

Minutes of the Houston Planning Commission

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

November 20, 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 2:38 p.m. with a quorum present.

Carol Abel Lewis, Chair	
Mark A. Kilkenny, Vice Chair	
John W. H. Chiang	Left at 4:07 p.m. after agenda item #73
David Collins	Left at 3:45 p.m.
Kay Crooker	Arrived at 3:05 p.m. during discussion of Item 35
Sonny Garza	
Jim Jard	
D. Fred Martinez	Left at 3:30 p.m.
Robin Reed	Left at 4:07 p.m. after agenda item #73
Richard A. Rice	
David Robinson	
Jeff Ross	
Lee Schlanger	Left at 5:35 p.m.
Algenita Segars	
Talmadge Sharp, Sr.	
Jon N. Strange	Arrived at 2:45 p.m. during discussion of Item I
Beth Wolff	
Shaukat Zakaria	
Mark J. Mooney for	Left at 3:30 p.m.
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

The Chairman's report was given by Carol Abel Lewis, Chair, Houston Planning Commission.

DIRECTOR'S REPORT

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

APPROVAL OF THE NOVEMBER 6, 2008 PLANNING COMMISSION MEETING MINUTES

Commission action: Deferred the November 6, 2008 Planning Commission Meeting Minutes for corrections.

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

I. CITY MOBILITY PLANNING UPDATE PRESENTATION

Presentation was given by Raymond Chong, Deputy Director, Public Works and Engineering Department.

Agenda Item 32 was taken first out of order.

Commissioner Schlanger abstained and left the room.

32 Minimax Drive and Wynnpark Circle

SP

Defer

Staff recommendation: Defer the plat for two weeks for further study and review.

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

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

Speaker for item 32: Council Member Toni Lawrence.

II. PLATTING ACTIVITY (Consent items A and B, 1- 69)

Item removed for separate consideration: 5, 27, 28, 46, 49 and 64. Item 12 was changed from defer to approve; item 30 was changed from approved to withdraw at the applicant's request and item 5 was taken separately to allow for a speaker.

Staff's recommendation: Approve staff's recommendations for items **1- 69** subject to the 101 form conditions.

Commission action: Approved staff's recommendations for items **1- 69** subject to the 101 form conditions.

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

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

Staff's recommendation: Approve staff's recommendations for items **27, 28, 46, 49, and 64** subject to the 101 form conditions.

Commission action: Approved staff's recommendations for items **27, 28, 46, 49, and 64** subject to the 101 form conditions.

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

Commissioners Reed, Rice, Ross and Schlanger returned.

5 Baker Hughes Rankin Center Subdivision C2 Defer
Staff recommendation: Approve the plat subject to the 101 form conditions.
Commission action: Deferred the plat for further study and review.
Motion: **Wolff** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**
Speakers for item 5: William Park, George Bernhardt and Ralph Crabtree - opposed.

V. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR THE 2300 BLOCK OF ALBANS STREET, NORTH AND SOUTH SIDES, BETWEEN GREENBRIAR DRIVE AND MORNINGSIDE DRIVE

Staff recommendation: Defer the application for two weeks for legal review.
Commission action: Deferred the special minimum lot size area application for the 1700 block of Albans Street, North and South side, between Greenbriar Drive and Morningside Drive.
Motion: **Garza** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**
Speakers for Item V: Peggy Duke – opposed; Iren Townsend and John Townsend – supportive.

C PUBLIC HEARINGS

70 Baileys Estates Subdivision C3N Withdrawn
Staff recommendation: Disapprove the plat.
Commission action: Withdrawn at the applicant's request and a public hearing date of December 18, 2008 was established.
Motion: **Kilkenny** Second: **Ross** Vote: **Unanimous** Abstaining: **None**
Speaker for item 70: Robert Pina - opposed.

71 Beltran Shop 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: **Ross** Second: **Reed** Vote: **Unanimous** Abstaining: **None**

72 Heights Court Replat No. 1 C3N Withdrawn
Staff recommendation: Disapprove the plat.
Commission action: Withdrawn at the applicant's request and a public hearing date of December 18, 2008 was established.
Motion: **Ross** Second: **Robinson** Vote: **Unanimous** Abstaining: **None**
Speakers for item 72: Mary Villareal and Jonathan Adler – supportive.

