Minutes of the Houston Planning Commission

(A CD/DVD of the full proceedings is on file in the Planning and Development Department)

February 5, 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 2:31 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
The Honorable Ed Chance

EXOFFICIO MEMBERS

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

Left at 3:23 p.m. during discussion of Item V.
Absent

Left at 4:38 during discussion of Item IV

Left at 5:45 p.m. during discussion of Item VI b

Left at 4:05 during discussion of Item V
Arrived at 2:37 during discussion of Item I

Arrived at 2:43 during discussion of Item 20
Left at 4:40 during discussion of Item IV

Left at 4:40 during discussion of Item IV

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 22, 2009 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the January 22, 2009 Planning Commission Meeting Minutes.
Motion: Sharp Second: Zakaria Vote: Unanimous Abstaining: None

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.
Motion: Zakaria Second: Reed Vote: Unanimous Abstaining: None

II. PLATTING ACTIVITY (Consent items A and B, 1-44)
Items removed for separate consideration: 15, 26 and 35. Item 20 was taken separately to allow for a speaker and item 38 was changed from defer to approve.
Staff's recommendation: Approve staff's recommendations for items 1-44 subject to the 101 form conditions.
Commission action: Approved staff's recommendations for items 1-44 subject to the 101 form conditions.
Motion: Sharp Second: Wolff Vote: Unanimous Abstaining: None

Commissioners Rice and Ross abstained and left the room.

Staff's recommendation: Approve staff's recommendation for item 15, 26 and 35 subject to the 101 form conditions.
Commission action: Approved staff's recommendation for item 15, 26 and 35 subject to the 101 form conditions.
Motion: Zakaria Second: Sharp Vote: Unanimous Abstaining: None

Commissioners Rice and Ross returned.

20 Millstone Commercial Park Subdivision
Staff recommendation: Disapprove the plat.
Commission action: Deferred the plat for two weeks to allow time for the applicant to provide revised information.
Motion: Collins Second: Sharp Vote: Unanimous Abstaining: None
Speaker for Item 20: Jerry Scott – opposed.
C PUBLIC HEARINGS

45 Atasca Woods Sec. 1 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: Chiang Second: Wolff Vote: Unanimous

46 Bercons Feagan Street Residences Subdivision

Approve

47 Perez Warehouse Subdivision

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: Kilkenny Vote: Unanimous

48 Rodrigo Duplex Subdivision

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: Wolff Vote: Unanimous

49 Westgate Sec. 17 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: Reed Second: Sharp Vote: Unanimous

D VARIANCES

Commissioner Ross abstained and left the room.

50 Houston Amateur Sports Park Subdivision

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: Reed Second: Garza Vote: Unanimous Abstaining: None

Speakers for Item 50: Beverly Stevenson – undecided; Richard Browne and Randy Odinet – supportive and Mark Lothen, Public Works and Engineering.

Commissioner Ross returned.

Commissioner Rice abstained and left the room.

51 Intercontinental Warehouse Park GP

Staff recommendation: Defer the requested variance and the general plan for two weeks at the applicant’s request and to allow time for the applicant to provide revised information.
Commission action: Deferred the requested variance and the general plan for two weeks at the applicant’s request and to allow time for the applicant to provide revised information.
Motion: Kilkenny Second: Chiang Vote: Unanimous Abstaining: None
Commissioner Rice returned.

52  North Fort Bend Water Authority  C2  Approve
Pump Station Subdivision
Staff recommendation: Grant the requested variance and the special exception and approve the plat subject to the revised conditions that the 6' fence recommended by staff adhere to Texas Commission of Environmental Quality requirements and be constructed of opaque material and the 101 form conditions.
Commission action: Granted the requested variance and the special exception and approved the plat subject to the revised conditions that the 6' fence recommended by staff adhere to Texas Commission of Environmental Quality requirements and be constructed of opaque material and the 101 form conditions.
Motion: Zakaria  Second: Strange  Vote: Unanimous  Abstaining: None
Speakers for Item 52: Ngozi Adimora-Nweke – undetermined; Michael Shannon – undetermined and Mark Loethen, Public Works and Engineering.

53  Project Row Houses Napoleon at Anita  C2R  Defer
Street Subdivision
54  Project Row Houses Napoleon at Tuam Street  C2R  Defer
Subdivision
Staff recommendation: Defer the requested variances and the plat for two weeks at the applicant’s request and to allow time for the applicant to address fire protection standards.
Commission action: Deferred the requested variances and the plat for two weeks at the applicant’s request and to allow time for the applicant to address fire protection standards.
Motion: Robinson  Second: Reed  Vote: Unanimous  Abstaining: None

55  Spring Branch ISD Memorial Middle School  C3P  Approve
Subdivision
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: Kilkenny  Second: Sharp  Vote: Unanimous  Abstaining: None

Agenda Item V is taken at this time.
V. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA
APPLICATION FOR THE 2300 BLOCK OF ALBANS ROAD, NORTH AND SOUTH SIDES,
BETWEEN GREENBRIAR DRIVE AND MORNINGSIDE DRIVE

Staff recommendation: No staff recommendation.
Commission action: Approved the special minimum lot size area application for the 2300 block of Albans Road, north and south sides, between Greenbriar Drive and Morningside Drive and forwarded to City Council.

