Minutes of the Houston Planning Commission

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

December 18, 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 2:35 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
Jackie L. Freeman for
The Honorable Ed Emmett
D. Jesse Hegemier for
The Honorable Grady Prestage
Mark J. Mooney for
The Honorable Ed Emmett

Left at 4:24 p.m. during discussion of Item 89
Arrived at 2:39 p.m. during discussion of Item 94
Absent
Arrived at 2:45 p.m. during discussion of Item 94
Left at 4:35 during discussion of Item 91
Absent
Arrived at 2:45 during discussion of Item 94

Arrived at 2:38 during discussion of Item 94
Arrived at 2:58 during discussion of Item 94

Arrived at 3:36 during discussion of Item 74
Left at 4:16 p.m. during discussion of Items 90 and 25
Absent
Arrived at 2:47 during discussion of Item 86

Left at 3:25 p.m. during discussion of Item 80

Left at 4:19 p.m. during discussion of Item 89

EXOFFICIO MEMBERS

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

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 DECEMBER 4, 2008 PLANNING COMMISSION MEETING MINUTES
Motion: Rice Second: Chiang Vote: Unanimous Abstaining: Ross

I.  PLATTING ACTIVITY  (Consent items A and B, 1-72)
Item removed for separate consideration: 4, 6, 20, 25, 26 and 27. Items 1, 2 and 48 were changed from defer to approve and item 29 was changed from approve to defer.
Staff’s recommendation: Approve staff’s recommendations for items 1-72 subject to the 101 form conditions.
Commission action: Approved staff’s recommendations for items 1-72 subject to the 101 form conditions.
Motion: Sharp Second: Kilkenny Vote: Unanimous Abstaining: None

Commissioners Rice and Ross abstained and left the room.

Staff’s recommendation: Approve staff’s recommendations for items 4, 6, 20, 25, 26 and 27 subject to the 101 form conditions.
Commission action: Approved staff’s recommendations for items 4, 6, 20, 25, 26 and 27 subject to the 101 form conditions.
Motion: Chiang Second: Kilkenny Vote: Unanimous Abstaining: None

Commissioners Rice and Ross returned.

Agenda Item 94 was taken at this time.

Commissioner Reed abstained and left the room.

H  DEVELOPMENT PLAT VARIANCES

94   2040 West Gray  DVP  Defer
Staff recommendation: Defer the requested variance for three weeks to allow the applicant time to coordinate with the neighborhood.
Commission action: Deferred the requested variance for three weeks to allow the applicant time to coordinate with the neighborhood.
Motion: Kilkenny Second: Ross Vote: Unanimous Abstaining: None
Speakers for Item 94: Council Members Pam Holm, Toni Lawrence and Wanda Adams.

Commissioner Reed returned.
73  Ektara Business Park 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:  Collins  Second:  Segars  Vote:  Unanimous  Abstaining:  None

Agenda Item 81 is taken at this time.

81  Replat of Honey Circle Partial Replat No. 1  C3N  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:  Sharp  Second:  Robinson  Vote:  Carries  Opposed:  Ross
Speaker for Item 81:  Council Member Wanda Adams – supportive.

74  Heights Court 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:  Collins  Vote:  Unanimous  Abstaining:  None
Speakers for Item 74:  Mary Villareal, Jonathan Adler and Mark Van Doren – supportive.

75  Houston’s Skyscraper Shadow Sec. 2 Partial Replat No. 1  C3N  Defer
Staff recommendation:  Staff changed recommendation at the podium from approve to defer for three weeks for further study and review and Chapter 42 Planning Standards.
Commission action:  Deferred the plat for three weeks for further study and review and Chapter 42 Planning Standards.
  Motion:  Reed  Second:  Kilkenny  Vote:  Unanimous  Abstaining:  None
Commissioner Chiang abstained and left the room.

76  Hutchison Sixteen 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:  Kilkenny  Second:  Sharp  Vote:  Unanimous  Abstaining:  None
Commissioner Chiang returned.

77  Lakes of Parkway Sec. 20 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:  Rice  Second:  Sharp  Vote:  Unanimous  Abstaining:  None
78  McSwain Subdivision  C3N  Defer
Staff recommendation: Approve the plat subject to the 101 form conditions.
Commission action: Deferred the plat for three weeks for further study and review and Chapter 42
Planning Standards.
Motion: Ross  Second: Collins  Vote: Unanimous  Abstaining: None

79  On Point Park Street 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: Robinson  Second: Reed  Vote: Unanimous  Abstaining: None
Commissioner Rice abstained and left the room.

80  Piney Point Elementary School 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: Sharp  Second: Kilkenny  Vote: Unanimous  Abstaining: None
Commissioner Rice returned.

82  Spring Branch Estates No. 2 Partial Replat No. 5  C3N
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: Sharp  Vote: Unanimous  Abstaining: None
Commissioner Ross abstained on items 83 and 84 and left the room.

