

Minutes of the Houston Planning Commission

(An audio/video tape of the full proceedings is on file in the Planning and Development Department)

August 28, 2008
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 2:43 p.m. with a quorum present.

Carol Abel Lewis, Chair	
Mark A. Kilkenny, Vice Chair	Left at 4:38 p.m.
John W. H. Chiang	
David Collins	Arrived at 2:50 p.m.
Kay Crooker	
Sonny Garza	
Jim Jard	
D. Fred Martinez	Absent
Robin Reed	
Richard A. Rice	
David Robinson	
Jeff Ross	
Lee Schlanger	
Algenita Segars	
Talmadge Sharp, Sr.	
Jon N. Strange	Absent
Beth Wolff	
Shaukat Zakaria	
Mark Mooney for	
The Honorable Ed Chance	
The Honorable Ed Emmett	Absent
The Honorable Grady Prestage	Absent

EXOFFICIO MEMBERS

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

CHAIRMAN'S REPORT

None

APPROVAL OF THE AUGUST 14, 2008 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved August 14, 2008 Planning Commission Meeting Minutes.

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

DIRECTOR'S REPORT

The Director's report was given by Marlene L. Gafrick, Director, Planning and Development Department.

I. CONSIDERATION OF THE JULY, 2008 SEMIANNUAL REPORT OF THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE ON IMPACT FEES

Presentation was given by Rudy Moreno, of the Public Works and Engineering Department.

Commission action: Approve the July 2008 Semiannual Report of the Capital Improvements Advisory Committee.

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

II. PLATTING ACTIVITY (Consent items A and B, 1- 80)

Items removed for separate consideration: **13, 14, 17, 20, 24, 29, 42, 50, 56, and 72**. Item 17 was changed from defer to withdraw at the applicant's request.

Staff's recommendation: Approve staff's recommendations for items **1- 80** subject to the 101 form conditions.

Commission action: Approved staff's recommendations for items **1- 80** subject to the 101 form conditions.

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

Commissioners Kilkenny, Reed, Ross and Schlanger abstained and left the room.

Staff recommendation: Approve staff's recommendation for items **13, 14, 17, 20, 24, 29, 42, 50, 56, and 72** subject to the 101 form conditions.

Commission action: Approved staff's recommendation for items **13, 14, 17, 20, 24, 29, 42, 50, 56, and 72** subject to the 101 form conditions.

Motion: **Crooker** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

Commissioners Kilkenny, Reed, Ross and Schlanger returned.

C PUBLIC HEARINGS

- 81 Beltran Shop Subdivision C3N Withdrawn**
- 82 Faarzaneh 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: **Garza** Second: **Robinson** Vote: **Unanimous** Abstaining: **None**
- 83 Fairfield Village North Section 11 Partial C3N Approve**
Replat No. 1
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: **Chiang** Vote: **Unanimous** Abstaining: **None**
- 84 Fairfield Village North Section 11 Partial C3N Approve**
Replat No. 2
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: **Garza** Vote: **Unanimous** Abstaining: **None**
- 85 Greater Truth Temple 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: **Segars** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**
- 86 Kirby at Colquitt Reserve Subdivision C3N Defer**
Staff recommendation: Defer the plat for two weeks to allow the applicant and neighborhood to meet.
Commission action: Deferred the plat for two weeks to allow the applicant and neighborhood to meet.
Motion: **Wolff** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**
Speakers for item 86: Ray A. Jones and J. Palmer Hutcheson – both opposed.
- Commissioner Mooney left the room at 3:11 p.m. during agenda item 86.**
- 87 Southway Section 2 Amending Plat No. 1 C3N Approve**
Replat No. 1
Staff recommendation: Approve the plat subject to the 101 form conditions.
Commission action: Approved the plat subject to the 101 form conditions.
Motion: **Garza** Second: **Wolff** Vote: **Unanimous** Abstaining: **None**
- 88 Valley Ranch Section 7 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: **Kilkenny** Second: **Segars** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

89 Beamer Villas Subdivision

C3R

Approve

Staff recommendation: Grant the requested variances and special exception and approve the plat subject to the applicant coordinating with Harris County regarding the abandonment of rights of way along the adjoining platted streets and the 101 form conditions.

Commission action: Granted the requested variances and special exception and approved the plat subject to the applicant coordinating with Harris County regarding the abandonment of rights of way along the adjoining platted streets and the 101 form conditions.

Motion: **Kilkenny** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

Commissioner Mooney returned at 3:20 during agenda item 89.

90 Corporate Centre Fannin Section 3

C2R

Defer

Staff recommendation: Defer the requested variance and the plat for two weeks to allow for a Traffic Analysis review.

Commission action: Deferred the requested variance and the plat for two weeks to allow for a Traffic Analysis review.

