Minutes of the Houston Planning Commission

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

March 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 2:36 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
Absent
Robin Reed
Richard A. Rice
David Robinson
Jeff Ross
Arrived at 3:25 during discussion of Item IV A and B
Lee Schlanger
Algenita Segars
Arrived at 2:38 during discussion of Item I
Talmadge Sharp, Sr.
Jon N. Strange
Absent
Beth Wolff
Shaukat Zakaria
The Honorable Ed Chance
Absent
Jackie Freeman for
The Honorable Ed Emmett
Absent
The Honorable Grady Prestage
Arrived at 3:23 during discussion of Item IV A and B

EXOFFICIO MEMBERS

M. Marvin Katz
Absent
Mark Loethen
Mike Marcotte
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 FEBRUARY 19, 2009 PLANNING COMMISSION MEETING MINUTES
   Motion: Crooker  Second: Reed  Vote: Unanimous  Abstaining: None

I. PLATTING ACTIVITY  (Consent items A and B, 1- 41)
Items removed for separate consideration: 29, 32 and 40. Items 5 and 36 were taken separately and item 15 was changed from defer to approve.

Items 5 and 36 are taken at this time.

5  Beechnut Boulevard aka Canal Road at Skinner Road STD
   Staff recommendation: Approve the plat subject to changing the subdivision name to Beechnut Boulevard and Canal Road East of Skinner Road STD and the 101 form conditions.
   Commission action: Approved the plat subject to changing the subdivision name to Beechnut Boulevard and Canal Road East of Skinner Road STD and the 101 form conditions.
      Motion: Sharp  Second: Chiang  Vote: Unanimous  Abstaining: None

36  Lillian Rose Court 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: Chiang  Vote: Unanimous  Abstaining: None

   Staff’s recommendation: Approve staff’s recommendations for items 1 - 41 subject to the 101 form conditions.
   Commission action: Approved staff’s recommendations for items 1 - 41 subject to the 101 form conditions.
      Motion: Reed  Second: Zakaria  Vote: Unanimous  Abstaining: None

Commissioners Rice and Schlanger abstained and left the room.

   Staff’s recommendation: Approve staff’s recommendation for item 29, 32 and 40 subject to the 101 form conditions.
   Commission action: Approved staff’s recommendation for item 29, 32 and 40 subject to the 101 form conditions.
      Motion: Sharp  Second: Garza  Vote: Unanimous  Abstaining: None

Commissioners Rice and Schlanger returned.
C  PUBLIC HEARINGS

Item 42 was deferred until later in the meeting.

43  Tall Timbers Section of River Oaks Partial Replat No. 3  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: Unanimous  Abstaining: None

44  Southern Crushed Concrete Bellfort Site Subdivision  C3P  Withdrawn

D  VARIANCES
NONE

E  SPECIAL EXCEPTIONS
NONE

F  RECONSIDERATION OF REQUIREMENTS

45  Redeemed Christian Church of God Pavilion Of Redemption 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 approved the plat subject to the 101 form conditions.
Motion: Segars  Second: Zakaria  Vote: Unanimous  Abstaining: None

G  ADMINISTRATIVE

46  South Lake Houston YMCA  C2  Withdrawn

H  DEVELOPMENT PLAT VARIANCES

47  3300 Smith Street  DVP  Approve

Staff recommendation: Grant the requested variance.
Commission action: Granted the requested variance.
Motion: Reed  Second: Sharp  Vote: Unanimous  Abstaining: None
Speaker for Item 47: Alex Brennan Martin - supportive.
48  5615 Milart Street
Staff recommendation: Defer the requested variance for two weeks for deed restrictions review and to allow the applicant time to provide revised information.
Commission action: Deferred the requested variance for two weeks for deed restrictions review and to allow the applicant time to provide revised information.
   Motion: Collins       Second: Reed       Vote: Unanimous       Abstaining: None

