

Minutes of the Houston Planning Commission

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

January 22, 2009
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 2:34 p.m. with a quorum present.

Carol Abel Lewis, Chair	
Mark A. Kilkenny, Vice Chair	
John W. H. Chiang	Left at 4:40 p.m. during discussion of Item VI
David Collins	Absent
Kay Crooker	
Sonny Garza	
Jim Jard	Absent
D. Fred Martinez	Left at 4:35 p.m. during discussion of Item VI
Robin Reed	
Richard A. Rice	
David Robinson	
Jeff Ross	Left at 4:45 during discussion of Item VI
Lee Schlanger	Absent
Algenita Segars	Absent
Talmadge Sharp, Sr.	
Jon N. Strange	
Beth Wolff	Absent
Shaukat Zakaria	
Jackie L. Freeman for The Honorable Ed Emmett	Arrived at 3:05 during discussion of Item 34
The Honorable Grady Prestage	Absent
Mark J. Mooney for The Honorable Ed Emmett	Left at 4:08 p.m. during discussion of Item 45

EXOFFICIO MEMBERS

M. Marvin Katz	Absent
Mark Loethen	
Mike Marcotte	Absent
Dawn Ullrich	Absent
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.

APPROVAL OF THE JANUARY 8, 2009 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the January 8, 2009 Planning Commission Meeting Minutes.

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

Agenda Item I was deferred until later in the meeting.

Agenda Item II is taken at this time.

II. PLATTING ACTIVITY (Consent items A and B, 1- 29)

Item removed for separate consideration: **21**. Item **12** was changed from defer to approve.

Staff's recommendation: Approve staff's recommendations for items **1- 29** subject to the 101 form conditions.

Commission action: Approved staff's recommendations for items **1- 29** subject to the 101 form conditions.

Motion: **Sharp** Second: **Chiang** Vote: **Unanimous** Abstaining: **None**

Commissioner Ross abstained and left the room.

Staff's recommendation: Approve staff's recommendation for item **21** subject to the 101 form conditions.

Commission action: Approved staff's recommendation for item **21** subject to the 101 form conditions.

Motion: **Reed** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**

Commissioner Ross returned.

C PUBLIC HEARINGS

30 Broad Oaks Addition 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: **Rice** Second: **Zakaria** Vote: **Unanimous** Abstaining: **None**

Speakers for Item 30: Mary Lou Henry – supportive; Steven Weyel and Mary Weyel – opposed; Mark Loethan, Public Works and Engineering.

31 Gilboa Villas at Longmont 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: **Strange** Vote: **Unanimous** Abstaining: **None**

32 Longmont Mews 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: **Rice** Second: **Chiang** Vote: **Unanimous** Abstaining: **None**

Commissioner Ross abstained and left the room.

33 Woodlands Carlton Woods Creekside Sec. 9 **C3N** **Approve**
In The Village of Creekside Park 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: **Kilkenny** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

Commissioner Ross returned.

D VARIANCES

34 Commons of Lake Houston GP **GP** **Approve**
Staff recommendation: Grant the requested variance and approve the general plan and the plat subject to the additional condition that two stub streets to the south may exceed 1400' intersection spacing and the 101 form conditions.
Commission action: Granted the requested variance and approved the general plan and the plat subject to the additional condition that two stub streets to the south may exceed 1400' intersection spacing and the 101 form conditions.
Motion: **Strange** Second: **Reed** Vote: **Unanimous** Abstaining: **None**

35 Dril Quip 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: **Chiang** Vote: **Unanimous** Abstaining: **None**
Speaker for Item 35: Jorge Cedillo, Harris County Engineer's Office.

36 Hobby Business Center Industrial Park Sec. 5 **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: **Sharp** Second: **Rice** Vote: **Carries** Opposed: **Ross**
and Strange
Speaker for Item 36: Rick Sitts – supportive and Roberta Prazak - videographer.

