Minutes of the Houston Planning Commission

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

February 19, 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 2:36 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
The Honorable Ed Emmett
Absent
Mark J. Mooney for
The Honorable Ed Chance
The Honorable Grady Prestage

EXOFFICIO MEMBERS

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

Left at 2:49 during discussion of Items I A and B
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 FEBRUARY 5, 2009 PLANNING COMMISSION MEETING MINUTES
   Motion: Crooker    Second: Sharp    Vote: Unanimous    Abstaining: None

I. PLATTING ACTIVITY (Consent items A and B, 1-37)
Items removed for separate consideration: 13, 18, 21, and 24. Items 11 and 28 were taken separately and item 21 was changed from approve to defer.
Staff's recommendation: Approve staff's recommendations for items 1-37 subject to the 101 form conditions.
Commission action: Approved staff's recommendations for items 1-37 subject to the 101 form conditions.
   Motion: Collins    Second: Kilkenny    Vote: Unanimous    Abstaining: None

Commissioners Kilkenny, Rice, Ross and Schlanger abstained and left the room.

Staff's recommendation: Approve staff's recommendation for item 13, 18, 21, and 24 subject to the 101 form conditions.
Commission action: Approved staff's recommendation for item 13, 18, 21, and 24 subject to the 101 form conditions.
   Motion: Zakaria    Second: Reed    Vote: Unanimous    Abstaining: None

Commissioners Kilkenny, Rice, Ross and Schlanger returned.

Items 30, 11 and 28 are taken at this time in this order.

30 Lillian Rose Court Subdivision    C2R    Defer
Staff recommendation: Defer the plat for two weeks for further study and review and for Chapter 42 Planning Standards.
Commission action: Deferred the plat for two weeks for further study and review and for Chapter 42 Planning Standards.
   Motion: Kilkenny    Second: Wolff    Vote: Unanimous    Abstaining: None

11 Millstone Commercial Park Subdivision    C2    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: Garza    Vote: Unanimous    Abstaining: None
28  Hoover Village Subdivision
    CR2
    Defer
    Staff recommendation: Approve the plat subject to changing the subdivision name from Hoover Village Subdivision to Salazar Homes on Hoover and the 101 form conditions.
    Commission action: Approved the plat subject to changing the subdivision name from Hoover Village Subdivision to Salazar Homes on Hoover and the 101 form conditions.
    Motion: Garza  Second: Chiang  Vote: Unanimous  Abstaining: None

C  PUBLIC HEARINGS

38  Fall Creek Sec. 36 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: Wolff  Vote: Carries  Opposed: Crooker

39  J and R Williams 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: Sharp  Second: Garza  Vote: Unanimous  Abstaining: None

D  VARIANCES

Commissioner Rice abstained and left the room.

40  Intercontinental Warehouse Park GP
    GP
    Approve
    Staff recommendation: Grant the requested variances to exceed the intersection spacing along the southern plat boundary subject to one 60' wide stub street and to grant the variance to not extend or terminate Louie Welch Drive with a cul-de-sac and approve the general plan subject to the 101 form conditions.
    Commission action: Granted the requested variances to exceed the intersection spacing along the southern plat boundary subject to one 60' wide stub street and to grant the variance to not extend or terminate Louie Welch Drive with a cul-de-sac and approve the general plan subject to the 101 form conditions.
    Motion: Kilkenny  Second: Reed  Vote: Unanimous  Abstaining: None

Commissioner Rice returned.

Commissioner Ross abstained and left the room.

41  La Plaza de Midtown Subdivision
    C2R
    Approve
    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: Jard  Second: Sharp  Vote: Unanimous  Abstaining: None

Speakers for Item 41: Camilo Parra – supportive and Mark Loethen, Public Works and Engineering.
Commissioner Ross returned.

42  Project Row Houses Napoleon at Anita Street Subdivision  C2R  Approve
47  3451 ½ Anita Street  DPV  Approve
Staff recommendation: Grant the requested variances and approve the plats subject to the 101 form conditions.
Commission action: Granted the requested variances and approved the plats subject to the 101 form conditions.
  Motion: Robinson  Second: Garza  Vote: Unanimous  Abstaining: None
Speaker for Items 42 and 47: Danny Samuels – supportive.

43  Project Row Houses Napoleon at Tuam Street Subdivision  C2R  Approve
48  3430 ½ Drew Street  DPV  Approve
Staff recommendation: Grant the requested variances and approve the plats subject to the 101 form conditions.
Commission action: Granted the requested variances and approved the plats subject to the 101 form conditions.
  Motion: Jard  Second: Robinson  Vote: Unanimous  Abstaining: None
Speaker for Items 43 and 48: Mark Loethen, Public Works and Engineering.

