Minutes of the Houston Planning Commission

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

October 23, 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 2:37 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

Absent
Absent
Left at 4:50 p.m. during discussion of Item VII

Left at 4:38 p.m. during discussion of Item VII

Arrived at 3:04 during discussion of Item 77

Arrived at 2:48 p.m. during the Consent Items/Left at 3:25 p.m. during discussion of Items 86-89
Arrived at 2:40 p.m. during the Director's Report.
Arrived at 2:41 p.m. during the Director's Report.
Absent
Left at 3:37 during discussion of Item 90
Absent
Absent

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.

APPROVAL OF THE OCTOBER 9, 2008 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the October 9, 2008 Planning Commission Meeting Minutes.
  Motion: Rice  Second: Sharp  Vote: Unanimous  Abstaining: None

II. PLATTING ACTIVITY (Consent items A and B, 1-70)
Items removed for separate consideration: 11, 24, 31, 35, 49, 51, 54, and 58. Item 28 was changed from defer to approve.
Staff's recommendation: Approve staff's recommendations for items 1-70 subject to the 101 form conditions.
Commission action: Approved staff's recommendations for items 1-70 subject to the 101 form conditions.
  Motion: Kilkenny  Second: Sharp  Vote: Unanimous  Abstaining: None
Commissioners Kilkenny, Reed, Rice, Ross and Schlanger abstained and left the room.

Staff's recommendation: Approve staff's recommendations for items 11, 24, 31, 35, 49, 51, 54, and 58 subject to the 101 form conditions.
Commission action: Approved staff's recommendations for items 11, 24, 31, 35, 49, 51, 54, and 58 subject to the 101 form conditions.
  Motion: Collins  Second: Wolff  Vote: Unanimous  Abstaining: None
Commissioners Kilkenny, Reed, Rice, Ross and Schlanger returned.

C PUBLIC HEARINGS

71 Metro Homes at Milford 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: Robinson  Second: Crooker  Vote: Unanimous  Abstaining: None

72 Minola Estates Subdivision  C3N  Defer
Staff recommendation: Defer the plat for two weeks to allow the applicant time to coordinate with the Parks and Recreation Department concerning open space requirements, to provide revised information and for chapter 42 planning standards.
Commission action: Deferred the plat for two weeks to allow the applicant time to coordinate with the Parks Department concerning open space and to provide revised information and for chapter 42 planning standards.
  Motion: Sharp  Second: Wolff  Vote: Unanimous  Abstaining: None
73  Tomball ISD High School No. 2 Sec. 1  C3N  Defer
Staff recommendation: Defers the requested variances and the plat for two weeks to allow the applicant time to coordinate with Harris County’s Engineers Office and Public Works & Engineering for traffic impacts and signalization and to provide revised information.
Commission action: Deferred the requested variances and the plat for two weeks to allow the applicant time to coordinate with Harris County’s Engineers Office and Public Works & Engineering for traffic impacts and signalization and to provide revised information.
Motion: Strange  Second: Collins  Vote: Unanimous  Abstaining: None

74  Upper West End Sec. 15 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: Robinson  Second: Kilkenny  Vote: Carries  Opposed: Crooker and Sharp.
Speaker for item 74: Ralph Sifuentes and Karen Rose.

75  Villas at Norton Drive 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: Reed  Second: Wolff  Vote: Unanimous  Abstaining: None

D  VARIANCES

76  Airtex Industrial Center Subdivision  C2  Defer
Staff recommendation: Defer the requested variance and the plat for two weeks to allow the applicant time to provide revised information and for chapter 42 planning standards.
Commission action: Deferred the requested variance and the plat for two weeks to allow the applicant time to provide revised information and for chapter 42 planning standards.
Motion: Collins  Second: Reed  Vote: Unanimous  Abstaining: None

77  Asia Society Texas Center Replat No. 1  C2R  Defer
Staff recommendation: Defer the requested variance and the plat for two weeks to allow the applicant time to provide revised information and for chapter 42 planning standards.
Commission action: Deferred the requested variance and the plat for two weeks to allow the applicant time to provide revised information and for chapter 42 planning standards.
Motion: Zakaria  Second: Rice  Vote: Unanimous  Abstaining: None

78  Christus Health Gulf Coast Subdivision  C3R  Defer
Staff recommendation: Defer the requested variance and the plat for two weeks to allow the applicant time to provide additional information.
Commission action: Deferred the requested variance and the plat for two weeks to allow the applicant time to provide additional information.
Motion: Kilkenny  Second: Robinson  Vote: Unanimous  Abstaining: None
79  FBCESD No. 4 Fire Station  
    No. 3 Subdivision  
C3P  
Approve  

Staff recommendation: Grant the requested reconsideration of requirement and variance subject to the 101 form conditions.  
Commission action: Granted the requested reconsideration of requirement and variance subject to the 101 form conditions.  
    Motion: Crooker  Second: Strange  Vote: Unanimous  Abstaining: None  
Commissioner Collins did not vote.

