

Minutes of the Houston Planning Commission

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

May 28, 2009
Meeting to be held in
Council Chambers, Public Level, City Hall Annex
2:30 p.m.

Call to order:

Vice Chair, Mark Kilkenny, called the meeting to order at 2:40 p.m. with a quorum present.

Carol Abel Lewis, Chair	Absent
Mark A. Kilkenny, Vice Chair	
John W. H. Chiang	
David Collins	Absent
Kay Crooker	
Sonny Garza	Absent
Jim Jard	Arrived at 2:50 p.m. during Item I
D. Fred Martinez	Left at 4:13 p.m. during Item 53
Robin Reed	
Richard A. Rice	Arrived at 2:46 p.m. during Item I
David Robinson	
Jeff Ross	
Lee Schlanger	
Algenita Segars	Absent
Talmadge Sharp, Sr.	Absent
Jon N. Strange	
Beth Wolff	
Shaukat Zakaria	
The Honorable Ed Emmett	Absent
Mark J. Mooney for The Honorable Ed Chance	Left at 4:05 p.m. during Item 50
The Honorable Grady Prestage	

EXOFFICIO MEMBERS

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

CHAIRMAN'S REPORT

NONE

APPROVAL OF THE MAY 14, 2009 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the May 14, 2009 Planning Commission Meeting Minutes.

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

I. PRESENTATION OF PROPOSED CHAPTER 42 AMENDMENTS

The presentation was given by Michael Kramer, Assistant Director, Planning and Development Department.

Speaker for Item I: Council Member Jolanda Jones – undecided.

The Director's Report was given at this time.

DIRECTOR'S REPORT

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

II. PLATTING ACTIVITY (Consent items A and B, 1 - 49)

Items removed for separate consideration: **4, 27, 31 and 34**. Item **2** was taken separately to allow for speakers.

Staff's recommendation: Approve staff's recommendations for items 1 - 49 subject to the 101 form conditions.

Commission action: Approved staff's recommendations for items 1 - 49 subject to the 101 form conditions.

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

Commissioners Jard, Rice and Ross abstained and left the room.

Staff's recommendation: Approve staff's recommendation for item **4, 27, 31 and 34** subject to the 101 form conditions.

Commission action: Approved staff's recommendation for item **4, 27, 31 and 34** subject to the 101 form conditions.

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

Commissioners Jard, Rice and Ross returned.

Item 2 is taken at this time.

2 Almeda Genoa Plaza Subdivision

C3P

Approve

Staff recommendation: Approve the plat subject to the 101 form conditions.

Commission action: Approved the plat subject to the 101 form conditions.

Motion: **Jard** Second: **Strange** Vote: **Carries**

Opposed: **Crooker**

Speakers for Item 2: Eartha Rayborn and Rev. Richard Rayburn – opposed.

C PUBLIC HEARINGS

50 Balconies of Bomar 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: **Jard** Second: **Robinson** Vote: **Unanimous** Abstaining: **None**
Speaker for Item 50: Mark Loethen, Public Works and Engineering.

Commissioner Schlanger abstained and left the room.

51 Highland Village 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: **Reed** Vote: **Unanimous** Abstaining: **None**

Commissioner Schlanger returned.

Commissioner Rice abstained and left the room.

52 Rock Creek Sec. 5 Amending Plat C3N Approve
No. 1 Partial Replat No. 1 and Extension
Subdivision
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: **Chiang** Vote: **Unanimous** Abstaining: **None**

Commissioner Rice returned.

D VARIANCES

53 Avenue Place Subdivision 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 for Chapter 42 Planning Standards.
Motion: **Reed** Second: **Robinson** Vote: **Unanimous** Abstaining: **None**

54 Fenchurch Subdivision C2 Defer
Staff recommendation: Defer the plat for two weeks to allow time for the applicant to provide revised information and to meet with Council Member Peter Brown's office and with the Old Six Ward Neighborhood Association.
Commission action: Deferred the plat for two weeks to allow time for the applicant to provide revised information and to meet with Council Member Peter Brown's office and with the Old Six Ward Neighborhood Association.
Motion: **Ross** Second: **Crooker** Vote: **Unanimous** Abstaining: **None**

55 LDSR Subdivision 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 for Chapter 42 Planning Standards.
Motion: **Crooker** Second: **Reed** Vote: **Unanimous** Abstaining: **None**
Speaker for Item 55: Theresa Wright – undetermined.

56 Trinity Lutheran Church Downtown Subdivision C2 Approve
Staff recommendation: Grant the requested variances and the reconsideration of requirements and approve the plat subject to the 101 form conditions.
Commission action: Granted the requested variances and the reconsideration of requirements and approved the plat subject to the 101 form conditions.
Motion: **Jard** Second: **Crooker** Vote: **Unanimous** Abstaining: **None**
Speaker for Item 56: Rev. Michael Dorn – supportive.

57 Valley West Elementary School Subdivision C3R Defer
Staff recommendation: Defer the plat for two weeks to allow time for the applicant to provide revised information and for further study and review of the adjoining parks property.
Commission action: Deferred the plat for two weeks to allow time for the applicant to provide revised information and for further study and review of the adjoining parks property.
Motion: **Jard** Second: **Schlanger** Vote: **Unanimous** Abstaining: **None**
Speaker for Item 57: Sheldon Weisfield – undecided.

