

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	Absent
Mark A. Kilkenny, Vice Chair	
John W. H. Chiang	
David Collins	Arrived at 2:35 p.m. during Consent items; left at 4:22 p.m. during item IV
Kay Crooker	Absent
Sonny Garza	Absent
Jim Jard	
D. Fred Martinez	Left at 3:55 p.m. during item 60
Robin Reed	Left at 4:10 p.m. during item 60
Richard A. Rice	
David Robinson	
Jeff Ross	
Lee Schlanger	Absent
Algenita Segars	
Talmadge Sharp, Sr.	Arrived at 2:38 p.m. during item 48
Jon N. Strange	Arrived at 2:41 p.m. during item 57
Beth Wolff	
Shaukat Zakaria	
Jackie Freeman for The Honorable Ed Emmett	Arrived at 3:22 p.m. during item 57
The Honorable Ed Chance	Absent
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 JANUARY 7, 2010 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the January 7, 2010 Planning Commission Meeting Minutes.

Motion: **Reed** Second: **Wolff** Vote: **Unanimous** Abstaining: **None**

I. PLATTING 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 C3N Approve
Replat No. 1

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.

Commission action: Approved the January 2010 Semi-Annual Report of the Capital Improvements Advisory Committee on Impact Fees.

Motion: **Zakaria**

Second: **Ross**

Vote: **Unanimous**

Abstaining: **None**

VIII. ADJOURNMENT

There being no further business brought before the Commission, Vice Chair, Mark A. Kilkenney, adjourned the meeting at 4:48 p.m.

Motion: **Sharp**

Second: **Wolff**

Vote: **Unanimous**

Abstaining: **None**



Mark A. Kilkenney, Vice Chair



Marlene L. Gafrick, Secretary