

Minutes of the Houston Planning Commission

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

July 31, 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	Arrived at 2:37 p.m. during Chair's report
Kay Crooker	Arrived at 4:21 p.m. During Item IV
Sonny Garza	
Jim Jard	Left at 3:38 during Item 114
D. Fred Martinez	Absent
Robin Reed	
Richard A. Rice	
David Robinson	
Jeff Ross	
Lee Schlanger	
Algenita Segars	Absent
Talmadge Sharp, Sr.	Absent
Jon N. Strange	Arrived at 3:04 p.m.
Beth Wolff	
Shaukat Zakaria	
The Honorable Ed Emmett	Absent
The Honorable Ed Chance	Absent
D. Jesse Hegemier for:	Left at 3:21 p.m. during Item 109
The Honorable Grady Prestage	

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.

DIRECTOR'S REPORT

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

Item I. was taken out of order at this time.

I. CITY MOBILITY PLANNING PRESENTATION

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

APPROVAL OF THE JULY 17, 2008 PLANNING COMMISSION MEETING MINUTES

The July 17, 2008 Planning Commission were deferred for two weeks because they were omitted from the agenda packet.

II. PLATTING ACTIVITY (Consent items A and B, 1- 100)

Items removed for separate consideration: **8, 9, 24, 41, 42, 45, 58, 61, 68 and 79**. Staff recommendation: Approve staff's recommendations for items **1- 100** subject to the 101 form conditions.

Commission action: Approved staff's recommendations for items **1- 100** subject to the 101 form conditions.

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

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

Staff recommendation: Approve staff's recommendation for items **8, 9, 24, 41, 42, 45, 58, 61, 68 and 79** subject to the 101 form conditions.

Commission action: Approved staff's recommendation for items **8, 9, 24, 41, 42, 45, 58, 61, 68 and 79** subject to the 101 form conditions.

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

Commissioners Rice, Ross and Schlanger returned.

C PUBLIC HEARINGS

101 Brookhollow Townsite Subdivision C3N Defer

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

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

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

Speaker for Item 101: Cindy Dobias-Mleak – Opposed.

102 Childress Court Sec. 2 **C3N** **Defer**
Staff recommendation: Defer the plat for two weeks for further study and legal review.
Commission action: Deferred the plat for two weeks for further study and legal review.
Motion: **Kilkenny** Second: **Robinson** Vote: **Unanimous** Abstaining: **None**

Commissioner Schlanger abstained and left the room.

103 Hilshire Lakes Sec. 1 Partial Replat No. 2 **C3N** **Defer**
Staff recommendation: Defer the plat for two weeks for further study and legal review.
Commission action: Deferred the plat for two weeks for further study and legal review.
Motion: **Wolff** Second: **Reed** Vote: **Unanimous** Abstaining: **None**

Commissioner Schlanger returned.

104 Hughes Park 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: **Chiang** Second: **Zakaria** Vote: **Unanimous** Abstaining: **None**

105 Kipp Inc. MLK 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: **Robinson** Vote: **Unanimous** Abstaining: **None**
Speakers for Item 105: Lorrie Alexander Sr., Sarah Caldwell, Council Member Jolanda Jones and Ramond Thompson – all were undecided.

106 Perez Warehouse Subdivision **C3N** **Defer**
Staff recommendation: Defer the plat for two weeks for further study and legal review of deed restrictions.
Commission action: Deferred the plat for two weeks for further study and legal review of deed restrictions.
Motion: **Collins** Second: **Chiang** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

107 Arellano Court 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: **Rice** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

108 Beechnut Boulevard Street Extension

GP

Approve

Staff recommendation: Grant the requested variance and approve the general plan subject to the 101 form conditions.

Commission action: Granted the requested variance and approved the general plan subject to the 101 form conditions.

Motion: **Kilkenny**

Second: **Chiang**

Vote: **Unanimous**

Abstaining: **None**

109 Cupp Subdivision

C2

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: **Garza**

Second: **Strange**

Vote: **Unanimous**

Abstaining: **None**

110 Heights Garden Subdivision

C2R

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: **Reed**

Vote: **Unanimous**

Abstaining: **None**

111 McCarty Radiator 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 the 101 form conditions.

Motion: **Zakaria**

Second: **Reed**

Vote: **Unanimous**

Abstaining: **None**

112 Saint Arnoldville 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: **Chiang**

Second: **Kilkenny**

Vote: **Unanimous**

Abstaining: **None**

113 Sherfield Feagan 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: **Rice**

Second: **Zakaria**

Vote: **Unanimous**

Abstaining: **None**

Speaker for Item 113: Mary Lou Henry – supportive.

114 Stonebridge Ellington Sec. 1 **C2** **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 101 form conditions.
Motion: **Reed** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

E SPECIAL EXCEPTIONS

Commissioner Rice abstained and left the room.

115 Katy Promise GP **GP** **Approve**
Staff recommendation: Grant the requested special exception and approve the general plan subject to the 101 form conditions.
Commission action: Granted the requested special exception and approved the general plan subject to 101 form conditions.
Motion: **Kilkenny** Second: **Zakaria** Vote: **Unanimous** Abstaining: **None**

Commissioner Rice returned.

