Minutes of the Houston Planning Commission

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

January 21, 2010
Meeting to be held in
Council Chambers, Public Level, City Hall Annex
2:30 p.m.

Call to order:

Vice Chair, Mark A. Kilkenny, called the meeting to order at 2:32 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 Freemen for
The Honorable Ed Emmett
The Honorable Ed Chance
The Honorable Grady Prestage

Absent

Arrived at 2:35 p.m. during Consent items; left at 4:22 p.m. during item IV
Absent

Left at 3:55 p.m. during item 60
Left at 4:10 p.m. during item 60

Absent

Arrived at 2:38 p.m. during item 48
Arrived at 2:41 p.m. during item 57

Arrived at 3:22 p.m. during item 57

Absent

EXOFFICIO MEMBERS

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

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 7, 2010 PLANNING COMMISSION MEETING MINUTES
Motion: Reed   Second: Wolff   Vote: Unanimous  Abstaining: None

I. PLANNING ACTIVITY   (Consent items A and B, 1- 46)
Items removed for separate consideration: 11, 12, 25, 26, and 28.
Staff recommendation: Approve staff’s recommendation for items 1 - 46 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendation for items 1 - 46 subject to the CPC 101 form conditions.
Motion: Rice   Second: Segars   Vote: Unanimous  Abstaining: None

Commissioners Rice and Ross abstained and left the room.

Staff recommendation: Approve staff’s recommendation for items 11, 12, 25, 26, and 28 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendation for items 11, 12, 25, 26, and 28 subject to the CPC 101 form conditions.
Motion: Zakaria   Second: Chiang   Vote: Unanimous  Abstaining: None

Commissioners Rice and Ross returned.

C  PUBLIC HEARINGS

47 Chester Heights Replat No. 1 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: Wolff   Second: Robinson   Vote: Unanimous  Abstaining: None

48 Golfcrest Partial Replat No. 1 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: Rice   Second: Segars   Vote: Unanimous  Abstaining: None

49 Mission Glen East Sec. 1 Partial Replat No. 1 C3N   Defer
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Defer the plat for two weeks to allow time for additional information.
Motion: Collins   Second: Sharp   Vote: Unanimous  Abstaining: None
Speakers for item 49: Kehinde Adeniran and Olufunke Mary Adeniran – opposed.

50 Plainview Second Addition Partial Replat No. 1 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: Robinson   Second: Zakaria   Vote: Unanimous  Abstaining: None
51 Spring Villas Sec. 1 Replat No. 1 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: Rice Second: Ross Vote: Unanimous Abstaining: None
Speakers for item 51: Glenn S. Dennis – opposed; Jenni Glen – supportive; Enrique Lima – undecided.

52 West Lane Place Partial Replat No. 2 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: Sharp Second: Chiang Vote: Unanimous Abstaining: None

D VARIANCES

53 Columbus Addition Partial Replat No. 1 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 Chapter 42 planning standards.
Motion: Collins Second: Sharp Vote: Unanimous Abstaining: None

54 Klein ISD Blackshear Elementary School Subdivision C3P 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: Chiang Second: Sharp Vote: Carries Abstaining: Collins

Items 55 and 56 are taken together.

55 Lakes of Bella Terra GP GP Defer
56 Katy Gaston Road South from State Farm Market Road 1093 STD SP Defer
Staff recommendation: Defer the general plan and the plat for two weeks to allow time for additional information and for the applicant to submit a copy of support letters from the Fort Bend County Engineers office and TX DOT per staff’s request.
Commission action: Deferred the general plan and the plat for two weeks to allow time for additional information and for the applicant to submit a copy of support letters from the Fort Bend County Engineers office and TX DOT per staff’s request.
Motion: Collins Second: Reed Vote: Unanimous Abstaining: None

57 Midtown Grove Subdivision C2R Approve
Staff recommendation: Grant the requested variances allowing the reduced building setback line and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variances allowing the reduced building setback line and approved the plat subject to the CPC 101 form conditions.
Motion: Robinson Second: Wolff Vote: Unanimous Abstaining: None
Speaker for item 57: William Franks – applicant.
58  Pinehurst Partial Replat No. 1  C2R  Approve
Staff recommendation: Grant the requested variances and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variances and approved the plat subject to the CPC 101 form conditions.
  Motion: Robinson  Second: Wolff  Vote: Unanimous  Abstaining: None
Speakers for item 58: Mary Lou Henry – applicant; Mark Loethen – Public Works and Engineering Department.

E  SPECIAL EXCEPTIONS
NONE

F  RECONSIDERATION OF REQUIREMENTS

59  AME Business Park Subdivision  C3P  Defer
Staff recommendation: Deny the reconsideration of requirement and disapprove the plat.
Commission action: Deferred the requested variance and reconsideration of requirement and the plat for two weeks to allow applicant time to provide additional information.
  Motion: Collins  Second: Martinez  Vote: Unanimous  Abstaining: None
Speakers for item 59: Tim Johnson (owner) and John Weeks (applicant) – opposed.

