Minutes of the Houston Planning Commission

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

October 1, 2009
Meeting to be held in
Council Chambers, Public Level, City Hall Annex
2:30 p.m.

Call to order:

Chair, Carol Lewis, called the meeting to order at 2:37 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 Schlander
Algenita Segars
Talmadge Sharp, Sr.
Jon N. Strange
Beth Wolff
Shaukat Zakaria
The Honorable Ed Chance
Jackie Freeman for

The Honorable Ed Emmett
The Honorable Grady Prestage

EXOFFICIO MEMBERS

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

Absent
Left at 3:46 p.m. during item 69
Absent
Left at 4:04 p.m. during item 77
Arrived at 2:49 p.m. during item 23
Absent

Absent
Arrived at 2:39 p.m. during special presentation to the family of the late Vernon Henry
Absent

Absent
Absent
Absent
CHAIRMANS REPORT
The Chairmans report was given by Carol A. Lewis, Chair, Houston Planning Commission. Commissioner Lewis and Marlene L. Gafrick, Director, Planning and Development Department presented a plaque to the family of the late Vernon Henry in honor of his career accomplishments and contributions to the city of Houston.

DIRECTORS REPORT
NONE

I. PLATTING ACTIVITY (Consent items A and B, 1-53)
Items removed for separate consideration: 4, 5, 29, 30, 32, 33, 38, 51, 52, 53, and 57. Item 23 was taken separately to allow for speakers.

Staff recommendation: Approve staffs recommendation for items 1 - 65 subject to the CPC 101 form conditions.
Commission action: Approved staffs recommendation for items 1 - 65 subject to the CPC 101 form conditions.

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

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

Staff recommendation: Approve staffs recommendation for items 4, 5, 29, 30, 32, 33, 38, 51, 52, 53, and 57 subject to the CPC 101 form conditions.
Commission action: Approved staffs recommendation for items 4, 5, 29, 30, 32, 33, 38, 51, 52, 53, and 57 subject to the CPC 101 form conditions.

Motion: Reed Second: Zakaria Vote: Unanimous Abstaining: None
Speaker for item 23: Dayton L. Spain, Jr. - opposed.

Commissioners Rice, Ross, and Schlanger returned.

Item 23 is taken at this time.

23 Memorial Park Estates Subdivision C3P Disapprove
Staff recommendation: Disapprove the plat.
Commission action: Accepted the applicant’s decision to withdraw the application and waived the reapplication fee.

Motion: Collins Second: Wolff Vote: Unanimous Abstaining: None
Speaker for item 23: Dayton L. Spain, Jr. - applicant

APPROVAL OF THE SEPTEMBER 17, 2009 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the September 17, 2009 Planning Commission Meeting Minutes with the requested corrections.

Motion Garza Second: Chiang Vote: Carries Abstaining: Reed and Schlanger

C PUBLIC HEARINGS

Items 70, 71, and 72 are taken out of order at this time. The items were taken together but action was taken separately for each by the Commission.

Commission Schlanger abstained and left the room.
70  Upland Park Partial Replat No. 1  C3N  Defer
Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Deferred the plat for two weeks to allow time for further study and review and continue the public hearing at that time.
  Motion: Collins  Second: Crooker  Vote: Unanimous  Abstaining: None
Speakers for item 70: Cynthia Bundrew and Council Member Toni Lawrence - undecided, Belinda King - applicant.