- 37 Klein ISD Klein High School Complex Subdivision C3P 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: **Freeman** Second: **Martinez** Vote: **Unanimous** Abstaining: **None**
- 38 Memorial City Sec. 6 Replat No. 1 Partial Replat No. 1 C2R Approve**
 Staff recommendation: Grant the requested 6' dual building line variance and a building line variance where the skywalk meets the building line and approve the plat subject to the 101 form conditions.
 Commission action: Granted the requested 6' dual building line variance and a building line variance where the skywalk meets the building line and approve the plat subject to the 101 form conditions.
 Motion: **Kilkenny** Second: **Rice** Vote: **Unanimous** Abstaining: **None**
- 39 Project Row Houses Napoleon at Anita Street Subdivision C2R Defer**
 Staff recommendation: Defer the requested variance and the plat for two weeks to allow time for the applicant to provide revised information.
 Commission action: Deferred the requested variance and the plat for two weeks to allow time for the applicant to provide revised information.
 Motion: **Robinson** Second: **Reed** Vote: **Unanimous** Abstaining: **None**
- 40 Project Row Houses Napoleon at Tuam Street Subdivision C2R Defer**
 Staff recommendation: Defer the requested variance and the plat for two weeks to allow time for the applicant to provide revised information.
 Commission action: Deferred the requested variance and the plat for two weeks to allow time for the applicant to provide revised information.
 Motion: **Robinson** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**
- 41 Robert Ward 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: **Ross** Second: **Strange** Vote: **Unanimous** Abstaining: **None**
- 42 Skinner Northwest 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: **Freeman** Second: **Strange** Vote: **Unanimous** Abstaining: **None**

43 Spring Branch ISD Memorial Middle School Subdivision **C3P** **Defer**
 Staff recommendation: Defer the requested variance and the plat for two weeks for further study and review and Chapter 42 Planning Standards.
 Commission action: Deferred the requested variance and the plat for two weeks for further study and review and Chapter 42 Planning Standards.
 Motion: **Sharp** Second: **Strange** Vote: **Unanimous** Abstaining: **None**
 Speakers for Item 43: Donna Freeman – undetermined and James Bulla – supportive.

E SPECIAL EXCEPTIONS

44 South Acres Ranch Subdivision **C3P** **Approve**
 Staff recommendation: Grant the requested special exceptions and the variances and approve the plat subject to the 101 form conditions.
 Commission action: Granted the requested special exceptions and the variances and approve the plat subject to the 101 form conditions.
 Motion: **Reed** Second: **Strange** Vote: **Unanimous** Abstaining: **None**
 Speaker for Item 44: Robert Lin – supportive.

F RECONSIDERATION OF REQUIREMENTS
NONE

G ADMINISTRATIVE

45 Park Ridge on Woodhead Street 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: **Kilkenny** Second: **Robinson** Vote: **Unanimous** Abstaining: **None**

H DEVELOPMENT PLAT VARIANCES
NONE

I CERTIFICATES OF COMPLIANCE

46	Juana Pacheco		
47	Rachel Allan	COC	Approve
48	Lucy Jones	COC	Approve
49	Brandon Pinkston	COC	Approve
		COC	Approve

Staff recommendation: Issue the Certificates of Compliance for items **46 – 49**.
 Commission action: Issued the Certificates of Compliance for items **46 – 49**.
 Motion: **Strange** Second: **Reed** Vote: **Unanimous** Abstaining: **None**

Commissioner Chiang abstained on Item 53 and left the room. Commissioner Rice abstained on Items 61 and 62 and left the room.