F RECONSIDERATION OF REQUIREMENTS

NONE

G ADMINISTRATIVE

116 Stoneleigh Ella Crossing Apartments **C3F** **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: **Reed** Vote: **Unanimous** Abstaining: **None**

H DEVELOPMENT PLAT VARIANCES

117 2009 Deams Street **DPV** **Approve**
Staff recommendation: Deny the requested variance.
Commission action: Approved the requested variance subject to the 101 form conditions.
Motion: **Zakaria** Second: **Collins** Vote: **Unanimous** Abstaining: **None**
Speaker for Item 117: Ron Henry - opposed

118 2200 Rosedale Street **DPV** **Withdrawn**
Speaker for Item 118: Council Member Jolanda Jones – supportive

119 3807 South MacGregor Way **DPV** **Defer**
 Staff recommendation: Defer the requested variance for two weeks for further study and legal review of separately filed deed restrictions.
 Commission action: Deferred the requested variance for two weeks for further study and legal review of separately filed deed restrictions.
 Motion: **Kilkenny** Second: **Reed** Vote: **Unanimous** Abstaining: **None**

120 6614 Kernel Street **DPV** **Omitted**

I CERTIFICATES OF COMPLIANCE

121	Ma Elia Miranda	COC	Approve
122	Montgomery County MUD # 24	COC	Disapprove
123	New Caney Gold Inc.	COC	Defer
124	Ramiro Montoya	COC	Approve
125	Romualdo Castro	COC	Approve

Staff recommendation: Issue the Certificates of Compliance for items **121, 124 and 125**; disapprove item **122** and defer item **123** for two weeks for further study and review and Chapter 42 planning standards.
 Item **122** and deferred item **123** for two weeks for further study and review and Chapter 42 planning standards.

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

J EXTENSIONS OF APPROVAL AND NAME CHANGES

Commissioners Rice and Ross abstained and left the room.

126	Avondale Sec. 2	EOA	Approve
127	Coco's Plaza	EOA	Approve
128	Foxwood Sec. 12	EOA	Approve
129	Grand Mission Sec. 17	EOA	Approve
130	Harris County MUD No. 500 Water Plant No. 1	EOA	Approve
131	IGS Industrial	EOA	Approve
132	Lakecrest Village Sec 2	EOA	Approve
133	Park Creek Sec. 4	EOA	Approve
134	Tomball ISD Northpointe	EOA	Approve
135	Waterstone Crest Drive from Calaveras Blue Lane to Worth Hills STD	EOA	Approve
136	Willowbend Boulevard Extension to Buffalo Speedway STD	EOA	Approve

Staff recommendation: Approve staff's recommendations for items **126 - 136**.
 Commission action: Approved staff's recommendations for items **126 - 136**.

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

Commissioners Rice and Ross returned.

III. ESTABLISH A PUBLIC HEARING DATE OF AUGUST 28, 2008 FOR:

- a. Beltran Shop Subdivision**
- b. Faarzaneh Subdivision**
- c. Fairfield Village North Sec. 11 Partial Replat No. 1**
- d. Fairfield Village North Sec. 11 Partial Replat No. 2**
- e. Greater Truth Temple Subdivision**
- f. Kirby at Colquitt Reserve**
- g. Southway Sec. 2 Amending Plat No. 1 Partial Replat No. 1**

Staff recommendation: Establish a public hearing date of August 28, 2008 for items **III a-g**.

Commission action: Established a public hearing date of August 28, 2008 for items **III a-g**.

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

IV. PUBLIC HEARING AND CONSIDERATION OF ITEMS FOR 1700 BLOCK OF NORFOLK, SOUTH SIDE, BETWEEN WOODHEAD STREET AND THE DEAD END EAST OF 1717 NORFOLK:

- a. Special Minimum Lot Size Area Application**
- b. Special Building Line Requirement Area Application**

Staff recommendation: No recommendation from staff.

Commission action: Approved the special minimum lot size and special building line requirement area applications for the 1700 block of Norfolk, South side, between Woodhead Street and the dead end East of 1717 Norfolk.

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

Speakers for Item IV: Moustapha El-Hakam and Jeffrey Kolb - supportive; Joe Foy and Vahid Shariatzadeh – Opposed.

V. PUBLIC HEARING AND CONSIDERATION OF N A HOTEL/MOTEL VARIANCE FOR CANDLEWOOD SUITES HOTEL LOCATED AT 1020 MAXEY ROAD.

Staff recommendation: Approve the hotel/motel variance subject to the 101 form conditions.

Commission action: Approved the hotel/motel variance subject to the 101 form conditions.

Motion: **Ross** Second: **Collins** Vote: **Carries** Opposed: **Crooker**

Speakers for Item V: Caroline Ordener and Narendra Patel – Supportive.

VI. EXCUSE THE ABSENCES OF THE HONORABLE ED EMMETT.

Honorable Ed Emmett's absences were excused.

VII. PUBLIC COMMENTS

NONE

VIII. ADJOURNMENT

There being no further business, Chair, Carol Abel Lewis, adjourned the meeting at 4:44 p.m.

Motion: **Kilkenny**

Second: **Strange**

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

Carol Abel Lewis
Carol Abel Lewis, Chair

Marlene L. Gafrick
Marlene L. Gafrick, Secretary