

## Minutes of the Houston Planning Commission

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

June 5, 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 2:36 p.m. with a quorum present.**

Carol Abel Lewis, Chair	
Mark A. Kilkenny, Vice Chair	
John W. H. Chiang	
David Collins	Absent
Kay Crooker	
Sonny Garza	Arrived at 2:49 p.m.
Jim Jard	
D. Fred Martinez	
Robin Reed	
Richard A. Rice	
David Robinson	
Jeff Ross	Absent
Lee Schlanger	Absent
Algenita Segars	Arrived at 2:56 p.m.
Talmadge Sharp, Sr.	Absent
Jon N. Strange	
Beth Wolff	
Shaukat Zakaria	Absent
The Honorable Ed Emmett	Absent
Mark J. Mooney for:	
The Honorable Ed Chance	
D. Jesse Hegemier for:	
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**

**DIRECTOR'S REPORT**

The Director's report was given by Michael Schaffer, Assistant Director, Planning and Development Department.

**APPROVE THE MAY 22, 2008 PLANNING COMMISSION MEETING MINUTES**

Commission action: Deferred the May 22, 2008 Planning Commission Meeting Minutes for two weeks for further study and review.

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

**APPROVE THE MAY 22, 2008 AND JUNE 5, 2008 PLANNING COMMISSION MEETING MINUTES**

**I. PLATTING ACTIVITY (Consent items A and B, 1- 86)**

Items removed for separate consideration: **6, 7, 31 and 40**. Items **2** and **45** were changed from defer to approve; item **36** was changed from approve to withdrawn at the applicants request and item **39** was changed from approve to defer.

Staff recommendation: Approve staff's recommendations for items **1- 86** subject to the 101 form conditions.

Commission action: Approved staff's recommendations for items **1- 86** subject to the 101 form conditions.

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

**Commissioners Kilkenny and Rice abstained and left the room.**

Staff recommendation: Approve staff's recommendation for items **6, 7, 31 and 40**, subject to the 101 form conditions.

Commission action: Approved staff's recommendation for items **6, 7, 31 and 40** subject to the 101 form conditions.

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

**Commissioners Kilkenny and Rice returned.**

**C PUBLIC HEARINGS**

**87 Grants Trace 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: **Wolff** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**

**88 Greensbrook Sec. 5 Partial Replat No. 1**

**C3N**

**Withdrawn**

Motion: **Kilkenny** Second: **Chiang**

Vote: **Unanimous**

Abstaining: **None**

**89 Greensbrook Sec. 5 Partial Replat No. 2**

**C3N**

**Withdrawn**

Motion: **Reed** Second: **Crooker**

Vote: **Unanimous**

Abstaining: **None**

**90 Our Lady of Czestochowa Catholic Church 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: **Crooker** Vote: **Unanimous** Abstaining: **None**

**91 Villas of Longmont 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: **Crooker** Second: **Wolff** Vote: **Unanimous** Abstaining: **None**

**D VARIANCES**

**92 Bammel Meadows Subdivision C2 Defer**  
 Staff recommendation: Defer the plat for two weeks for traffic analysis review and to coordinate with Harris County.  
 Commission action: Deferred the plat for two weeks for traffic analysis review and to coordinate with Harris County.  
 Motion: **Kilkenny** Second: **Crooker** Vote: **Unanimous** Abstaining: **None**

**93 Bridges of Lake Houston GP Withdrawn**

**94 Eagle Lane Plaza Subdivision C2 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 the 101 form conditions.  
 Motion: **Rice** Second: **Chiang** Vote: **Unanimous** Abstaining: **None**

**95 McCarty Radiator Subdivision C2R Defer**  
 Staff recommendation: Defer the plat for two week to allow the applicant time to provide additional information.  
 Commission action: Deferred the plat for two week to allow the applicant time to provide additional information.  
 Motion: **Reed** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**

**96 Northgate Crossing MUD No. 2 Sanitary Sewer Lift Station No. 8 C2 Defer**  
 Staff recommendation: Defer the plat for two weeks to allow applicant time to provide revised information and for chapter 42 planning standards.  
 Commission action: Deferred the plat for two weeks to allow applicant time to provide revised information and for chapter 42 planning standards.  
 Motion: **Strange** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

