Minutes of the Houston Planning Commission

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

May 28, 2009
Meeting to be held in
Council Chambers, Public Level, City Hall Annex
2:30 p.m.

Call to order:

Vice Chair, Mark Kilkenny, called the meeting to order at 2:40 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
Algernita Segars
Talmadge Sharp, Sr.
Jon N. Strange
Beth Wolff
Shaukat Zakaria
The Honorable Ed Emmett
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
CHAIRMAN’S REPORT
NONE

APPROVAL OF THE MAY 14, 2009 PLANNING COMMISSION MEETING MINUTES
   Motion: Crooker Second: Chiang Vote: Unanimous Abstaining: None

I. PRESENTATION OF PROPOSED CHAPTER 42 AMENDMENTS
The presentation was given by Michael Kramer, Assistant Director, Planning and Development Department.
Speaker for Item I: Council Member Jolanda Jones – undecided.

The Director’s Report was given at this time.

DIRECTOR’S REPORT
The Director’s report was given by Marlene L. Gafrick, Director, Planning and Development Department.

II. PLATTING ACTIVITY (Consent items A and B, 1 - 49)
Items removed for separate consideration: 4, 27, 31 and 34. Item 2 was taken separately to allow for speakers.

Staff’s recommendation: Approve staff’s recommendations for items 1 - 49 subject to the 101 form conditions.
Commission action: Approved staff’s recommendations for items 1 - 49 subject to the 101 form conditions.
   Motion: Wolff Second: Rice Vote: Unanimous Abstaining: None

Commissioners Jard, Rice and Ross abstained and left the room.

Staff’s recommendation: Approve staff’s recommendation for item 4, 27, 31 and 34 subject to the 101 form conditions.
Commission action: Approved staff’s recommendation for item 4, 27, 31 and 34 subject to the 101 form conditions.
   Motion: Crooker Second: Reed Vote: Unanimous Abstaining: None

Commissioners Jard, Rice and Ross returned.

Item 2 is taken at this time.

2 Almeda Genoa Plaza Subdivision C3P
Staff recommendation: Approve the plat subject to the 101 form conditions.
Commission action: Approved the plat subject to the 101 form conditions.
   Motion: Jard Second: Strange Vote: Carries

Approve
Opposed: Crooker
C  PUBLIC HEARINGS

50  Balconies of Bomar Partial Replat No. 1  C3N
Staff recommendation: Approve the plat subject to the 101 form conditions.
Commission action: Approved the plat subject to the 101 form conditions.
   Motion: Jard  Second: Robinson  Vote: Unanimous  Abstaining: None
Speaker for Item 50: Mark Loethen, Public Works and Engineering.

Commissioner Schlanger abstained and left the room.

51  Highland Village Partial Replat No. 1  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: Reed  Vote: Unanimous  Abstaining: None

Commissioner Schlanger returned.

Commissioner Rice abstained and left the room.

52  Rock Creek Sec. 5 Amending Plat  C3N
No. 1 Partial Replat No. 1 and Extension Subdivision
Staff recommendation: Approve the plat subject to the 101 form conditions.
Commission action: Approved the plat subject to the 101 form conditions.
   Motion: Wolff  Second: Chiang  Vote: Unanimous  Abstaining: None

Commissioner Rice returned.

D  VARIANCES

53  Avenue Place Subdivision  C3R
Staff recommendation: Defer the plat for two weeks to allow time for the applicant to provide revised information and for Chapter 42 Planning Standards.
Commission action: Deferred the plat for two weeks to allow time for the applicant to provide revised information and for Chapter 42 Planning Standards.
   Motion: Reed  Second: Robinson  Vote: Unanimous  Abstaining: None

54  Fenchurch Subdivision  C2
Staff recommendation: Defer the plat for two weeks to allow time for the applicant to provide revised information and to meet with Council Member Peter Brown's office and with the Old Six Ward Neighborhood Association.
Commission action: Deferred the plat for two weeks to allow time for the applicant to provide revised information and to meet with Council Member Peter Brown's office and with the Old Six Ward Neighborhood Association.
   Motion: Ross  Second: Crooker  Vote: Unanimous  Abstaining: None
55  LDSR Subdivision  C3R  Defer
Staff recommendation: Defer the plat for two weeks to allow time for the applicant to provide revised information and for Chapter 42 Planning Standards.
Commission action: Deferred the plat for two weeks to allow time for the applicant to provide revised information and for Chapter 42 Planning Standards.
Motion: Crooker  Second: Reed  Vote: Unanimous  Abstaining: None
Speaker for Item 55: Theresa Wright – undetermined.

56  Trinity Lutheran Church Downtown Subdivision  C2  Approve
Staff recommendation: Grant the requested variances and the reconsideration of requirements and approve the plat subject to the 101 form conditions.
Commission action: Granted the requested variances and the reconsideration of requirements and approved the plat subject to the 101 form conditions.
Motion: Jard  Second: Crooker  Vote: Unanimous  Abstaining: None
Speaker for Item 56: Rev. Michael Dorn – supportive.

57  Valley West Elementary School Subdivision  C3R  Defer
Staff recommendation: Defer the plat for two weeks to allow time for the applicant to provide revised information and for further study and review of the adjoining parks property.
Commission action: Deferred the plat for two weeks to allow time for the applicant to provide revised information and for further study and review of the adjoining parks property.
Motion: Jard  Second: Schlanger  Vote: Unanimous  Abstaining: None
Speaker for Item 57: Sheldon Weisfield – undecided.