G  ADMINISTRATIVE
NONE

H  DEVELOPMENT PLAT VARIANCES

60  5242 Cornish Street  DPV  Approve
Staff recommendation: Grant the requested variance and approved the plat.
Commission action: Granted the requested variance and approved the plat.
  Motion: Rice  Second: Segars  Vote: Unanimous  Abstaining: None
Speaker for item 60: Ray Aeshang – supportive.

61  1500 Hyde Park Boulevard  DPV  Approve
Staff recommendation: Grant the requested variance to allow the reconstruction setback approximately 3 feet from the property line along Commonwealth.
Commission action: Granted the requested variance to allow the reconstruction setback approximately 3 feet from the property line along Commonwealth.
  Motion: Zakaria  Second: Wolff  Vote: Unanimous  Abstaining: None

I  CERTIFICATES OF COMPLIANCE
NONE

J  EXTENSIONS OF APPROVAL AND NAME CHANGES

62  Hobby Business Center Industrial Park Sec. 5  EOA  Approve
63  Marek Brothers Systems Office and Warehouse NC  Approve
   Facilities Replat and Extension (formerly Marek Brothers Systems Office and Warehouse Facilities Sec. 2)
64  Satsuma Station Industrial Park Partial  EOA  Approve
   Replat No. 1
65  Skinner Northwest Subdivision  EOA  Approve
Staff recommendation: Approve staff’s recommendations for items 62-65.
Commission action: Approved staff’s recommendations for items 62-65.
  Motion: Ross  Second: Sharp  Vote: Unanimous  Abstaining: None
II. ESTABLISH A PUBLIC HEARING DATE OF FEBRUARY 18, 2010 FOR:
   a. Cinco Ranch Southwest Sec. 13 Partial Replat No. 1
   b. Cinco Ranch Southwest Sec. 33 Partial Replat No. 1
   c. Woodlands Village of Creekside Park Sec. 13 Partial Replat No. 1
   d. Woodlands Carlton Woods Creekside in the Village of Creekside Park Sec. 10 Replat No. Replat No. 1

Staff recommendation: Establish a public hearing date of February 18, 2010 for items II a-d.
Commission action: Established a public hearing date of February 18, 2010 for items II a-d.
   Motion: Sharp  Second: Ross  Vote: Unanimous  Abstaining: None

III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR PROPERTY LOCATED AT 2412 W. HOLCOMBE BOULEVARD:

Staff recommendation: Defer the requested variance for two weeks at the request of the applicant to allow time for revisions in the site plan to address comments by the Planning and Development Department and the Public Works & Engineering Department.
Commission action: Deferred the requested variance for two weeks at the request of the applicant to allow time for revisions in the site plan to address comments by the Planning Department and the Department of Public Works & Engineering.
   Motion: Collins  Second: Wolff  Vote: Unanimous  Abstaining: None

IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR PROPERTY LOCATED AT 4820 WASHINGTON AVENUE:

Staff recommendation: Defer the requested variance for two weeks to allow time to pull permitting history of the three sites and review existing parking leases within the area.
Commission action: Deferred the requested variance for two weeks to allow time to pull permitting history of the three sites and review existing parking leases within the area.
   Motion: Robinson  Second: Wolff  Vote: Unanimous  Abstaining: None

Speaker for item IV: Mary Lou Henry – applicant.

V. PUBLIC HEARING AND CONSIDERATION OF LANDMARK DESIGNATION APPLICATIONS INITIATED BY THE OWNERS:
   a. Shaw House – 2912 Helena Street
   b. William Fairchild House – 2911 Ella Lane

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 Shaw House at 2912 Helena Street and the William Fairchild House at 2911 Ella Lane.
Commission action: 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 Shaw House at 2912 Helena Street and the William Fairchild House at 2911 Ella Lane.
   Motion: Ross  Second: Sharp  Vote: Unanimous  Abstaining: None

VI. PUBLIC HEARING AND CONSIDERATION OF PROTECTED LANDMARK DESIGNATION APPLICATION INITIATED BY THE OWNER: WINDWARD COURT APARTMENTS – 901 ROSALIE 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 Designation of the Windward Court Apartments at 901 Rosalie Street.
Commission action: Deferred the acceptance of the recommendations of the Houston Archaeological and Historical Commission to recommend to City Council the Landmark and Protected Landmark Designation of the Windward Court Apartments at 901 Rosalie Street.
   Motion: Prestage  Second: Strange  Vote: Carries  Opposed: Jard and Zakaria
VII. CONSIDERATION OF THE JANUARY 2010 SEMI-ANNUAL REPORT OF THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE ON IMPACT FEES
Report was presented by Fabian Heaney, Public Works and Engineering Department.
Staff recommendation: No staff recommendation.
   Motion: Zakaria     Second: Ross     Vote: Unanimous     Abstaining: None

VIII. ADJOURNMENT
There being no further business brought before the Commission, Vice Chair, Mark A. Kilkenny, adjourned the meeting at 4:48 p.m.
   Motion: Sharp     Second: Wolff     Vote: Unanimous     Abstaining: None

Mark A. Kilkenny, Vice Chair

Marlene L. Gafrick, Secretary