**Commissioner Rice abstained and left the room.**

**97 Parkside Trails Sec. 2 C3P Defer**  
Staff recommendation: Defer the plat for two weeks to allow the applicant time to provide revised information and for Chapter 42 planning standards.  
Commission action: Deferred the plat for two weeks to allow applicant time to provide revised information and for Chapter 42 planning standards.  
Motion: **Kilkenny** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

**Commissioner Rice returned.**

**98 Peek Road South, Of Canal Road, to SH 99 GP GP Defer**  
Staff recommendation: Defer the general plan for two weeks to allow applicant time to provide revised information in order to coordinate with traffic and Texas Department of Transportation.  
Commission action: Deferred the general plan for two weeks to allow applicant time to provide revised information in order to coordinate with traffic and Texas Department of Transportation.  
Motion: **Reed** Second: **Crooker** Vote: **Unanimous** Abstaining: **None**

**99 Quitman Estates Subdivision C2R Disapproved**  
Staff recommendation: Deny the requested variance and disapprove the plat.  
Commission action: Denied the requested variance and disapproved the plat.  
Motion: **Crooker** Second: **Robinson** Vote: **Carries** Opposed:

**Martinez, Segars and Wolff**  
Speaker for item 99: Eric Casarez – supportive.

**100 Spring Trace Business Park GP GP Defer**  
Staff recommendation: Defer the general plan for two weeks to allow applicant time to provide revised information.  
Commission action: Deferred the general plan for two weeks to allow applicant time to provide revised information.  
Motion: **Kilkenny** Second: **Reed** Vote: **Unanimous** Abstaining: **None**

**101 Tamez Plaza Subdivision C2 Defer**  
Staff recommendation: Defer the plat for two weeks to allow applicant time to provide additional information and to identify all existing easements listed in the title commitment.  
Commission action: Defer the plat for two weeks to allow applicant time to provide additional information and to identify all existing easements listed in the title commitment.  
Motion: **Wolff** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

**102 Windfern Vista Business Park Sec. 1 C2 Defer**  
Staff recommendation: Defer the plat for two weeks to allow applicant time to provide additional information.  
Commission action: Deferred the plat for two weeks to allow applicant time to provide additional information.  
Motion: **Kilkenny** Second: **Reed** Vote: **Unanimous** Abstaining: **None**

**E SPECIAL EXCEPTIONS**

**103 Brunswick Meadows Sec. 15 C3P Withdrawn**

## F RECONSIDERATION OF REQUIREMENTS

### 104 Hawks Landing Sec. 1

C3P

Approve

Staff recommendation: Grant the requested reconsideration of requirement, special exception and approve the plat subject to the 101 form conditions.

Commission action: Granted the requested reconsideration of requirement, special exception and approved the plat subject to the 101 form conditions.

Motion: **Garza**

Second: **Chiang**

Vote: **Unanimous**

Abstaining: **None**

## G ADMINISTRATIVE

NONE

## H DEVELOPMENT PLAT VARIANCES

### 105 1114 W. 9<sup>th</sup> Street

DPV

Approve

Staff recommendation: Grant the requested variance.

Commission action: Granted the requested variance.

Motion: **Rice**

Second: **Crooker**

Vote: **Unanimous**

Abstaining: **None**

### 106 1929 Sharp Place

DPV

Defer

Staff recommendation: Defer the plat for two weeks to allow time for the applicant to coordinate with the Department of Public Works & Engineering.

Commission action: Deferred the plat for two weeks to allow time for the applicant to coordinate with the Department of Public Works & Engineering.

Motion: **Kilkenny**

Second: **Wolff**

Vote: **Unanimous**

Abstaining: **None**

### 107 2202 Addison Road

DPV

Defer

Staff recommendation: Defer the plat for two weeks to allow time for staff to coordinate with the Urban Forester.

Commission action: Deferred the plat for two weeks to allow time for staff to coordinate with the Urban Forester.

Motion: **Kilkenny**

Second: **Strange**

Vote: **Unanimous**

Abstaining: **None**

### 108 2416 Brazos Street

DPV

Approve

Staff recommendation: Grant the requested variance.

Commission action: Granted the requested variance.

Motion: **Jard**

Second: **Strange**

Vote: **Unanimous**

Abstaining: **None**

### 109 2710 Louisiana Street

DPV

Approve

Staff recommendation: Grant the requested variance.