I  CERTIFICATES OF COMPLIANCE
   NONE

J  EXTENSIONS OF APPROVAL AND NAME CHANGES

49  North Belt Reserve A Subdivision  
50  Six Thousand Six Hundred Main Replat No. 1 
    Partial Replat No. 1  
51  Summerwood Nature Reserve Sec. 2  
52  Water Haven at Bridgeland Sec. 6  

OA    Approve
EOA    Approve
EOA    Approve

Staff recommendation: Approve staff’s recommendations for items 49 – 52.
Commission action: Approved staff’s recommendations for items 49 – 52.
   Motion: Sharp       Second: Chiang       Vote: Unanimous       Abstaining: None

II.  ESTABLISH A PUBLIC HEARING DATE OF APRIL 2, 2009 FOR:
   a. Contemporary Garden Oaks Replat No. 1
   b. Eagle Springs Sec. 36 Replat No. 1
   c. Riverton Ranch Partial Replat No. 1
   d. Vintage Lakes Sec. 2 Partial Replat No. 3

Staff recommendation: Establish a public hearing date of April 2, 2009 for items II a-d.
Commission action: Established a public hearing date of April 2, 2009 for items II a-d.
   Motion: Crooker       Second: Chiang       Vote: Unanimous       Abstaining: None

Item 42 is taken at this time.

42  Industrial Estates Subdivision  

C3N    Disapprove

Staff recommendation: Disapprove the plat.
Commission action: Disapproved the plat.
   Motion: Collins       Second: Reed       Vote: Unanimous       Abstaining: None

Speakers for Item 42: Jose Ruiz – opposed and Sara Zarate – undecided.
III. PUBLIC HEARING AND CONSIDERATION OF ITEMS FOR THE 1800 BLOCK OF LEXINGTON STREET, NORTH AND SOUTH SIDES, BETWEEN HAZARD STREET AND WOODHEAD STREET
   a. Special Minimum Lot Size Area Application
   b. Special Building Line Requirement Area Application
Staff recommendation: Approve the special minimum lot size and special building line requirement area applications for the 1800 block of Lexington Street, North and South sides, between Hazard Street and Woodhead Street and forward to city council for approval.
Commission action: Approved the special minimum lot size and special building line requirement area applications for the 1800 block of Lexington Street, North and South sides, between Hazard Street and Woodhead Street and forwarded to City Council for approval.
   Motion: Crooker Second: Collins Vote: Unanimous Abstaining: None
Speakers for Item III: Meredith Cowan, John Geiss and Moustapha El-Hakam – supportive.

IV. PUBLIC HEARING AND CONSIDERATION OF ITEMS FOR THE 600 AND 700 BLOCK OF HAROLD STREET, SOUTH SIDE, BETWEEN AUDUBON AND STANFORD STREET
   c. Special Minimum Lot Size Area Application
   d. Special Building Line Requirement Area Application
Staff recommendation: No recommendation from staff.
Commission action: Approved the special minimum lot size and special building line requirement area applications for the 600 and 700 blocks of Harold Street, South side, between Audubon and Stanford Street and forwarded to City Council.
   Motion: Crooker Second: Garza Vote: Carries Abstaining: Reed and Schlanger
Speakers for Item IV: Scott Askew and Peter Van Bemmel – supportive; John O’Donnel - opposed.

V. CONSIDERATION OF A HOTEL/MOTEL VARIANCE FOR CANDLEWOOD SUITES AT KINGWOOD MEDICAL DRIVE
Staff recommendation: Approve the requested hotel/motel variance.
Commission action: Approved the requested hotel/motel variance.
   Motion: Zakaria Second: Rice Vote: Unanimous Abstaining: None

VI. PUBLIC COMMENT
NONE
VII. ADJOURNMENT
There being no further business brought before the Commission, Chair, Carol Abel Lewis, adjourned the meeting at 3:35 p.m.
Motion: Crooker     Second: Chiang     Vote: Unanimous     Abstaining: None

Carol Abel Lewis, Chair

Marlene L. Gafrick, Secretary