

Minutes of the Houston Planning Commission

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

October 1, 2009
Meeting to be held in
Council Chambers, Public Level, City Hall Annex
2:30 p.m.

Call to order:

Chair, Carol Lewis, called the meeting to order at 2:37 p.m. with a quorum present.

Carol Abel Lewis, Chair	
Mark A. Kilkenny, Vice Chair	Absent
John W. H. Chiang	
David Collins	Left at 3:46 p.m. during item 69
Kay Crooker	
Sonny Garza	
Jim Jard	Absent
D. Fred Martinez	Left at 4:04 p.m. during item 77
Robin Reed	
Richard A. Rice	
David Robinson	
Jeff Ross	
Lee Schlanger	
Algenita Segars	
Talmadge Sharp, Sr.	Arrived at 2:49 p.m. during item 23
Jon N. Strange	Absent
Beth Wolff	
Shaukat Zakaria	
The Honorable Ed Chance	Absent
Jackie Freeman for	Arrived at 2:39 p.m. during special presentation to the family of the late Vernon Henry
The Honorable Ed Emmett	
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 A. Lewis, Chair, Houston Planning Commission. Commissioner Lewis and Marlene L. Gafrick, Director, Planning and Development Department presented a plaque to the family of the late Vernon Henry in honor of his career accomplishments and contributions to the city of Houston.

DIRECTOR'S REPORT

NONE

I. PLATTING ACTIVITY (Consent items A and B, 1- 53)

Items removed for separate consideration: **4, 5, 29, 30, 32, 33, 38, 51, 52, 53, and 57**. Item **23** was taken separately to allow for speakers.

Staff recommendation: Approve staff's recommendation for items **1 - 65** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for items **1 - 65** subject to the CPC 101 form conditions.

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

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

Staff recommendation: Approve staff's recommendation for items **4, 5, 29, 30, 32, 33, 38, 51, 52, 53, and 57** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for items **4, 5, 29, 30, 32, 33, 38, 51, 52, 53, and 57** subject to the CPC 101 form conditions.

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

Speaker for item 23: Dayton L. Spain, Jr. – opposed.

Commissioners Rice, Ross, and Schlanger returned.

Item 23 is taken at this time.

23 Memorial Park Estates Subdivision

C3P

Disapprove

Staff recommendation: Disapprove the plat.

Commission action: Accepted the applicant's decision to withdraw the application and waived the reapplication fee.

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

Speaker for item 23: Dayton L. Spain, Jr. – applicant.

APPROVAL OF THE SEPTEMBER 17, 2009 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the September 17, 2009 Planning Commission Meeting Minutes with the requested corrections.

Motion: **Garza** Second: **Chiang** Vote: **Carries** Abstaining: **Reed and Schlanger**

C PUBLIC HEARINGS

Items **70, 71, and 72** are taken out of order at this time. The items were taken together but action was taken separately for each by the Commission.

Commission Schlanger abstained and left the room.

70 Upland Park Partial Replat No. 1 C3N Defer
Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Deferred the plat for two weeks to allow time for further study and review and continue the public hearing at that time.
Motion: **Collins** Second: **Crooker** Vote: **Unanimous** Abstaining: **None**
Speakers for item 70: Cynthia Bundrew and Council Member Toni Lawrence - undecided, Belinda King - applicant.

71 Upland Park Partial Replat No. 2 C3N Defer
Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Deferred the plat for two weeks to allow time for further study and review and continue the public hearing at that time.
Motion: **Zakaria** Second: **Robinson** Vote: **Unanimous** Abstaining: **None**

72 Upland Park Partial Replat No. 3 C3N Defer
Staff recommendation: Grant the requested variances and approve the plat subject to the CPC 101 form conditions.
Commission action: Deferred the plat for two weeks to allow time for further study and review and continue the public hearing at that time.
Motion: **Zakaria** Second: **Wolff** Vote: **Unanimous** Abstaining: **None**

66 Bobbitt Heights Replat No. 1 C3N Approve
Staff recommendation: Deny the requested variances and disapprove the plat.
Commission action: Granted the requested variances and approved the plat subject to making a payment of about \$700 per dwelling unit into the parks fund or providing parks space and subject to the CPC 101 form conditions.
Motion: **Reed** Second: **Zakaria** Vote: **Carries** Opposed: **Garza and Sharp**
Abstaining: **Collins**
Speakers for item 66: Mary Lou Henry – supportive and Mark Loethen, Public Works and Engineering.

Commissioner Schlanger returned.

67 Eagle Ranch West Sec. 1 Partial Replat No. 3 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: **Collins** Second: **Rice** Vote: **Unanimous** Abstaining: **None**

68 Forest Oaks Addition Sec. 3 Partial Replat No. 1 C3N Approve
Staff recommendation: Accept the applicant's withdrawal and establish a new public hearing date of October 29, 2009.
Commission action: Accepted the applicant's withdrawal and established a new public hearing date of October 29, 2009.
Motion: **Ross** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

69 Raintree Place Sec. 3 C3N Approve
Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Grant the requested variance and approved the plat subject to the CPC 101 form conditions.
Motion: **Wolff** Second: **Rice** Vote: **Unanimous** Abstaining: **None**
Speaker for item 69: Fred Schwartz – undecided.