Motion: **Collins** Second: **Schlanger** Vote: **Unanimous** Abstaining: **None**

91 DeShazer Reserve Subdivision

C3P

Defer

Staff recommendation: Defer the requested variance and the plat for two weeks for Chapter 42 Planning Standards.

Commission action: Deferred the requested variance and the plat for two weeks for Chapter 42 Planning Standards.

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

92 Fannin Station Section 1

C3P

Withdrawn

93 Hobby Business Center Industrial Park Section 4

C2R

Defer

94 Hobby Business Center Industrial Park

C2

Defer

Staff recommendation: Deferred the requested variances and the plats for two weeks to allow time for the applicant to provide revised and additional information.

Commission action: Deferred the requested variances and the plats for two weeks to allow time for the applicant to provide revised and additional information.

Motion: **Sharp** Second: **Garza** Vote: **Unanimous** Opposed: **None**

Speaker or items 93 and 94: Rick Sitts, the applicant.

95 Klein ISD High School No. 5 Subdivision

C3P

Approve

Staff recommendation: Deny the requested variance to not extend Stephney Green Lane to Cutten Road and approve the plat subject to the 101 form conditions.

Commission action: Denied the requested variance to not extend Stephney Green Lane to Cutten Road and approved the plat subject to the 101 form conditions.

Motion: **Collins** Second: **Ross** Vote: **Unanimous** Abstaining: **None**

Speaker for item 5: Trigg Luper - supportive.

96 Merchants Park Shopping Center 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 101 form conditions.
Motion: **Jard** Second: **Segars** Vote: **Unanimous** Abstaining: **None**
Speakers for item 96: Linda Mercer and David Jones – supportive.

97 Wesley Community Center Subdivision C2R Defer
Staff recommendation: Defer the plat for two weeks for additional required information from the applicant.
Commission action: Deferred the plat for two weeks for additional required information from the applicant.
Motion: **Collins** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**

98 Bico Drilling Tools Subdivision C2R Defer
Staff recommendation: Grant the requested special exception and approve the plat subject to the 101 form conditions.
Commission action: Deferred the requested special exception and the plat to allow time for the applicant to provide additional information requesting a variance to not provide a cul-de-sac for Green Street and Oakway Street.
Motion: **Jard** Second: **Zakaria** Vote: **Unanimous** Abstaining: **None**

**E SPECIAL EXCEPTIONS
NONE**

**F RECONSIDERATION OF REQUIREMENTS
NONE**

**G ADMINISTRATIVE
NONE**

H DEVELOPMENT PLAT VARIANCES

99 2200 Rosedale Street DPV Approve
Staff recommendation: Grant the requested variance.
Commission action: Granted the requested variance.
Motion: **Jard** Second: **Segars** Vote: **Carried** Opposed:
Crooker, Reed, Sharp and Wolff
Speakers for item 99: Council Member Jolanda Jones – supportive; Ronald Thornton and Charlotte A. Burton - opposed.

I CERTIFICATES OF COMPLIANCE

100 Dorothy Kruegar Massey

COC

Defer

Staff recommendation: Defer the Certificate of Compliance for item 100 for further study and review.

Commission action: Deferred the Certificate of Compliance for item 100 for further study and review.

Motion: **Sharp**

Second: **Chiang**

Vote: **Unanimous**

Abstaining: **None**

J EXTENSIONS OF APPROVAL AND NAME CHANGES

101 Auburn Trails at Oakhurst

EOA

Approve

(Previously Auburn Trails Sec. 1)

102 Clearview Village Sec. 6

EOA

Approve

103 Eagle Springs commercial Reserves Sec. 2

EOA

Approve

104 KVFD No. 6

EOA

Approve

105 West Hardy Road Middle School Subdivision

EOA

Approve

Staff recommendation: Approve staff's recommendations for items 101 – 105.

Commission action: Approved staff's recommendations for items 101 - 105

Motion: **Collins**

Second: **Kilkenny**

Vote: **Unanimous**

Abstaining: **Ross**

on item 102

III. ESTABLISH A PUBLIC HEARING DATE OF SEPTEMBER 25, 2008 FOR:

a. Piazza Woodhead Subdivision

Staff recommendation: Establish a public hearing date September 25, 2008 for item III a.

Commission action: Established a public hearing date of September 25, 2008 for item III a.

Motion: **Chiang**

Second: **Robinson**

Vote: **Unanimous**

Abstaining: **None**

IV. CONSIDERATION OF MAJOR THOROUGHFARE AND FREEWAY PLAN AMENDMENT AIRLINE. ACTION DEFERED ON AUGUST 7, 2008

Staff recommendation: Approve the 2008 Major Thoroughfare and Freeway Plan Amendment Airline and send to City Council for Approval.

