: Defer the Certificate of Compliance for item 100 for further study and review.
Commission action: Deferred the Certificate of Compliance for item 100 for further study and review.
Motion: Sharp  Second: Chiang  Vote: Unanimous  Abstaining: None

J. EXTENSIONS OF APPROVAL AND NAME CHANGES

101 Auburn Trails at Oakhurst  EOA  Approve
(Previously Auburn Trails Sec. 1)
102 Clearview Village Sec. 6  EOA  Approve
103 Eagle Springs commercial Reserves Sec. 2  EOA  Approve
104 KVFD No. 6  EOA  Approve
105 West Hardy Road Middle School Subdivision  EOA  Approve
Staff recommendation: Approve staff's recommendations for items 101 – 105.
Commission action: Approved staff's recommendations for items 101 - 105
Motion: Collins  Second: Kilkenny  Vote: Unanimous  Abstaining: Ross
on item 102

III. ESTABLISH A PUBLIC HEARING DATE OF SEPTEMBER 25, 2008 FOR:
   a. Piazza Woodhead Subdivision
Staff recommendation: Establish a public hearing date September 25, 2008 for item III a.
Commission action: Established a public hearing date of September 25, 2008 for item III a.
Motion: Chiang  Second: Robinson  Vote: Unanimous  Abstaining: None

IV. CONSIDERATION OF MAJOR THOROUGHFARE AND FREEWAY PLAN AMENDMENT AIRLINE. ACTION DEFERRED ON AUGUST 7, 2008
Staff recommendation: Approve the 2008 Major Thoroughfare and Freeway Plan Amendment Airline and send to City Council for Approval.
Commission action: Approved the 2008 Major Thoroughfare and Freeway Plan Amendment Airline and send to City Council for Approval
Motion: Collins  Second: Robinson  Vote: Unanimous  Abstaining: None
Speakers for item IV: John Moning, Jr., PE of Public Works and Engineering Department and Council Member Adrian Garcia.

V. CONSIDERATION OF APPROVAL OF THE 2008 MAJOR THOROUGHFARE AND FREEWAY PLAN AMENDMENTS
Staff recommendation: Approve the 2008 Major Thoroughfare and Freeway Plan Amendments.
Commission action: Approved the 2008 Major Thoroughfare and Freeway Plan Amendments.
Motion: Collins  Second: Robinson  Vote: Unanimous  Abstaining: None
VI. LANDMARK DESIGNATION APPLICATIONS INITIATED BY THE OWNERES
   a. Eller Wagon works-Pittsburgh Plate Glass Building – 101 Crawford Street
   b. Western Electric Company Building – 100 Jackson Street

Staff recommendation: Staff recommends that the Houston Planning Commission accept the recommendations of the Houston Archaeological and Historical Commission and recommend to City Council the Landmark Designation of the Eller Wagon Works-Pittsburgh Plate Glass Building at 101 Crawford Street and the Western Electric Company Building at 100 Jackson Street.

Commission action: Accepted staff’s recommendations that the Houston Planning Commission accept the recommendations of the Houston Archaeological and Historical Commission and recommends to City Council the Landmark Designation of the Eller Wagon Works-Pittsburgh Plate Glass Building at 101 Crawford Street and the Western Electric Company Building at 100 Jackson Street.

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

VII. LANDMARK AND PROTECTED LANDMARK DESIGNATION APPLICATION INITIATED BY THE OWNER FOR THE RICHARDSON HOUSE – 3307 AUSTIN STREET

Staff recommendation: Staff recommends that the Houston Planning Commission accept the recommendation of the Houston Archaeological and Historic Commission and recommend to City Council the Landmark and Protected Landmark Designation of the Richardson House at 3307 Austin Street.

Commission action: Accepted staff’s recommends that the Houston Planning Commission accept the recommendation of the Houston Archaeological and Historic Commission and recommend to City Council the Landmark and Protected Landmark Designation of the Richardson House at 3307 Austin Street.

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

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

Staff recommendation: Defer the variance for two weeks to allow time for the applicant to provide revised information.

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

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

Commissioner Kilkenny left at 4:38, prior to agenda item IX.
IX. PUBLIC HEARING AND CONSIDERATION OF ITEMS FOR THE 200 BLOCK OF VINCENT STREET, EAST AND WEST SIDES, BETWEEN TEMPLE STREET AND COTTAGE STREET
   a. Special Minimum Lot Size Area Application
   b. Special Building Line Requirement Area Application

The public hearing was opened:
Speakers for item IX: Kathleen Hatch-Ledezma – supportive and Alejandro Villafranco - opposed

The public hearing was closed.
Staff recommendation: No recommendation from staff.
Commission action: Approved the Special Minimum Lot Size Application and the Special Building Line Requirement Area Application and sent to City Council for approvals.
   Motion: Ross Second: Crooker Vote: Carried Opposed: Schlanger

X. EXCUSE THE ABSENCE OF COMMISSIONER FRED MARTINEZ
Commissioner Fred Martinez absences were excused.
   Motion: Sharp Second: Segars Vote: Unanimous Abstaining: None

Agenda items 22 and 65 are revisited to allow for speakers

22 Greens Glen Subdivision C3P Defer
   1st motion by Mr. Jard and seconded by Mr. Collins to reconsider agenda item 22
   Staff recommendation: Disapprove the plat.
   Commission action: Deferred the plat for two weeks for further study and review.
   Motion: Sharp Second: Jard Vote: Unanimous Abstaining: None

65 Maxie Moderne Subdivision C2R Approve
   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: Sharp Vote: Unanimous Abstaining: None
Speaker for item 65: Mr. Thornbush who stated the council district listed was wrong.

XI. PUBLIC COMMENT
None
ADJOURNMENT
There being no further business brought before the Commission, Carol Abel Lewis, Chair, adjourned the meeting at 4:48 p.m.

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

Carol Abel Lewis, Chair

Marlene L. Gafrick, Secretary