71  Upland Park Partial Replat No. 2  C3N  Defer
Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Deferred the plat for two weeks to allow time for further study and review and continue the public hearing at that time.
  Motion: Zakaria  Second: Robinson  Vote: Unanimous  Abstaining: None

72  Upland Park Partial Replat No. 3  C3N  Defer
Staff recommendation: Grant the requested variances and approve the plat subject to the CPC 101 form conditions.
Commission action: Deferred the plat for two weeks to allow time for further study and review and continue the public hearing at that time.
  Motion: Zakaria  Second: Wolff  Vote: Unanimous  Abstaining: None

66  Bobbitt Heights Replat No. 1  C3N  Approve
Staff recommendation: Deny the requested variances and disapprove the plat.
Commission action: Granted the requested variances and approved the plat subject to making a payment of about $700 per dwelling unit into the parks fund or providing parks space and subject to the CPC 101 form conditions.
  Motion: Reed  Second: Zakaria  Vote: Carries  Opposed: Garza and Sharp  Abstaining: Collins
Speakers for item 66: Mary Lou Henry - supportive and Mark Lothens, Public Works and Engineering.

Commissioner Schlanger returned.

67  Eagle Ranch West Sec. 1 Partial Replat No. 3  C3N  Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
  Motion: Collins  Second: Rice  Vote: Unanimous  Abstaining: None

68  Forest Oaks Addition Sec. 3 Partial Replat No. 1  C3N  Approve
Staff recommendation: Accept the applicant’s withdrawal and establish a new public hearing date of October 29, 2009.
Commission action: Accepted the applicant’s withdrawal and established a new public hearing date of October 29, 2009.
  Motion: Ross  Second: Sharp  Vote: Unanimous  Abstaining: None
69  Raintree Place Sec. 3  C3N  Approve
Staff recommendation:  Grant the requested variance and approve the plat subject to the CPC 101 form conditions.
Commission action:  Grant the requested variance and approved the plat subject to the CPC 101 form conditions.
  Motion: Wolff  Second: Rice  Vote: Unanimous  Abstaining: None
Speaker for item 69: Fred Schwartz – undecided.

D  VARIANCES

73  AME Business Park Subdivision  C2  Defer
Staff recommendation:  Defer the plat for two weeks to allow the applicant time to submit a General Plan and revised information and chapter 42 planning standards.
Commission action:  Deferred the plat for two weeks to allow the applicant time to submit a General Plan and revised information and chapter 42 planning standards.
  Motion: Chiang  Second: Sharp  Vote: Unanimous  Abstaining: None

74  Atco Valley Subdivision  C2  Approve
Staff recommendation:  Grant the requested variance and approve the plat subject to the CPC 101 form conditions.
Commission action:  Granted the requested variance and approved the plat subject to the CPC 101 form conditions.
  Motion: Wolff  Second: Garza  Vote: Unanimous  Abstaining: None

75  Hobby Business Center Industrial Park Sec. 4  C2  Defer
Staff recommendation:  Defer the plat for two weeks to allow time for the applicant to provide additional and revised information and for chapter 42 planning standards.
Commission action:  Deferred the plat for two weeks to allow time for the applicant to provide additional and revised information and for chapter 42 planning standards.
  Motion: Sharp  Second: Chiang  Vote: Unanimous  Abstaining: None

76  Ninfas on Navigation subdivision Replat No. 1  C2R  Defer
Staff recommendation:  Defer the plat for two weeks to allow time for the applicant to coordinate with the Planning and Development Department and the Public Works & Engineering Department on concerns over the proposed site plan and potential construction within the public right-of-way.
Commission action:  Deferred the plat for two weeks to allow time for the applicant to coordinate with the Planning and Development Department and the Public Works & Engineering Department on concerns over the proposed site plan and potential construction within the public right-of-way.
  Motion: Reed  Second: Robinson  Vote: Unanimous  Abstaining: None

E  SPECIAL EXCEPTIONS
NONE

F  RECONSIDERATION OF REQUIREMENTS
NONE

G  ADMINISTRATIVE
NONE

H  DEVELOPMENT PLAT VARIANCES
77. 501 Archer Street
   DPV
   Approve
   Staff recommendation: Grant the requested variance.
   Commission action: Granted the requested variance.
   Motion: Zakaria Second: Garza Vote: Carries Opposed: Rice and Robinson

78. 3460 Meadow Lake Lane
   DVP
   Defer
   Staff recommendation: Defer the requested variance for two weeks to allow time for the applicant to meet with the neighborhood, River Oaks Property Owners (ROPO), or other stakeholder group.
   Commission action: Deferred the requested variance to allow time for the applicant to meet with the neighborhood, River Oaks Property Owners (ROPO), or other stakeholder group.
   Motion: Robinson Second: Garza Vote: Unanimous Abstaining: None
   Speaker for item 78: Max Hendrick – opposed.