Commission action: Approved the 2008 Major Thoroughfare and Freeway Plan Amendment Airline and send to City Council for Approval

Motion: **Collins**

Second: **Robinson**

Vote: **Unanimous**

Abstaining: **None**

Speakers for item IV: John Moning, Jr., PE of Public Works and Engineering Department and Council Member Adrian Garcia.

V. CONSIDERATION OF APPROVAL OF THE 2008 MAJOR THOROUGHFARE AND FREEWAY PLAN AMENDMENTS

Staff recommendation: Approve the 2008 Major Thoroughfare and Freeway Plan Amendments.

Commission action: Approved the 2008 Major Thoroughfare and Freeway Plan Amendments.

Motion: **Collins**

Second: **Robinson**

Vote: **Unanimous**

Abstaining: **None**

VI. LANDMARK DESIGNATION APPLICATIONS INITIATED BY THE OWNERES
a. Eller Wagon works-Pittsburgh Plate Glass Building – 101 Crawford Street
b. Western Electric Company Building – 100 Jackson Street

Staff recommendation: Staff recommends 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 Eller Wagon Works-Pittsburgh Plate Glass Building at 101 Crawford Street and the Western Electric Company Building at 100 Jackson Street.

Commission action: Accepted staff's recommendations that the Houston Planning Commission accept the recommendations of the Houston Archaeological and Historical Commission and recommends to City Council the Landmark Designation of the Eller Wagon Works-Pittsburgh Plate Glass Building at 101 Crawford Street and the Western Electric Company Building at 100 Jackson Street.

Motion: **Crooker** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**

VII. LANDMARK AND PROTECTED LANDMARK DESIGNATION APPLICATION INITIATED BY THE OWNER FOR THE RICHARDSON HOUSE – 3307 AUSTIN STREET

Staff recommendation: Staff recommends that the Houston Planning Commission accept the recommendation of the Houston Archaeological and Historic Commission and recommend to City Council the Landmark and Protected Landmark Designation of the Richardson House at 3307 Austin Street.

Commission action: Accepted staff's recommends that the Houston Planning Commission accept the recommendation of the Houston Archaeological and Historic Commission and recommend to City Council the Landmark and Protected Landmark Designation of the Richardson House at 3307 Austin Street.

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

VIII. CONSIDERATION OF A VARIANCE TO THE TREE AND SHRUB REQUIREMENTS FOR THE RIVER OAKS SHOPPING CENTER, LOCATED AT 2030 WEST GRAY AND 2040 WEST GRAY

Staff recommendation: Defer the variance for two weeks to allow time for the applicant to provide revised information.

Commission action: Deferred the variance for two weeks to allow time for the applicant to provide revised information.

Motion: **Collins** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**

Commissioner Kilkenny left at 4:38, prior to agenda item IX.

IX. PUBLIC HEARING AND CONSIDERATION OF ITEMS FOR THE 200 BLOCK OF VINCENT STEEET, EAST AND WEST SIDES, BETWEEN TEMPLE STREET AND COTTAGE STREET
a. Special Minimum Lot Size Area Application
b. Special Building Line Requirement Area Application

The public hearing was opened:

Speakers for item IX: Kathleen Hatch-Ledezma – supportive and Alejandro Villafranco - opposed

The public hearing was closed.

Staff recommendation: No recommendation from staff.

Commission action: Approved the Special Minimum Lot Size Application and the Special Building Line Requirement Area Application and sent to City Council for approvals.

Motion: **Ross** Second: **Crooker** Vote: **Carried** Opposed:

Schlanger

X. EXCUSE THE ABSENCE OF COMMISSIONER FRED MARTINEZ

Commissioner Fred Martinez absences were excused.

Motion: **Sharp** Second: **Segars** Vote: **Unanimous** Abstaining: **None**

Agenda items 22 and 65 are revisited to allow for speakers

22 Greens Glen Subdivision C3P Defer
1st motion by Mr. Jard and seconded by Mr. Collins to reconsider agenda item 22

Staff recommendation: Disapprove the plat.

Commission action: Deferred the plat for two weeks for further study and review.

Motion: **Sharp** Second: **Jard** Vote: **Unanimous** Abstaining: **None**

65 Maxie Moderne Subdivision C2R Approve

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: **Sharp** Vote: **Unanimous** Abstaining: **None**

Speaker for item 65: Mr. Thornbush who stated the council district listed was wrong.

XI. PUBLIC COMMENT

None

ADJOURNMENT

There being no further business brought before the Commission, Carol Abel Lewis, Chair, adjourned the meeting at 4:48 p.m.

Motion: **Rice**

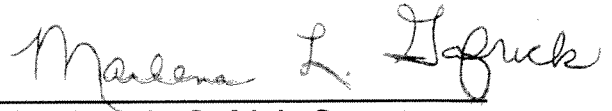
Second: **Sharp**

Vote: **Unanimous**

Abstaining: **None**



Carol Abel Lewis, Chair



Marlene L. Gafrick, Secretary