D VARIANCES

73 AME Business Park Subdivision C2 Defer
Staff recommendation: Defer the plat for two weeks to allow the applicant time to submit a General Plan and revised information and chapter 42 planning standards.
Commission action: Deferred the plat for two weeks to allow the applicant time to submit a General Plan and revised information and chapter 42 planning standards.
Motion: **Chiang** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

74 Atco Valley Subdivision C2 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: **Wolff** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

75 Hobby Business Center Industrial Park Sec. 4 C2 Defer
Staff recommendation: Defer the plat for two weeks to allow time for the applicant to provide additional and revised information and for chapter 42 planning standards.
Commission action: Deferred the plat for two weeks to allow time for the applicant to provide additional and revised information and for chapter 42 planning standards.
Motion: **Sharp** Second: **Chiang** Vote: **Unanimous** Abstaining: **None**

76 Ninfas on Navigation subdivision Replat No. 1 C2R Defer
Staff recommendation: Defer the plat for two weeks to allow time for the applicant to coordinate with the Planning and Development Department and the Public Works & Engineering Department on concerns over the proposed site plan and potential construction within the public right-of-way.
Commission action: Deferred the plat for two weeks to allow time for the applicant to coordinate with the Planning and Development Department and the Public Works & Engineering Department on concerns over the proposed site plan and potential construction within the public right-of-way.
Motion: **Reed** Second: **Robinson** Vote: **Unanimous** Abstaining: **None**

**E SPECIAL EXCEPTIONS
NONE**

**F RECONSIDERATION OF REQUIREMENTS
NONE**

**G ADMINISTRATIVE
NONE**

H DEVELOPMENT PLAT VARIANCES

- 77 501 Archer Street** **DPV** **Approve**
 Staff recommendation: Grant the requested variance.
 Commission action: Granted the requested variance.
 Motion: **Zakaria** Second: **Garza** Vote: **Carries** Opposed: **Rice and Robinson**
- 78 3460 Meadow Lake Lane** **DVP** **Defer**
 Staff recommendation: Defer the requested variance for two weeks to allow time for the applicant to meet with the neighborhood, River Oaks Property Owners (ROPO), or other stakeholder group.
 Commission action: Deferred the requested variance to allow time for the applicant to meet with the neighborhood, River Oaks Property Owners (ROPO), or other stakeholder group.
 Motion: **Robinson** Second: **Garza** Vote: **Unanimous** Abstaining: **None**
 Speaker for item 78: Max Hendrick – opposed.
- 79 725 Ralfallen Street** **DVP** **Approve**
 Staff recommendation: Grant the requested variance to allow the addition to be constructed at the 3-foot building setback and match that of the existing façade.
 Commission action: Granted the requested variance to allow the addition to be constructed at the 3-foot building setback and match that of the existing façade.
 Motion: **Rice** Second: **Zakaria** Vote: **Carries** Opposed: **Crooker**
- I CERTIFICATES OF COMPLIANCE**
NONE
- J EXTENSIONS OF APPROVAL AND NAME CHANGES**
- 80 Brunswick Meadows Sec. 15** **EOA** **Approve**
81 Joe Myers Toyota Subdivision **EOA** **Approve**
82 Klein ISD High School No. 5 Subdivision **EOA** **Approve**
 Staff recommendation: Approve staff's recommendation for items **80-82**.
 Commission action: Approved staff's recommendation for items **80-82**.
 Motion: **Sharp** Second: **Wolff** Vote: **Carries** Abstaining: **Ross on item 80**
- II. ESTABLISH A PUBLIC HEARING DATE OF OCTOBER 29, 2009 FOR:**
a. North Post Oak Estates Amending Plat No. 1 Partial Replat No. 1
 Staff's recommendation: Establish a public hearing date of October 29, 2009 for item **II a**.
 Commission action: Established a public hearing date of October 29, 2009 for item **II a**.
 Motion: **Rice** Second: **Chiang** Vote: **Unanimous** Abstaining: **None**
- III. PUBLIC HEARING AND CONSIDERATION OF ARCHAEOLOGICAL SITE DESIGNATION APPLICATION INITIATED BY THE OWNER FOR THE FROST TOWN ARCHAEOLOGICAL SITE AT 80 SPRUCE STREET**
 Staff recommendation: Establish a public hearing and consideration of Archaeological Site Designation Application initiated by the owner for the Frost Town Archaeological site at 80 Spruce Street.
 Commission action: Established a public hearing and consideration of Archaeological Site Designation Application initiated by the owner for the Frost Town Archaeological site at 80 Spruce Street.
 Motion: **Robinson** Second: **Ross** Vote: **Unanimous** Abstaining: **None**

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

a. The Frost Town Archeological Site – 80 Spruce 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 Frost Town Archeological Site at 80 Spruce 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 Frost Town Archeological Site at 80 Spruce Street.

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

b. The Sidney Sherman Brady House - 3802 Wilmer 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 Sidney Sherman Brady House at 3802 Wilmer 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 Sidney Sherman Brady House at 3802 Wilmer Street.

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

V. EXCUSE THE ABSENCES OF COMMISSIONERS REED AND SCHLANGER

Commissioner Reed and Schlanger's absences are excused.

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


VI. PUBLIC COMMENT


Commission Chair Carol A. Lewis made an announcement regarding the Blueprint Houston event which will be held at the George R. Brown Convention Center Saturday October 3, 2009.

IV. ADJOURNMENT

There being no further business brought before the Commission, Chair Carol A. Lewis, adjourned the meeting at 4:37 p.m.

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


Carol A. Lewis, Chair


Marlene L. Gafrick, Secretary