79. 725 Ralfallen Street
   DVP
   Approve
   Staff recommendation: Grant the requested variance to allow the addition to be constructed at the 3-foot building setback and match that of the existing façade.
   Commission action: Granted the requested variance to allow the addition to be constructed at the 3-foot building setback and match that of the existing façade.
   Motion: Rice Second: Zakaria Vote: Carries Opposed: Crooker

I  CERTIFICATES OF COMPLIANCE
   NONE

J  EXTENSIONS OF APPROVAL AND NAME CHANGES

80. Brunswick Meadows Sec. 15
    EOA
    Approve
    Staff recommendation: Approve staff’s recommendation for items 80-82.
    Commission action: Approved staff’s recommendation for items 80-82.
    Motion: Sharp Second: Wolff Vote: Carries Abstaining: Ross on item 80

II. ESTABLISH A PUBLIC HEARING DATE OF OCTOBER 29, 2009 FOR:
    a. North Post Oak Estates Amending Plat No. 1 Partial Replat No. 1
   Staff’s recommendation: Establish a public hearing date of October 29, 2009 for item II a.
   Commission action: Established a public hearing date of October 29, 2009 for item II a.
   Motion: Rice Second: Chiang Vote: Unanimous Abstaining: None

III. PUBLIC HEARING AND CONSIDERATION OF ARCHAEOLOGICAL SITE DESIGNATION APPLICATION INITIATED BY THE OWNER FOR THE FROST TOWN ARCHAEOLOGICAL SITE AT 80 SPRUCE STREET
    Staff recommendation: Establish a public hearing and consideration of Archaeological Site Designation Application initiated by the owner for the Frost Town Archaeological site at 80 Spruce Street
    Commission action: Established a public hearing and consideration of Archaeological Site Designation Application initiated by the owner for the Frost Town Archaeological site at 80 Spruce Street.
    Motion: Robinson Second: Ross Vote: Unanimous Abstaining None
IV. PUBLIC HEARING AND CONSIDERATION OF LANDMARK AND PROTECTED LANDMARK DESIGNATION APPLICATION INITIATED BY THE OWNER:

a. The Frost Town Archeological Site – 80 Spruce 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 Frost Town Archeological Site at 80 Spruce 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 of the Frost Town Archeological Site at 80 Spruce Street.
Motion: Segars Second: Crooker Vote: Unanimous Abstaining: None

b. The Sidney Sherman Brady House - 3802 Wilmer 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 Sidney Sherman Brady House at 3802 Wilmer 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 of the Sidney Sherman Brady House at 3802 Wilmer Street.
Motion: Sharp Second: Wolff Vote: Unanimous Abstaining: None

V. EXCUSE THE ABSENCES OF COMMISSIONERS REED AND SCHLANGER
Commissioner Reed and Schlanger’s absences are excused.
Motion: Segars Second: Wolff Vote: Unanimous Abstaining: None

VI. PUBLIC COMMENT
Commission Chair Carol A. Lewis made an announcement regarding the Blueprint Houston event which will be held at the George R. Brown Convention Center Saturday October 3, 2009.

IV. ADJOURNMENT
There being no further business brought before the Commission, Chair Carol A. Lewis, adjourned the meeting at 4:37 p.m.
Motion: Crooker Second: Wolff Vote: Unanimous Abstaining: None

Carol A. Lewis, Chair

Marlene L. Gafrick, Secretary