

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

Left at 2:49 during discussion of Items I A and B

Robin Reed

Richard A. Rice

David Robinson

Jeff Ross

Lee Schlanger

Algenita Segars

Talmadge Sharp, Sr.

Jon N. Strange

Absent

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

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 5, 2009 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved 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 C2 Defer
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 COC Approve
 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 EOA Approve**
 Subdivision
- 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 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**

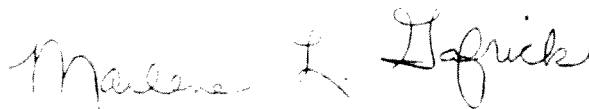
Second: **Kilkenny**

Vote: **Unanimous**

Abstaining: **None**



Carol Abel Lewis, Chair



Marlene L. Gafrick, Secretary