**E SPECIAL EXCEPTIONS
NONE**

F RECONSIDERATION OF REQUIREMENTS

58 Brownstone Business Condos Two Subdivision C2 Approve
Staff recommendation: Grant the requested reconsideration of requirement and approve the plat subject to the 101 form conditions.
Commission action: Granted the requested reconsideration of requirement and approved the plat subject to the 101 form conditions.
Motion: **Rice** Second: **Reed** Vote: **Unanimous** Abstaining: **None**

59 Timbergrove Gardens Subdivision C2 Approve
Staff recommendation: Grant the requested reconsideration of requirement and approve the plat subject to the 101 form conditions.
Commission action: Granted the requested reconsideration of requirement and approved the plat subject to the 101 form conditions.
Motion: **Jard** Second: **Robinson** Vote: **Unanimous** Abstaining: **None**
Speaker for Item 59: Mary Lou Henry – supportive.

60 Westfield Properties Subdivision C2 Approve
Staff recommendation: Deny the requested variance and the reconsideration of requirement and approve the plat subject to the 101 form conditions.
Commission action: Denied the requested variance and the reconsideration of requirement and approved the plat subject to the 101 form conditions.
Motion: **Jard** Second: **Rice** Vote: **Unanimous** Abstaining: **None**

61 Yupon Patio Homes Subdivision C2R Defer
Staff recommendation: Grant the requested variance and the reconsideration of requirement and approve the plat subject to the 101 form conditions.
Commission action: Deferred the plat for two weeks to allow time for the applicant to provide revised information and for further study and review.
Motion: **Robinson** Second: **Strange** Vote: **Carries** Opposed: **Reed, Ross and Schlanger**
Speakers for Item 61: Larry Albert and Gary Cerasuolo – opposed; Mr. Alvin – undetermined and Mr. Maurice Kass – supportive.

**G ADMINISTRATIVE
NONE**

H DEVELOPMENT PLAT VARIANCES

62 315 Woolworth Street DVP Disapprove
Staff recommendation: Disapprove the requested development plat variance.
Commission action: Disapproved the requested development plat variance.
Motion: **Crooker** Second: **Zakaria** Vote: **Unanimous** Abstaining: **None**
Speakers for Item 62: Carlos Cabral – supportive and Sonia Murillo – opposed.

63 12809 Alameda Genoa Road DVP Omitted

I CERTIFICATES OF COMPLIANCE

64 Colony Ridge Ltd. COC Approve
65 Vic Cherubini COC Approve
Staff recommendation: Issue the Certificates of Compliance for items **64 – 65**.
Commission action: Issued the Certificates of Compliance for items **64 – 65**.
Motion: **Reed** Second: **Wolff** Vote: **Unanimous** Abstaining: **None**

J EXTENSIONS OF APPROVAL AND NAME CHANGES

66	Arbor School Subdivision	EOA	Approve
67	Buffalo Lakes Apartments	EOA	Approve
68	Centro De Restauracion El Shaddai (Previously Centro De Restauracion El Shaddai)	NC	Approve
69	Cinco Ranch Southwest Sec. 10	EOA	Approve
70	Lakeshore Sec. 11	EOA	Approve
71	Parkway Properties CE King Sec. 1	EOA	Approve
72	Villages of Northpointe Sec. 15	EOA	Approve
73	Water Haven at Bridgeland Sec. 4	EOA	Approve
74	Westbrooke Cornerbrook Apartments	EOA	Approve

Staff recommendation: Approve staff's recommendations for items **66 – 74**.

Commission action: Approved staff's recommendations for items **66 – 74**.

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

III. ESTABLISH A PUBLIC HEARING DATE OF JUNE 25, 2009 FOR:

- a. **Monsour Eight Subdivision**
- b. **Villas at Brentwood Partial Replat No. 1**

Staff recommendation: Establish a public hearing date of June 25, 2009 for items **III a - b**.

Commission action: Established a public hearing date of June 25, 2009 for items **III a - b**.

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

IV. PUBLIC HEARING AND CONSIDERATION OF LANDMARK DESIGNATION APPLICATION INITIATED BY THE OWNERS:

- a. **St. John Missionary Baptist Church – 2222 Gray Avenue**
- b. **T. J. and Ruth Bettes House – 1059 Kirby Drive**
- c. **Henderson – Scurlock House – 3663 Del Monte Drive**
- d. **James Lockhart Autry House – 5 Courtlandt Place**

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 St. John Missionary Baptist Church at 2222 Gray Avenue; T. J. and Ruth Bettes House at 1059 Kirby Drive; Henderson – Scurlock House at 3663 Del Monte Drive and the James Lockhart Autry House at 5 Courtlandt Place.

Commission action: Accepted the recommendations of the Houston Archaeological and Historical Commission and recommends to City Council the Landmark Designation of the St. John Missionary Baptist Church at 2222 Gray Avenue; T. J. and Ruth Bettes House at 1059 Kirby Drive; Henderson – Scurlock House at 3663 Del Monte Drive and the James Lockhart Autry House at 5 Courtlandt Place.

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

V. EXCUSE THE ABSENCES OF COMMISSIONER PRESTAGE

The Honorable Grady Prestage absences are excused.

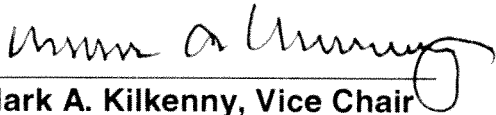
VI. PUBLIC COMMENT

Speaker: Jane Kay Hillwest

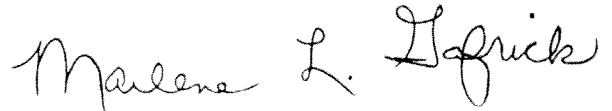
VII. ADJOURNMENT

There being no further business brought before the Commission, Vice Chair, Mark A. Kilkenny, adjourned the meeting at 5:33 p.m.

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



Mark A. Kilkenny, Vice Chair



Marlene L. Gafrick, Secretary