E  SPECIAL EXCEPTIONS
NONE

F  RECONSIDERATION OF REQUIREMENTS

58  Brownstone Business Condos Two  C2  Approve
Subdivision
Staff recommendation: Grant the requested reconsideration of requirement and approve the plat subject to the 101 form conditions.
Commission action: Granted the requested reconsideration of requirement and approved the plat subject to the 101 form conditions.
Motion: Rice  Second: Reed  Vote: Unanimous  Abstaining: None

59  Timbergrove Gardens Subdivision  C2  Approve
Staff recommendation: Grant the requested reconsideration of requirement and approve the plat subject to the 101 form conditions.
Commission action: Granted the requested reconsideration of requirement and approved the plat subject to the 101 form conditions.
Motion: Jard  Second: Robinson  Vote: Unanimous  Abstaining: None
Speaker for Item 59: Mary Lou Henry – supportive.
60 Westfield Properties Subdivision  C2  Approve
Staff recommendation: Deny the requested variance and the reconsideration of requirement and approve the plat subject to the 101 form conditions.
Commission action: Denied the requested variance and the reconsideration of requirement and approved the plat subject to the 101 form conditions.
Motion: Jard  Second: Rice  Vote: Unanimous  Abstaining: None

61 Yupon Patio Homes Subdivision  C2R  Defer
Staff recommendation: Grant the requested variance and the reconsideration of requirement and approve the plat subject to the 101 form conditions.
Commission action: Deferred the plat for two weeks to allow time for the applicant to provide revised information and for further study and review.
Motion: Robinson  Second: Strange  Vote: Carries  Opposed: Reed, Ross and Schlanger
Speakers for Item 61: Larry Albert and Gary Cerasuolo – opposed; Mr. Alvin – undetermined and Mr. Maurice Kass – supportive.

G ADMINISTRATIVE
NONE

H DEVELOPMENT PLAT VARIANCES

62 315 Woolworth Street  DVP  Disapprove
Staff recommendation: Disapprove the requested development plat variance.
Commission action: Disapproved the requested development plat variance.
Motion: Crooker  Second: Zakaria  Vote: Unanimous  Abstaining: None
Speakers for Item 62: Carlos Cabral – supportive and Sonia Murillo – opposed.

63 12809 Almeda Genoa Road  DVP  Omitted

I CERTIFICATES OF COMPLIANCE

64 Colony Ridge Ltd.  COC  Approve
65 Vic Cherubini  COC  Approve
Staff recommendation: Issue the Certificates of Compliance for items 64 – 65.
Commission action: Issued the Certificates of Compliance for items 64 – 65.
Motion: Reed  Second: Wolff  Vote: Unanimous  Abstaining: None
EXTENSIONS OF APPROVAL AND NAME CHANGES

66 Arbor School Subdivision EOA Approve
67 Buffalo Lakes Apartments EOA Approve
68 Centro De Restauracion El Shaddai NC Approve
(Previously Centro De Restauracion El Shaddai)
69 Cinco Ranch Southwest Sec. 10 EOA Approve
70 Lakeshore Sec. 11 EOA Approve
71 Parkway Properties CE King Sec. 1 EOA Approve
72 Villages of Northpointe Sec. 15 EOA Approve
73 Water Haven at Bridgeland Sec. 4 EOA Approve
74 Westbrooke Cornerbrook Apartments EOA Approve

Staff recommendation: Approve staff’s recommendations for items 66 – 74.
Commission action: Approved staff’s recommendations for items 66 – 74.
Motion: Ross Second: Crooker Vote: Unanimous Abstaining: None

III. ESTABLISH A PUBLIC HEARING DATE OF JUNE 25, 2009 FOR:
   a. Monsour Eight Subdivision
   b. Villas at Brentwood Partial Replat No. 1

Staff recommendation: Establish a public hearing date of June 25, 2009 for items III a - b.
Commission action: Established a public hearing date of June 25, 2009 for items III a - b.
Motion: Ross Second: Crooker Vote: Unanimous Abstaining: None

IV. PUBLIC HEARING AND CONSIDERATION OF LANDMARK DESIGNATION APPLICATION INITIATED BY THE OWNERS:
   a. St. John Missionary Baptist Church – 2222 Gray Avenue
   b. T. J. and Ruth Bettes House – 1059 Kirby Drive
   c. Henderson – Scurlock House – 3663 Del Monte Drive
   d. James Lockhart Autry House – 5 Courtlandt Place

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 St. John Missionary Baptist Church at 2222 Gray Avenue; T. J. and Ruth Bettes House at 1059 Kirby Drive; Henderson – Scurlock House at 3663 Del Monte Drive and the James Lockhart Autry House at 5 Courtlandt Place.
Commission action: Accepted the recommendations of the Houston Archaeological and Historical Commission and recommends to City Council the Landmark Designation of the St. John Missionary Baptist Church at 2222 Gray Avenue; T. J. and Ruth Bettes House at 1059 Kirby Drive; Henderson – Scurlock House at 3663 Del Monte Drive and the James Lockhart Autry House at 5 Courtlandt Place.
Motion: Crooker Second: Robinson Vote: Unanimous Abstaining: None

V. EXCUSE THE ABSENCES OF COMMISSIONER PRESTAGE
   The Honorable Grady Prestage absences are excused.
VI. PUBLIC COMMENT
Speaker: Jane Kay Hillwest

VII. ADJOURNMENT
There being no further business brought before the Commission, Vice Chair, Mark A. Kilkenny, adjourned the meeting at 5:33 p.m.
Motion: Crooker       Second: Schlanger       Vote: Unanimous       Abstaining: None

Mark A. Kilkenny, Vice Chair

Marlene L. Gafrick, Secretary