Minutes of the Houston Planning Commission

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

November 20, 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 2:38 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 J. 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 4:07 p.m. after agenda item #73
Left at 3:45 p.m.
Arrived at 3:05 p.m. during discussion of Item 35
Left at 3:30 p.m.
Left at 4:07 p.m. after agenda item #73
Left at 5:35 p.m.
Arrived at 2:45 p.m. during discussion of Item 1
Left at 3:30 p.m.
Absent
Absent
Absent
Absent
CHAIRMAN’S REPORT
The Chairman’s report was given by Carol Abel Lewis, Chair, Houston Planning Commission.

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

APPROVAL OF THE NOVEMBER 6, 2008 PLANNING COMMISSION MEETING MINUTES
Commission action: Deferred the November 6, 2008 Planning Commission Meeting Minutes for corrections.

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

I. CITY MOBILITY PLANNING UPDATE PRESENTATION
Presentation was given by Raymond Chong, Deputy Director, Public Works and Engineering Department.

Agenda Item 32 was taken first out of order.

Commissioner Schlanger abstained and left the room.

32 Minimax Drive and Wynnpark Circle SP Defer
Staff recommendation: Defer the plat for two weeks for further study and review.
Commission action: Deferred the plat for two weeks for further study and review.

   Motion: Kilkenny   Second: Wolff   Vote: Unanimous   Abstaining: None
Speaker for item 32: Council Member Toni Lawrence.

II. PLATTING ACTIVITY (Consent items A and B, 1-69)
Item removed for separate consideration: 5, 27, 28, 46, 49 and 64. Item 12 was changed from defer to approve; item 30 was changed from approved to withdraw at the applicant’s request and item 5 was taken separately to allow for a speaker.

Staff’s recommendation: Approve staff’s recommendations for items 1-69 subject to the 101 form conditions.
Commission action: Approved staff’s recommendations for items 1-69 subject to the 101 form conditions.

   Motion: Collins   Second: Reed   Vote: Unanimous   Abstaining: None
Commissioners Reed, Rice, Ross and Schlanger abstained and left the room.

Staff’s recommendation: Approve staff’s recommendations for items 27, 28, 46, 49, and 64 subject to the 101 form conditions.
Commission action: Approved staff’s recommendations for items 27, 28, 46, 49, and 64 subject to the 101 form conditions.

   Motion: Sharp   Second: Wolff   Vote: Unanimous   Abstaining: None
Commissioners Reed, Rice, Ross and Schlanger returned.
Baker Hughes Rankin Center Subdivision  C2  Defer
Staff recommendation: Approve the plat subject to the 101 form conditions.
Commission action: Deferred the plat for further study and review.
Motion: Wolff  Second: Kilkenny  Vote: Unanimous  Abstaining: None
Speakers for item 5: William Park, George Bernhardt and Ralph Crabtree - opposed.

V.  PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR THE 2300 BLOCK OF ALBANS STREET, NORTH AND SOUTH SIDES, BETWEEN GREENBRIAR DRIVE AND MORNINGSIDE DRIVE
Staff recommendation: Defer the application for two weeks for legal review.
Commission action: Deferred the special minimum lot size area application for the 1700 block of Albans Street, North and South side, between Greenbriar Drive and Morningside Drive.
Motion: Garza  Second: Sharp  Vote: Unanimous  Abstaining: None
Speakers for Item V: Peggy Duke – opposed; Iren Townsend and John Townsend – supportive.

C  PUBLIC HEARINGS

70  Baileys Estates Subdivision  C3N  Withdrawn
Staff recommendation: Disapprove the plat.
Commission action: Withdrawn at the applicant’s request and a public hearing date of December 18, 2008 was established.
Motion: Kilkenny  Second: Ross  Vote: Unanimous  Abstaining: None
Speaker for item 70: Robert Pina - opposed.

71  Beltran Shop 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: Ross  Second: Reed  Vote: Unanimous  Abstaining: None

72  Heights Court Replat No. 1  C3N  Withdrawn
Staff recommendation: Disapprove the plat.
Commission action: Withdrawn at the applicant’s request and a public hearing date of December 18, 2008 was established.
Motion: Ross  Second: Robinson  Vote: Unanimous  Abstaining: None
Speakers for item 72: Mary Villareal and Jonathan Adler – supportive.