Motion: Garza Second: Ross Vote: Carries Opposed: Jard, Martinez, Sharp and Wolff.

Speakers for Item V: Council Member Anne Clutterbuck, Anne Gorman, Pete Musgrove, Rob Wubbenhorst and Mitja Peterman – supportive; Helene Gould, Land Templeton, Don Smyth, Jack Templeton and Dr. K. Lance Gould – opposed.

Agenda Items III a - b is taken at this time.

III. ESTABLISH A PUBLIC HEARING DATE OF MARCH 5, 2009 FOR:
   a. Industrial Estates Subdivision
   b. Tall Timbers Section River Oaks Partial Replat No. 3

Staff recommendation: Establish a public hearing date of March 5, 2009 for items III a-b.
Commission action: Established a public hearing date of March 5, 2009 for items III a-b.

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

Agenda Item IV a - b is taken at this time.

IV. PUBLIC HEARING AND CONSIDERATION OF ITEMS FOR THE 1800 BLOCK OF
NORFOLK STREET, NORTH AND SOUTH SIDES, BETWEEN WOODHEAD STREET AND
HAZARD STREET
   a. Special Minimum Lot Size Area Application
   b. Special Building Line Requirement Area Application

Staff recommendation: No staff recommendation.
Commission action: Approved items IV a - b for the 1800 block of Norfolk Street, north and south sides, between Woodhead Street and Hazard Street and forwarded to City Council.

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

Speakers for Item IV: Larry Wood, Daniel Baker, Andrew Stefaniak, Moustapha El-Hakam, Joshua Breier and Elizabeth Breier – supportive; Joseph Dark, Gordon Bynum, Stanly Jones, David Houston and Ralph Mills - opposed.

Agenda Item VI a - b is taken at this time.
VI. CONSIDERATION OF AN APPEAL OF THE DECISION OF THE HOUSTON ARCHAEOLOGICAL AND HISTORICAL COMMISSION ON JANUARY 15, 2009 FOR THE DENIAL OF A CERTIFICATE OF APPROPRIATENESS FOR 1512 RUTLAND STREET – HOUSTON HEIGHTS HISTORIC DISTRICT WEST

a. Demolition of residence

Staff recommendation: Affirm the decision of the Houston Archaeological and Historical Commission which was denial of the certificate of appropriateness for demolition as requested by the applicant.
Commission action: Affirmed the decision of the Houston Archaeological and Historical Commission to deny the certificate of appropriateness for demolition as requested by the applicant.
Motion: Jard Second: Zakaria Vote: Carries Opposed: Rice

Speakers for Item VI a: Kay Kreck – opposed and Sharie Beale – supportive.

b. New construction of residence

Staff recommendation: Affirm the decision of the Houston Archaeological and Historical Commission which was denial of the certificate of appropriateness for new construction as requested by the applicant.
Commission action: Affirmed the decision of the Houston Archaeological and Historical Commission to deny the certificate of appropriateness for new construction as requested by the applicant.
Motion: Rice Second: Zakaria Vote: Unanimous Abstaining: None

Speakers for Item VI b: Kay Kreck – opposed and Sharie Beale – supportive.

E SPECIAL EXCEPTIONS
NONE

F ADMINISTRATIVE
NONE

Agenda Item 56 is taken at this time.

Commissioner Rice abstained and left the room.

G CERTIFICATES OF COMPLIANCE

56 Betty Alvarado

Staff recommendation: Issue the Certificate of Compliance for item 56.
Commission action: Issued the Certificate of Compliance for item 56.
Motion: Kilkenny Second: Sharp Vote: Unanimous

Commissioner Rice returned.
EXTENSIONS OF APPROVAL AND NAME CHANGES

57  Canyon Village at Westheimer Lakes Sec. 4          EOA          Approve
58  Cypress at State Highway 249 Reserve           EOA          Approve
59  Fall Creek Sec. 37                             EOA          Approve
60  Long Meadow Farms Sec. 20                      EOA          Approve
61  Star Serve Subdivision                         EOA          Approve
62  Towne Lake Sec. 12                             EOA          Approve

Staff recommendation: Approve staff's recommendations for items 57 – 62.
Commission action: Approved staff's recommendations for items 57 – 62.

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

VII. PUBLIC COMMENT
NONE

VIII. ADJOURNMENT
There being no further business brought before the Commission, Chair, Carol Abel Lewis, adjourned the meeting at 5:52 p.m.

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

Carol Abel Lewis, Chair

Marlene L. Gafrick, Secretary