83  Woodlands Village of Creekside Park Sec. 10  C3N  Defer
Partial Replat No. 1
Staff recommendation: Defer the plat for three weeks at the applicant’s request.
Commission action: Deferred the plat for three weeks at the applicant’s request.
Motion: Collins  Second: Kilkenny  Vote: Unanimous  Abstaining: None

84  Woodlands Village of Creekside Park Sec. 11  C3N  Approve
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: Garza  Second: Sharp  Vote: Unanimous  Abstaining: None
Commissioner Ross returned.
D  VARIANCES

85  Asia Society Center 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: Kilkenny    Second: Sharp    Vote: Unanimous    Abstaining: None

86  Barajas Subdivision    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: Freeman    Vote: Unanimous    Abstaining: None
Commissioner Rice abstained and left the room.

87  Berry Elementary School Subdivision    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: Chiang    Second: Sharp    Vote: Unanimous    Abstaining: None
Commissioner Rice returned.

88  Bute Addition Partial 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: Kilkenny    Second: Segars    Vote: Unanimous    Abstaining: None
Speaker for Item 88: Lonnie Sikes – supportive.

89  Saddlebrook Extension Subdivision    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: Kilkenny    Second: Reed    Vote: Unanimous    Abstaining: None
Timbergrove Gardens Subdivisions

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: Collins Second: Sharp Vote: Unanimous Abstaining: None

Speakers for Item 90: Mary Lou Henry - supportive.

SPECIAL EXCEPTIONS

HP Data Center Sec. 1

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 approve the plat subject to the 101 form conditions.

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

RECONSIDERATION OF REQUIREMENTS

Shops at Bella Terra Sec. 6

Shops at Bella Terra Sec. 7

Staff recommendation: Grant the requested reconsideration of requirement and approve the plats subject to the 101 form conditions.
Commission action: Granted the requested reconsideration of requirement and approved the plats subject to the 101 form conditions.

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

ADMINISTRATIVE

NONE

CERTIFICATES OF COMPLIANCE

Francisco F. Uriostegui
Colony Ridge LTD
Colony Ridge LTD
Apolinar Rodriguez

Staff recommendation: Issue the Certificates of Compliance for items 95 – 98
Commission action: Issued the Certificates of Compliance for items 95 - 98.

Motion: Sharp Second: Garza Vote: Unanimous Abstaining: None
EXTENSIONS OF APPROVAL AND NAME CHANGES

99  Auburn Trails Sec. 2          EOA     Approve
100 Auburn Trails Sec. 3          EOA     Approve
101 Bagby West Dallas Subdivision EOA     Approve
102 FM 2920 Office Condominiums Subdivision EOA     Approve
103 Greenhouse Road South Extension from West Rd STD EOA     Approve
104 Lakes at Tour 18 Apartments EOA     Approve
105 Oakcrest North Sec. 6         EOA     Approve
106 San Arturo Subdivision        EOA     Approve

Staff recommendation: Approve staff’s recommendations for items 99 – 106.
Commission action: Approved staff’s recommendations for items 99 – 106.
Motion: Kilkenny    Second: Sharp    Vote: Unanimous    Abstaining: None

II. ESTABLISH A PUBLIC HEARING DATE OF JANUARY 22, 2009 FOR:
    a. Broad Oaks Addition Partial Replat No. 1
    b. Gilboa Villas At Longmont Subdivision
    c. Longmont Mews
    d. Woodlands Carlton Woods Creekside Sec. 9 in the Village of Creekside Park
       Partial Replat No. 1

Staff recommendation: Establish a public hearing date of January 22, 2009 for items II a-d.
Commission action: Established a public hearing date of January 22, 2009 for items II a-d.
Motion: Sharp    Second: Reed    Vote: Unanimous    Abstaining: None

III. PUBLIC HEARING AND CONSIDERATION OF HISTORIC DISTRICT APPLICATION
     INITIATED BY A MAJORITY OF THE PROPERTY OWNERS FOR THE AUDUBON PLACE
     HISTORIC DISTRICT

Staff recommendation: That the Houston Planning Commission accept the recommendations of the Houston Archaeological and Historical Commission and recommend to City Council the Historic District designation of the Audubon Place Historic District.
Commission action: Accepted the recommendations of the Houston Archaeological and Historical Commission and recommends to City Council the Historic District designation of the Audubon Place Historic District.
Motion: Robinson    Second: Sharp    Vote: Unanimous    Abstaining: None

IV. EXCUSE THE ABSENCES OF THE HONORABLE ED EMMITT
    NOT NEEDED

V. PUBLIC COMMENT
   NONE
VI. ADJOURNMENT
There being no further business brought before the Commission, Chair, Carol Abel Lewis, adjourned the meeting at 4:45 p.m.

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

Carol Abel Lewis, Chair

Marlene L. Gafrick, Secretary