73  McSwain Subdivision  C3N  Withdrawn
Commission action: Established a public hearing date of December 18, 2008.
Motion: Kilkenny  Second: Garza  Vote: Unanimous  Abstaining: None
VARIANCES

74 Fairhaven Estates Subdivision C3P Defer
Staff recommendation: Withdrawed the requested variance and deferred the plat for two weeks to allow the applicant time to provide revised information and Chapter 42 planning standards.
Commission action: Withdrawed the requested variance and deferred the plat for two weeks to allow time for the applicant to provide revised information and for Chapter 42 planning standards.
Motion: Rice Second: Zakaria Vote: Unanimous Abstaining: None

75 Grand Mission Regional Detention Basin Sec. 1 C3P Defer
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: Sharp Vote: Unanimous Abstaining: None

76 Granduer Park GP GP Approve
Staff recommendation: Grant the requested variance to exceed the block lengths along Mason Creek and Colonial Parkway and approve the general plan subject to the 101 form conditions.
Commission action: Granted the requested variance to exceed the block lengths along Mason Creek and Colonial Parkway and approved the general plan subject to the 101 form conditions.
Motion: Kilkenny Second: Garza Vote: Unanimous Abstaining: None

77 Houston ISD De Chaumes Elementary School 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 approve the plat subject to the 101 form conditions.
Motion: Sharp Second: Crooker Vote: Unanimous Abstaining: None

78 Magnolia at Fleur Gardens Subdivision C2R Defer
Staff recommendation: Defer the requested variance and the plat for two weeks to allow time for the applicant to provide additional information and to review the permit and ownership history for the site.
Commission action: Deferred the requested variance and the plat for two weeks to allow time for the applicant to provide additional information and to review the permit and ownership history for the site.
Motion: Segars Second: Wolff Vote: Unanimous Abstaining: None
Commissioner Schlanger abstained and left the room.

79 Simon Printing 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: Rice Vote: Unanimous Abstaining: None
Commissioner Schlanger returned.
80  Woodlands Village of Grogans Mill  
   Lake Woodlands East Shore Sec. 10  
   C3P  Approve
81  Woodlands Village of Grogans Mill  
   Lake Woodlands East Shore Sec. 11  
   C3P  Approve
82  Woodlands Village of Grogans Mill  
   Lake Woodlands East Shore Sec. 12  
   C3P  Approve
83  Woodlands Village of Grogans Mill  
   Lake Woodlands East Shore Sec. 13  
   C3P  Approve

Staff recommendation: Grant the requested variances and approve the 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: Sharp  Vote: Carries  Opposed: Crooker

E  SPECIAL EXCEPTIONS
   NONE

F  RECONSIDERATION OF REQUIREMENTS

84  Mody Center Subdivision  
   C2R  Approve
Staff recommendation: Grant the requested reconsideration of requirement with the variance and approve the plat subject to the 101 form conditions.
Commission action: Granted the requested reconsideration of requirement with the variance and approve the plat subject to the 101 form conditions.
   Motion: Segars  Second: Wolff  Vote: Unanimous  Abstaining: None

85  Town Site of Aldine Partial Replat No. 1  
   C3R  Defer
Staff recommendation: Defer the requested reconsideration of requirement and the plat for two weeks to allow time for the applicant to provide revised information and for Chapter 42 planning standards.
Commission action: Deferred the requested reconsideration of requirement and the plat for two weeks to allow time for the applicant to provide revised information and for Chapter 42 planning standards.
   Motion: Wolff  Second: Sharp  Vote: Unanimous  Abstaining: None

G  ADMINISTRATIVE
   NONE

H  DEVELOPMENT PLAT VARIANCES
86  224 W. 16th Street  
   DPV  Approve
Staff recommendation: Grant the requested variance.
Commission action: Granted the requested variance.
   Motion: Segars  Second: Garza  Vote: Unanimous  Abstaining: None
I. CERTIFICATES OF COMPLIANCE

|   |     |  
|---|-----|---|
| 88 | Luis Anguiano | COC |
| 89 | Clifton R. Colwell | COC |
| 90 | Arlene Ansley | COC |

J. EXTENSIONS OF APPROVAL AND NAME CHANGES

<p>| | | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>91</td>
<td>Eagle Springs Sec. 39</td>
<td>EOA</td>
<td>Approve</td>
</tr>
<tr>
<td>92</td>
<td>Lakes at Northpointe Sec. 10</td>
<td>EOA</td>
<td>Approve</td>
</tr>
<tr>
<td>93</td>
<td>Olive Grove Independent Living Apartments</td>
<td>EOA</td>
<td>Approve</td>
</tr>
<tr>
<td>94</td>
<td>Ritchie Brothers Houston Subdivision</td>
<td>EOA</td>
<td>Approve</td>
</tr>
<tr>
<td>95</td>
<td>Twenty Three Zero Five West Alabama Street</td>
<td>EOA</td>
<td>Approve</td>
</tr>
<tr>
<td>96</td>
<td>World Houston International Business Center Sec. 8</td>
<td>EOA</td>
<td>Approve</td>
</tr>
</tbody>
</table>

Staff recommendation: Approve staff’s recommendations for items 91 – 96.
Commission action: Approved staff’s recommendations for items 91 – 96.
Motion: Kilkenny Second: Sharp Vote: Unanimous Abstaining: None