80  Grand Mission Regional Detention  
    Basin Sec. 1  
C3P  
Defer  

Staff recommendation: Defer the requested variance and the plat for two weeks to allow the applicant time to provide additional information.  
Commission action: Deferred the requested variance and the plat for two weeks to allow the applicant time to provide additional information.  
    Motion: Kilkenny  Second: Collins  Vote: Unanimous  Abstaining: None  
Commissioner Ross abstained and left the room.

81  Katy Retirement Residence Apartments  
C3P  
Defer  

Staff recommendation: Defer the requested variance and the plat for two weeks to allow the applicant time to provide revised drawing showing the two points of access on a public street and for chapter 42 planning standards.  
Commission action: Deferred the requested variance and the plat for two weeks to allow the applicant time to provide revised drawing showing the two points of access on a public street and for chapter 42 planning standards.  
    Motion: Wolff  Second: Strange  Vote: Unanimous  Abstaining: None  
Commissioner Ross returned.

82  Lake Shadows GP  
GP  
Approve  

83  Lake Shadows Sec. 7 Subdivision  
C3P  
Approve  

Staff recommendation: Grant the requested variances and approve the general plan and the plat subject to the 101 form conditions.  
Commission action: Granted the requested variances and approve the general plan and the plat subject to the 101 form conditions.  
    Motion: Sharp  Second: Chiang  Vote: Unanimous  Abstaining: None  

84  Long Meadow Farms Commercial Reserve  
    Reserve Sec. 1  
C3P  
Approve  

85  Long Meadow Farms Commercial  
    Reserve Sec. 2  
C3P  
Approve  

Staff recommendation: Grant the requested variances and approve plats subject to the 101 form conditions.  
Commission action: Granted the requested variances and approve the plats subject to the 101 form conditions.  
    Motion: Kilkenny  Second: Strange  Vote: Unanimous  Abstaining: None
Woodlands Village of Grogans Mill
Lake Woodlands East Shore Sec. 10
86 C3P Defer

Woodlands Village of Grogans Mill
Lake Woodlands East Shore Sec. 11
87 C3P Defer

Woodlands Village of Grogans Mill
Lake Woodlands East Shore Sec. 12
88 C3P Defer

Woodlands Village of Grogans Mill
Lake Woodlands East Shore Sec. 13
89 C3P Defer

Staff recommendation: Defer the requested variances and the plats for two weeks to allow the applicant time to provide revised information.
Commission action: Deferred the requested variances and the plats for two weeks to allow the applicant time to provide revised information.
Motion: Mooney Second: Sharp Vote: Unanimous Abstaining: None

E SPECIAL EXCEPTIONS

Cy Fair ISD Westgreen Boulevard
90 Multi School Subdivision C3P Approve

Staff recommendation: Grant the requested special exception and approve the plat subject to the 101 form conditions.
Commission action: Granted the requested special exception and approved the plat subject to the 101 form conditions.
Motion: Kilkenny Second: Sharp Vote: Unanimous Abstaining: None

F RECONSIDERATION OF REQUIREMENTS

Harris County MUD No. 82
91 C3P Withdrawn

G ADMINISTRATIVE
NONE

H DEVELOPMENT PLAT VARIANCES

3509 Jackson Street
92 DPV Omitted
I  CERTIFICATES OF COMPLIANCE

93  Phillip Elmer  COC  Approve
94  Evergreen Missionary Baptist Church  COC  Approve
95  Ernesto Rios  COC  Approve
96  William Attaway  COC  Approve

Staff recommendation: Approve the Certificates of Compliance for items 93 - 96.
Commission action: Approved the Certificates of Compliance for item 93- 96.
Motion: Chiang  Second: Sharp  Vote: Unanimous  Abstaining: None

J  EXTENSIONS OF APPROVAL AND NAME CHANGES

97  Birnamwood Drive STD  EOA  Approve
98  Bonanza at North Eldridge  EOA  Approve
99  GST Subdivision  EOA  Approve
100  Houston Premium Outlets  EOA  Approve
101  Lake Superior Lane From Lake Barkley Lane to Lake Whitney Lane STD  EOA  Approve
102  Oakhurst Terrace Sec. 2  EOA  Approve
103  Sugar Grove Elementary School Subdivision  EOA  Approve
104  Terravista Lakes Sec. 1  EOA  Approve
105  Terravista Lakes Wastewater Treatment Plant No. 1  EOA  Approve
106  Terravista Lakes Water Plant No. 1  EOA  Approve
107  Waters Edge Sec. 6  EOA  Approve
108  West Bell Skyline Subdivision  EOA  Approve