Commission action: Granted the requested variance.

Motion: **Segars**

Second: **Robinson**

Vote: **Unanimous**

Abstaining: **None**

**110 704 Willard Street**

**DPV**

**Defer**

Staff recommendation: Defer the requested variance for two weeks to allow time for staff to coordinate with the Department of Public Works & Engineering.

Commission action: Deferred the requested variance for two weeks to allow time for staff to coordinate with the Department of Public Works & Engineering.

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

**111 705 Sabine Street**

**DPV**

**Approve**

Staff recommendation: Grant the requested variance.

Commission action: Granted the requested variance.

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

**I CERTIFICATES OF COMPLIANCE**

<b>112</b>	<b>All Community Veterinary Clinic</b>	<b>COC</b>	<b>Disapprove</b>
<b>113</b>	<b>B. L. Carrell</b>	<b>COC</b>	<b>Approve</b>
<b>114</b>	<b>Leyda Rodriguez</b>	<b>COC</b>	<b>Approve</b>
<b>115</b>	<b>Ramona Chavarria</b>	<b>COC</b>	<b>Approve</b>
<b>116</b>	<b>Ramona Chavarria</b>	<b>COC</b>	<b>Approve</b>
<b>117</b>	<b>Saul Delgado</b>	<b>COC</b>	<b>Approve</b>
<b>118</b>	<b>Joe Wigginton</b>	<b>COC</b>	<b>Approve</b>
<b>119</b>	<b>Maribel De Leon</b>	<b>COC</b>	<b>Approve</b>
<b>120</b>	<b>Anthony Chevalier</b>	<b>COC</b>	<b>Approve</b>
<b>121</b>	<b>Jack B. Rice</b>	<b>COC</b>	<b>Approve</b>
<b>122</b>	<b>Gerald J. Anderson and Beverly J. Earl</b>	<b>COC</b>	<b>Approve</b>
<b>123</b>	<b>Chasewood Technology Park</b>	<b>COC</b>	<b>Approve</b>

Staff recommendation: Issue the Certificates of Compliance for items **113 – 123** and disapproved the Certificate of Compliance for item **112**.

Commission action: Issued the Certificates of Compliance for items **113 – 123** and disapproved the Certificate of Compliance for item **112**.

Motion: **Strange** Second: **Martinez** Vote: **Unanimous** Abstaining: **None**

**J EXTENSIONS OF APPROVAL AND NAME CHANGES**

- |     |   |     |         |
|-----|---|-----|---------|
| 124 | Alta Pines Forest Apartments                                  | EOA | Approve |
| 125 | Birnamwood Drive from Fern Hill Drive South to HCFC Ditch STD | NC  | Approve |
| 126 | Houston Oaks Sec. 1 (Previously Terra Verde Sec. 2)           | NC  | Approve |
| 127 | Vintage Royale Sec. 2   | EOA | Approve |

Staff recommendation: Approve staff's recommendations for items 124 - 127.

Commission action: Approved staff's recommendations for items 124 - 127.

Motion: **Reed** Second: **Wolff** Vote: **Unanimous** Abstaining:

**Kilkenny** on items 124-127.

**II. ESTABLISH A PUBLIC HEARING DATE OF JULY 3, 2008 FOR:**

- a. **Adrians Place Subdivision**
- b. **Caceres partial replat no. 2**
- c. **Caceres partial replat no. 3**
- d. **Condos at Jackson Heights Subdivision**
- e. **Hajjar Brothers Subdivisiion**
- f. **Royal Gulf Plaza**

Staff recommendation: Establish a public hearing date of July 3, 2008 for item II a-f.

Commission action: Established a public hearing date of July 3, 2008 for item II a-f.

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

**III. EXCUSE THE ABSENCES OF THE HONORABLE ED CHANCE AND THE HONORABLE ED EMMETT**

Honorable Ed Chance's and Honorable Ed Emmett's absences were excused.

**IV. PUBLIC COMMENTS**

Speaker for item IV: Mary Lou Henry.

**V. ADJOURNMENT**

There being no further business, Chair, Carol Abel Lewis, adjourned the meeting at 3:39 p.m.

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

  
Carol Abel Lewis, Chair

  
Marlene L. Gafrick, Secretary