III. ESTABLISH A PUBLIC HEARING DATE OF DECEMBER 18, 2008 FOR:
   a. Ektara Business Park Subdivision
   b. Houston’s Skyscraper Shadow Sec. 2 Partial Replat No. 1
   c. Lakes of Parkway Sec. 20 Replat No. 1
   d. On Point Park Street Subdivision
   e. Piney Point Elementary School Subdivision
   f. Replat of Honey Circle Sec. 1 Partial Replat No. 1
   g. Woodlands Village of Creekside Park Sec. 10 Partial Replat No. 1
   h. Woodlands Village of Creekside Park Sec. 11 Partial Replat No. 1

Staff recommendation: Establish a public hearing date of December 18, 2008 for item III a-h.
Commission action: Established a public hearing date of December 18, 2008 for item III a-h.
Motion: Sharp Second: Robinson Vote: Unanimous Abstaining: None
IV. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR THE 1700 BLOCK OF BANKS STREET, NORTH AND SOUTH SIDES, BETWEEN DUNLAVY STREET AND WOODHEAD STREET

Staff recommendation: Approve the application and forward to City Council for approval.
Commission action: Approved the special minimum lot size area application for the 1700 block of Banks Street, North and South sides, between Dunlavy Street and Woodhead Street.

Motion: Jard    Second: Zakaria    Vote: Unanimous    Abstaining: None
Speakers for Item IV: Susan Hilliard and Mary Lou Henry – supportive; Susan Cotton – opposed.

VI. PUBLIC HEARING AND CONSIDERATION OF LANDMARK DESIGNATION APPLICATIONS INITIATED BY THE OWNERS:
   a. Ben M. Anderson House – 3740 Willowick Road
   b. David D. Bruton-Caroline Wiess Law House – 2923 Inwood Drive

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 Ben Anderson House at 3740 Willowick Road and the David D. Bruton-Caroline Wiess Law House at 2923 Inwood Drive.
Commission action: Accepted the recommendations of the Houston Archaeological and Historical Commission and recommends to City Council the Landmark Designations of the Ben M. Anderson House at 3740 Willowick Road and the David D. Bruton-Caroline Wiess Law House at 2923 Inwood Drive.

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

VII. PUBLIC HEARING AND CONSIDERATION OF LANDMARK AND PROTECTED LANDMARK DESIGNATION APPLICATIONS INITIATED BY THE OWNERS:
   a. William A. Wilson House – 205 Bayland Avenue
   b. Matthews-Johnson House – 1835 Cortlandt Street
   c. William L. Clayton Summer House – 3376 Inwood Drive
   d. Clarence O. Lamberth House – 2221 River Oaks Boulevard
   e. R. B. Everett Building – 3118 Harrisburg Boulevard

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 Designations of the William A. Wilson House at 205 Bayland Avenue; the Matthews-Johnson House at 1835 Cortlandt Street; the William L. Clayton Summer House at 3376 Inwood Drive; the Clarence O. Lamberth Home at 2221 River Oaks Boulevard and the R. B. Everett Building at 3118 Harrisburg Boulevard.
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 William A. Wilson House at 205 Bayland Avenue; the Matthews-Johnson House at 1835 Cortlandt Street; the William L. Clayton Summer House at 3376 Inwood Drive; the Clarence O. Lamberth House at 2221 River Oaks Boulevard and the R. B. Everett Building at 3118 Harrisburg Boulevard.

Motion: Wolff    Second: Sharp    Vote: Unanimous    Abstaining: None
VIII. CONSIDERATION OF AN APPEAL OF THE DECISION OF THE HOUSTON ARCHAELOGICAL AND HISTORICAL COMMISSION ON OCTOBER 16, 2008 FOR THE DENIAL OF A CERTIFICATE OF APPROPRIATENESS FOR 1509 ARLINGTON STREET – HOUSTON HEIGHTS HISTORIC DISTRICT EAST

Staff recommendation: Affirm the decision of the Houston Archaeological and Historical Commission which was denial of the certificate of appropriateness as requested by the applicant.
Commission action: Not to affirm the decision of the Houston Archaeological and Historical Commission which was denial of the Certificate of Appropriateness application but to approve the application.

Motion: Rice Second: Wolff Vote: Carries Opposed: Crooker, Garza, Robinson, Ross and Sharp.
Speakers for Item VIII: David Bush – opposed and Michael McEnroe - undetermined.

IX. PUBLIC HEARING AND CONSIDERATION OF PROPOSED AMENDMENTS TO CHAPTER 42

Staff recommendation: Table for committee review.
Commission action: Tabled for committee review.

Motion: Zakaria Second: Sharp Vote: Unanimous Abstaining: None
Speaker for Item IX: Camilo Parra – undetermined.

VIII. EXCUSE THE ABSENCES OF THE HONORABLE ED EMMITT.
Commissioner Ed Emmitt's absences were excused.

IX. PUBLIC COMMENT
NONE

X. ADJOURNMENT
There being no further business brought before the Commission, Chair, Carol Abel Lewis, adjourned the meeting at 5:36 p.m.

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

Carol Abel Lewis, Chair

Marlene L. Gafrick, Secretary