73 McSwain Subdivision C3N Withdrawn
Commission action: Established a public hearing date of December 18, 2008.
Motion: **Kilkenny** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

74 Fairhaven Estates Subdivision C3P Defer
Staff recommendation: Withdrew the requested variance and deferred the plat for two weeks to allow the applicant time to provide revised information and Chapter 42 planning standards.
Commission action: Withdrew the requested variance and deferred the plat for two weeks to allow time for the applicant to provide revised information and for Chapter 42 planning standards.
Motion: **Rice** Second: **Zakaria** Vote: **Unanimous** Abstaining: **None**

75 Grand Mission Regional Detention Basin Sec. 1 C3P Defer
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: **Wolff** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

76 Granduer Park GP GP Approve
Staff recommendation: Grant the requested variance to exceed the block lengths along Mason Creek and Colonial Parkway and approve the general plan subject to the 101 form conditions.
Commission action: Granted the requested variance to exceed the block lengths along Mason Creek and Colonial Parkway and approved the general plan subject to the 101 form conditions.
Motion: **Kilkenny** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

77 Houston ISD De Chaumes Elementary School Subdivision C2R Approve
Staff recommendation: Grant the requested variance and approve the plat subject to the 101 form conditions.
Commission action: Granted the requested variance and approve the plat subject to the 101 form conditions.
Motion: **Sharp** Second: **Crooker** Vote: **Unanimous** Abstaining: **None**

78 Magnolia at Fleur Gardens Subdivision C2R Defer
Staff recommendation: Defer the requested variance and the plat for two weeks to allow time for the applicant to provide additional information and to review the permit and ownership history for the site.
Commission action: Deferred the requested variance and the plat for two weeks to allow time for the applicant to provide additional information and to review the permit and ownership history for the site.
Motion: **Segars** Second: **Wolff** Vote: **Unanimous** Abstaining: **None**

Commissioner Schlanger abstained and left the room.

79 Simon Printing Subdivision C2R Approve
Staff recommendation: Grant the requested variance and approve the plat subject to the 101 form conditions.
Commission action: Granted the requested variance and approved the plat subject to the 101 form conditions.
Motion: **Kilkenny** Second: **Rice** Vote: **Unanimous** Abstaining: **None**

Commissioner Schlanger returned.

80	Woodlands Village of Grogans Mill Lake Woodlands East Shore Sec. 10	C3P	Approve
81	Woodlands Village of Grogans Mill Lake Woodlands East Shore Sec. 11	C3P	Approve
82	Woodlands Village of Grogans Mill Lake Woodlands East Shore Sec. 12	C3P	Approve
83	Woodlands Village of Grogans Mill Lake Woodlands East Shore Sec. 13	C3P	Approve

Staff recommendation: Grant the requested variances and approve the plats subject to the 101 form conditions.

Commission action: Granted the requested variances and approve the plats subject to the 101 form conditions.

Motion: **Kilkenny** Second: **Sharp** Vote: **Carries** Opposed: **Crooker**

**E SPECIAL EXCEPTIONS
NONE**

F RECONSIDERATION OF REQUIREMENTS

84	Mody Center Subdivision	C2R	Approve
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Staff recommendation: Grant the requested reconsideration of requirement with the variance and approve the plat subject to the 101 form conditions.

Commission action: Granted the requested reconsideration of requirement with the variance and approve the plat subject to the 101 form conditions.

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

85	Town Site of Aldine Partial Replat No. 1	C3R	Defer
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Staff recommendation: Defer the requested reconsideration of requirement and 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 requested reconsideration of requirement and the plat for two weeks to allow time for the applicant to provide revised information and for Chapter 42 planning standards.

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

**G ADMINISTRATIVE
NONE**

H DEVELOPMENT PLAT VARIANCES

86	224 W. 16th Street	DPV	Approve
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Staff recommendation: Grant the requested variance.

Commission action: Granted the requested variance.

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

87 3007 Brazos Street **DPV** **Approve**
 Staff recommendation: Grant the requested variance.
 Commission action: Granted the requested variance.
 Motion: **Segars** Second: **Robinson** Vote: **Unanimous** Abstaining: **None**

I CERTIFICATES OF COMPLIANCE

88	Luis Anguiano	COC	Omit
89	Clifton R. Colwell	COC	Omit
90	Arlene Ansley	COC	Omit

J EXTENSIONS OF APPROVAL AND NAME CHANGES

91	Eagle Springs Sec. 39	EOA	Approve
92	Lakes at Northpointe Sec. 10	EOA	Approve
93	Olive Grove Independent Living Apartments	EOA	Approve
94	Ritchie Brothers Houston Subdivision	EOA	Approve
95	Twenty Three Zero Five West Alabama Street	EOA	Approve
96	World Houston International Business Center	EOA	Approve

Staff recommendation: Approve staff's recommendations for items **91 – 96**.
 Commission action: Approved staff's recommendations for items **91 – 96**.
 Motion: **Kilkenny** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