J EXTENSIONS OF APPROVAL AND NAME CHANGES

50	Barker Commons Apartments	EOA	Approve
51	D.A.E. No. 6	EOA	Approve
52	Eldridge Town Center North	EOA	Approve
53	Grand Park Unrestricted Reserve A	EOA	Approve
54	Memorial Heights Development Subdivision	EOA	Approve
55	Men's Center Subdivision	EOA	Approve
56	Northcrest Village Town Center	EOA	Approve
57	North Cypress Medical Center Subdivision	EOA	Approve
58	Parkway Manor Sec. 1	EOA	Approve
59	Steven Chao, Jr. Subdivision	EOA	Approve
60	Treeline North Estates	EOA	Approve
61	Towne Lake Sec. 8	EOA	Approve
62	Villages at Tour Eighteen Sec. 2	EOA	Approve
63	Water Haven at Bridgeland Sec. 1	EOA	Approve
64	Westgreen Center Sec. 2 Subdivision (Previously Main Event Katy)	NC	Approve
65	Yousse Business Park (Previously Cutten Road Business Park)	NC	Approve

Staff recommendation: Approve staff's recommendations for items 50 – 65.

Commission action: Approved staff's recommendations for items 50 – 65.

Motion: **Ross**

Second: **Kilkenny**

Vote: **Unanimous**

Abstaining: **None**

Commissioners Chiang and Ross returned.

III. ESTABLISH A PUBLIC HEARING DATE OF FEBRUARY 19, 2009 FOR:

a. Fall Creek Sec. 36 Replat No. 1

b. J and R Williams Subdivision

Staff recommendation: Establish a public hearing date of February 19, 2009 for items II a-b.

Commission action: Established a public hearing date of February 19, 2009 for items II a-b.

Motion: **Sharp**

Second: **Reed**

Vote: **Unanimous**

Abstaining: **None**

IV. PUBLIC HEARING AND CONSIDERATION OF LANDMARK DESIGNATION APPLICATION INITIATED BY THE OWNER FOR THE HUGH ROY CULLEN HOUSE AT 1402 ALABAMA 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 Designation of the Hugh Roy Cullen House at 1402 Alabama Street.

Commission action: Accepted the recommendations of the Houston Archaeological and Historical Commission and recommends to City Council the Landmark Designation of the Hugh Roy Cullen House at 1402 Alabama Street.

Motion: **Sharp**

Second: **Ross**

Vote: **Unanimous**

Abstaining: **None**

V. PUBLIC HEARING AND CONSIDERATION OF LANDMARK AND PROTECTED LANDMARK DESIGNATION APPLICATION INITIATED BY THE OWNER FOR THE CLEVELAND SEWELL HOUSE AT 3456 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 and Protected Landmark Designation of the Cleveland Sewell House at 3456 Inwood Drive.
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 Cleveland Sewell House at 3456 Inwood Drive.

Motion: **Robinson** Second: **Strange** Vote: **Unanimous** Abstaining: **None**

VI. PUBLIC HEARING AND CONSIDERATION OF AMENDMENTS TO CHAPTER 33 RELATING TO HISTORIC PRESERVATION

Staff recommendation: Presentation was given by Michael Schaffer, Deputy Director, Planning and Development Department. No staff recommendation.

Commission action: Approved the amendments to Chapter 33 relating to Historic Preservation.

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

Speakers for Item VI: Karen Singer – undecided; Kay Kreck, David Keith and Kathleen Powell – opposed; Ramona Davis, Minnette Boesel and Janice Evans-Davis - supportive.

Agenda Item I is taken at this time.

I. CONSIDERATION OF THE JANUARY 2009 SEMI-ANNUAL REPORT OF THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE ON IMPACT FEES

Report was given by Fabian Heaney, Public Works and Engineering Department.
Staff recommendation: No staff recommendation.

Commission action: Deferred for two weeks to allow time to establish a work session and for further study and review.

Motion: **Zakaria** Second: **Strange** Vote: **Unanimous** Abstaining: **None**

VII. EXCUSE THE ABSENCES OF COMMISSIONER D. FRED MARTINEZ NOT NEEDED

**VIII. PUBLIC COMMENT
NONE**

IX. ADJOURNMENT


There being no further business brought before the Commission, Chair, Carol Abel Lewis, adjourned the meeting at 4:58 p.m.

Motion: **Reed**

Second: **Crooker**

Vote: **Unanimous**

Abstaining: **None**



Carol Abel Lewis, Chair



Marlene L. Gafrick, Secretary