Staff recommendation: Approve staff’s recommendations for items 97 – 108.
Commission action: Approved staff’s recommendations for items 97 – 108.
Motion: Reed  Second: Kilkenny  Vote: Unanimous  Abstaining: None

II.  ESTABLISH A PUBLIC HEARING DATE OF NOVEMBER 20, 2008 FOR:

a.  Baileys Estates Subdivision
b.  Beltran Shop Subdivision
c.  Graustarkiana Subdivision
d.  Heights Court Replat No. 1
e.  McSwain Subdivision

Staff recommendation: Establish a public hearing date of November 20, 2008 for item II a-e.
Commission action: Established a public hearing date of November 20, 2008 for item II a-e.
Motion: Sharp  Second: Kilkenny  Vote: Unanimous  Abstaining: None
III. PUBLIC HEARING AND CONSIDERATION OF PROPOSED AMENDMENTS TO THE TREE AND SHRUB ORDINANCE (CHAPTER 33, CODE OF ORDINANCES).

Staff recommendation: Approve the proposed amendments to the Tree and Shrub Ordinance (Chapter 33, Code of Ordinances) and forward to City Council Committee.
Commission action: Approved the proposed amendments to the Tree and Shrub Ordinance (Chapter 33, Code of Ordinances) and forward to City Council Committee.

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

Speakers for Item III: Linda Mercer, Dale Temple, Mark Witte, John Cutter, Mark Ross, Diane Schenke – all supportive and Mark Loethan with Public Works and Engineering.

IV. PUBLIC HEARING AND CONSIDERATION OF LANDMARK DESIGNATION APPLICATION INITIATED BY THE OWNER FOR WADDELL’S HOUSEFURNISHING COMPANY BUILDINGS 806 – 810 SAMPSON 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 Designation of the Waddell’s Housefurnishing Company Buildings at 806-810 Sampson Street.
Commission action: Accepted staff’s recommendation that the Houston Planning Commission accept the recommendation of the Houston Archaeological and Historic Commission and recommend to City Council the Landmark Designation of the Waddell’s Housefurnishing Company Buildings at 806-810 Sampson Street.

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

V. PUBLIC HEARING AND CONSIDERATION OF LANDMARK AND PROTECTED LANDMARK DESIGNATION APPLICATIONS INITIATED BY THE OWNERS:

a. Elbert C. Crawford House – 428 Westmoreland Avenue
b. Daisy Wilson Bland House – 227 W 18th Street
c. Farnsworth and Chambers Building, aka Gragg Building – (City of Houston Parks and Recreation Department Building) – 2999 South Wayside Drive

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 Elbert C. Crawford House at 428 Westmoreland Avenue; the Daisy Wilson Bland House at 227 W. 18th Street and the Farnsworth and Chambers Building, aka Gragg Building at 2999 South Wayside Drive.
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 Elbert C. Crawford House at 428 Westmoreland Avenue; the Daisy Wilson Bland House at 227 W. 18th Street and the Farnsworth and Chambers Building, aka Gragg Building at 2999 South Wayside Drive.

Motion: Wolff Second: Croooker Vote: Unanimous Abstaining: None
VI. PUBLIC HEARING AND CONSIDERATION OF A HOTEL/MOTEL APPLICATION FOR THE CANDLEWOOD SUITES AT 1020 MAXEY ROAD.

Staff recommendation: Approve the hotel/motel variance request subject to the 101 form conditions.

Commission action: Approved the hotel/motel variance request subject to the 101 form conditions.

Motion: Collins    Second: Martinez    Vote: Carries    Opposed: Crooker

Speaker for Item VI: Caroline Ordener – supportive.

VII. CONSIDERATION OF A HOTEL/MOTEL VARIANCE FOR HOLIDAY INN AT GREENSPoint.

Staff recommendation: Approve the requested hotel/motel variance subject to the 101 form conditions.

Commission action: Approved the requested hotel/motel variance subject to the 101 form conditions.


Speakers for Item VII: Caroline Ordener, Ashwin Patel, Rod Gorman, Mary Lou Henry and Mahesh Wadhwa – supportive; Jack Drake, Jerry Lowry, Bart Baker and Jocklynn Keville - opposed; Council Member Peter Brown – no position taken.

VIII. EXCUSE THE ABSENCES OF COMMISSIONER ALGENITA SCOTT-SEGARS.

Commissioner Algenita Scott Segars absences were excused.

IV. PUBLIC COMMENT

NONE

X. ADJOURNMENT

There being no further business brought before the Commission, Chair, Carol Abel Lewis, adjourned the meeting at 4:53 p.m.

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

Carol Abel Lewis, Chair

Marlene L. Gafrick, Secretary