44  Southern Crushed Concrete Bellfort Site Subdivision  C3P  Defer
Staff recommendation: Staff changed the recommendation at the podium from deny to defer the requested variance and the plat for two weeks at the applicant’s request to allow the applicant time to provide revised information.
Commission action: Deferred the requested variance and the plat for two weeks at the applicant’s requests to allow the applicant time to provide revised information.
  Motion: Jard  Second: Kilkenny  Vote: Unanimous  Abstaining: None
Speaker for item 44: Bill Park.

E  SPECIAL EXCEPTIONS
NONE

F  RECONSIDERATION OF REQUIREMENTS

45  Lucile Gregg Elementary School Subdivision  C2  Approve
Staff recommendation: Grant the requested reconsideration of requirement and the variance and approve the plat subject to the 101 form conditions.
Commission action: Granted the requested reconsideration of requirement and the variance and approve the plat subject to the 101 form conditions.
  Motion: Kilkenny  Second: Chiang  Vote: Unanimous  Abstaining: None
46 Redeemed Christian Church of God Pavilion of Redemption Subdivision

Staff recommendation: Defer the requested reconsideration of requirement and the plat for two weeks to allow time for the applicant to provide revised information.
Commission action: Deferred the requested reconsideration of requirement and the plat for two weeks to allow time for the applicant to provide revised information.
Motion: Reed Second: Collins Vote: Unanimous Abstaining: None

G ADMINISTRATIVE
NONE

H DEVELOPMENT PLAT VARIANCES
Items 47 and 48 were taken along with Items 42 and 43 during the variance section.

I CERTIFICATES OF COMPLIANCE

49 Marydalia Acosta

Staff recommendation: Issue the Certificate of Compliance for item 49.
Commission action: Issued the Certificate of Compliance for item 49.
Motion: Sharp Second: Reed Vote: Unanimous Abstaining: None

J EXTENSIONS OF APPROVAL AND NAME CHANGES

50 Fall Creek Sec. 38 EOA Approve
51 First Victoria National Bank Cinco Ranch Office EOA Approve
52 Greensbrook Place Sec. 4 EOA Approve
53 Lakes of Bella Terra Sec. 11 EOA Approve
54 Memorial Hills Wastewater Treatment Plant Subdivision EOA Approve
55 North Harris County Regional Water Authority EOA Approve
56 Ocean City Condominiums EOA Approve
57 Riverbend Village Sec. 1 EOA Approve
58 Val Place JFK EOA Approve
59 Wimberdon Falls Sec. 6 EOA Approve

Staff recommendation: Approve staff’s recommendations for items 50 – 59.
Commission action: Approved staff’s recommendations for items 50 – 59.
Motion: Kilkenny Second: Garza Vote: Unanimous Abstaining: Ross abstained on item 55.
II. ESTABLISH A PUBLIC HEARING DATE OF MARCH 19, 2009 FOR:
   a. Artex Laverne Subdivision
   b. Baileys Estates Subdivision
   c. Bercons Kern Street Residences Subdivision
   d. Hidalgo Gardens Subdivision
   e. Sterrett Street Sec. 1 Amending Plat No. 1 Partial Replat No. 1
Staff recommendation: Establish a public hearing date of March 19, 2009 for items III a-e.
Commission action: Established a public hearing date of March 19, 2009 for items III a-e.
   Motion: Sharp Second: Chiang Vote: Unanimous Abstaining: None

III. PUBLIC HEARING AND CONSIDERATION OF LANDMARK DESIGNATION APPLICATION INITIATED BY THE OWNER FOR THE WILLIAM T. CAMPBELL, JR. HOUSE AT 3237 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 Designation of the William T. Campbell Jr. House at 3237 Inwood Drive.
Commission action: Accepted the recommendations of the Houston Archaeological and Historical Commission and recommends to City Council the Landmark Designation of the William T. Campbell Jr. House at 3237 Inwood Drive.
   Motion: Crooker Second: Robinson Vote: Unanimous Abstaining: None

IV. PUBLIC HEARING AND CONSIDERATION OF LANDMARK AND PROTECTED LANDMARK DESIGNATION APPLICATIONS INITIATED BY THE OWNERS:
   a. Henry Brashear Building – 910 Prairie Avenue
   b. Francois and Marie Tajan House – 1801 Lubbock Street (aka 615-617 Sabine 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 and Protected Landmark Designations of the Henry Brashear Building at 910 Prairie Avenue and the Francois and Marie Tajan House at 1801 Lubbock Street (aka 615-617 Sabine Street).
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 Henry Brashear Building at 910 Prairie Avenue and the Francois and Marie Tajan House at 1801 Lubbock Street (aka 615-617 Sabine Street).
   Motion: Wolff Second: Crooker Vote: Unanimous Abstaining: None

V. PUBLIC COMMENT
NONE
VI. ADJOURNMENT
There being no further business brought before the Commission, Chair, Carol Abel Lewis, adjourned the meeting at 3:44 p.m.

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

Carol Abel Lewis, Chair

Marlene L. Gafrick, Secretary