III. ESTABLISH A PUBLIC HEARING DATE OF DECEMBER 18, 2008 FOR:

- a. **Ektara Business Park Subdivision**
- b. **Houstons Skyscraper Shadow Sec. 2 Partial Replat No. 1**
- c. **Lakes of Parkway Sec. 20 Replat No. 1**
- d. **On Point Park Street Subdivision**
- e. **Piney Point Elementary School Subdivision**
- f. **Replat of Honey Circle Sec. 1 Partial Replat No. 1**
- g. **Woodlands Village of Creekside Park Sec. 10 Partial Replat No.1**
- h. **Woodlands Village of Creekside Park Sec. 11 Partial Replat No. 1**

Staff recommendation: Establish a public hearing date of December 18, 2008 for item **III a-h**.
 Commission action: Established a public hearing date of December 18, 2008 for item **III a-h**.
 Motion: **Sharp** Second: **Robinson** Vote: **Unanimous** Abstaining: **None**

IV. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR THE 1700 BLOCK OF BANKS STREET, NORTH AND SOUTH SIDES, BETWEEN DUNLAVY STREET AND WOODHEAD STREET

Staff recommendation: Approve the application and forward to City Council for approval.

Commission action: Approved the special minimum lot size area application for the 1700 block of Banks Street, North and South sides, between Dunlavy Street and Woodhead Street.

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

Speakers for Item IV: Susan Hilliard and Mary Lou Henry – supportive; Susan Cotton – opposed.

VI. PUBLIC HEARING AND CONSIDERATION OF LANDMARK DESIGNATION APPLICATIONS INITIATED BY THE OWNERS:

a. Ben M. Anderson House – 3740 Willowick Road

b. David D. Bruton-Caroline Wiess Law House – 2923 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 Designations of the Ben Anderson House at 3740 Willowick Road and the David D. Bruton-Caroline Wiess Law House at 2923 Inwood Drive.

Commission action: Accepted the recommendations of the Houston Archaeological and Historical Commission and recommends to City Council the Landmark Designations of the Ben M. Anderson House at 3740 Willowick Road and the David D. Bruton-Caroline Wiess Law House at 2923 Inwood Drive.

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

VII. PUBLIC HEARING AND CONSIDERATION OF LANDMARK AND PROTECTED LANDMARK DESIGNATION APPLICATIONS INITIATED BY THE OWNERS:

a. William A. Wilson House – 205 Bayland Avenue

b. Matthews-Johnson House – 1835 Cortlandt Street

c. William L. Clayton Summer House – 3376 Inwood Drive

d. Clarence O. Lamberth House – 2221 River Oaks Boulevard

e. R. B. Everett Building – 3118 Harrisburg Boulevard

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 William A. Wilson House at 205 Bayland Avenue; the Matthews-Johnson House at 1835 Cortlandt Street; the William L. Clayton Summer House at 3376 Inwood Drive; the Clarence O. Lamberth Home at 2221 River Oaks Boulevard and the R. B. Everett Building at 3118 Harrisburg Boulevard.

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 William A. Wilson House at 205 Bayland Avenue; the Matthews-Johnson House at 1835 Cortlandt Street; the William L. Clayton Summer House at 3376 Inwood Drive; the Clarence O. Lamberth House at 2221 River Oaks Boulevard and the R. B. Everett Building at 3118 Harrisburg Boulevard.

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

VIII. CONSIDERATION OF AN APPEAL OF THE DECISION OF THE HOUSTON ARCHAEOLOGICAL AND HISTORICAL COMMISSION ON OCTOBER 16, 2008 FOR THE DENIAL OF A CERTIFICATE OF APPROPRIATENESS FOR 1509 ARLINGTON STREET – HOUSTON HEIGHTS HISTORIC DISTRICT EAST

Staff recommendation: Affirm the decision of the Houston Archaeological and Historical Commission which was denial of the certificate of appropriateness as requested by the applicant.

Commission action: Not to affirm the decision of the Houston Archaeological and Historical Commission which was denial of the Certificate of Appropriateness application but to approve the application.

Motion: **Rice** Second: **Wolff** Vote: **Carries** Opposed:

Crooker, Garza, Robinson, Ross and Sharp.

Speakers for Item VIII: David Bush – opposed and Michael McEnrue - undetermined.

IX. PUBLIC HEARING AND CONSIDERATION OF PROPOSED AMENDMENTS TO CHAPTER 42

Staff recommendation: Table for committee review.

Commission action: Tabled for committee review.

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

Speaker for Item IX: Camilo Parra – undetermined.

VIII. EXCUSE THE ABSENCES OF THE HONORABLE ED EMMITT.

Commissioner Ed Emmitt's absences were excused.

**IX. PUBLIC COMMENT
NONE**

X. ADJOURNMENT

There being no further business brought before the Commission, Chair, Carol Abel Lewis, adjourned the meeting at 5:36 p.m.

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



Carol Abel Lewis, Chair



Marlene L. Gafrick, Secretary