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
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
The Honorable Grady Prestage
Mark J. Mooney for
The Honorable Ed Emmett

Left at 4:40 p.m. during discussion of Item VI

Absent

Absent

Left at 4:35 p.m. during discussion of Item VI

Left at 4:45 during discussion of Item VI

Absent

Absent

Arrived at 3:05 during discussion of Item 34

Absent

Left at 4:08 p.m. during discussion of Item 45

EXOFFICIO MEMBERS

M. Marvin Katz
Mark Loetheh
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 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
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
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
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
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
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 approved 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
Speakres 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  COC  Approve
47  Rachel Allan  COC  Approve
48  Lucy Jones  COC  Approve
49  Brandon Pinkston  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

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<td>Westgreen Center Sec. 2 Subdivision NC</td>
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<td></td>
<td>(Previously Main Event Katy) NC</td>
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<td>65</td>
<td>Yousse Business Park (Previously Cutten Road Business Park) NC</td>
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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