

Minutes of the Houston Planning Commission

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

September 11, 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.

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| Carol Abel Lewis, Chair | |
| Mark A. Kilkenny, Vice Chair | Absent |
| John W. H. Chiang | |
| David Collins | |
| Kay Crooker | |
| Sonny Garza | |
| Jim Jard | |
| D. Fred Martinez | |
| Robin Reed | |
| Richard A. Rice | |
| David Robinson | |
| Jeff Ross | Absent |
| Lee Schlanger | Absent |
| Algenita Segars | Arrived at 2:54 p.m. during item #1 - 13 |
| Talmadge Sharp, Sr. | |
| Jon N. Strange | Absent |
| Beth Wolff | |
| Shaukat Zakaria | |
| The Honorable Ed Chance | Absent |
| Jackie Freeman for The Honorable Ed Emmett | |
| The Honorable Grady Prestage | |

EXOFFICIO MEMBERS

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

CHAIRMAN'S REPORT

None

APPROVAL OF THE AUGUST 28, 2008 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved August 28, 2008 Planning Commission Meeting Minutes.

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

DIRECTOR'S REPORT

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

I PLATTING ACTIVITY Item 13 is taken at this time.

13 Greens Glen Subdivision

C3P

Disapprove

Staff recommendation: Disapprove the plat.

Commission action: Disapproved the plat.

Motion: **Jard** Second: **Zakaria** Vote: **Carries** Abstaining: **Collins**

Speakers for item 13: Frank Petrofsky and John Wheat – applicants and supportive.

H PUBLIC HEARINGS REQUIRING NOTIFICATION Items 68-72 are taken at this time.

68 Enclave at Hanover 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: **Rice** Second: **Freeman** Vote: **Unanimous** Abstaining: **None**

69 Houston Heights Centre 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: **Robinson** Second: **Chiang** Vote: **Unanimous** Abstaining: **None**

70 Kirby at Colquit Reserve

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: **Collins** Second: **Robinson** Vote: **Unanimous** Abstaining: **None**

Speakers for item 70: Dr. Craig Fischer, MD - undecided, Charles Pendergraft – supportive, and Adelma Graham – opposed.

71 Merfish Sabine Dart 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: **Garza** Second: **Crooker** Vote: **Unanimous** Abstaining: **None**

72 Peckham Manor Subdivision **C3N** **Approve**
 Staff recommendation: Approve the plat subject to the 101 from conditions.
 Commission action: Approved the plat subject to the 101 form conditions.
 Motion: **Rice** Second: **Reed** Vote: **Unanimous** Abstaining: **None**

D. VARIANCE Items 79 and 80 are taken at this time.

79 Hobby Business Center Industrial Park **C2R** **Approve**
Section 4

80 Hobby Business Center Industrial Park **C2** **Defer**
Section 5

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

Commission action: Granted the requested variance and approved the plat for item 79 and deferred item 80 for two weeks for further study and review and Chapter 42 Planning Standards.

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

Speaker for item: Jerry Greenspan on behalf of Council Member James Rodriguez – requesting a two week deferral for section 5.

H. DEVELOPMENT PLAT Item 86 is taken at this time.

86 3807 South MacGregor Way **DPV** **Approve**

Staff recommendation: Grant the requested variance.

Commission action: Granted the requested variance.

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

J. EXTENSIONS OF APPROVAL AND NAME CHANGES are taken at this time.

92 Cypress Woods Community Medical Center **EOA** **Approve**
Section 2

93 Debbie Lou Gardens Sec. 1 **EOA** **Approve**

94 Grand oaks Sec. 2 **EOA** **Approve**

95 Jackson Hill Terrace Subdivision **EOA** **Approve**

96 Pine Mill Ranch Sec. 9 **EOA** **Approve**

97 Rafiqa Gardens Subdivision **NC** **Approve**
(Formerly Rafqa Gardens)

98 Telge Apartments **EOA** **Approve**

99 Woodridge forest Sec. 4 **EOA** **Approve**

Staff recommendation: Approve staff's recommendations for items **92-99**.

Commission action: Approved staff's recommendations for items **92-99**

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

Agenda item I is taken at this time

I. PLATTING ACTIVITY (Consent items A and B, 1- 67)

Items removed for separate consideration: **13 and 46.**

Staff's recommendation: Approve staff's recommendations for items **1- 67** subject to the 101 form conditions.

Commission action: Approved staff's recommendations for items **1- 67** subject to the 101 form conditions.

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

I. CERTIFICATES OF COMPLIANCE are taken at this time.

- | | | | |
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| 87. | Dorothy Kruegar Massey | COC | Approve |
| 88 | Jose Salazar | COC | Approve |
| 89 | Roberto Cuevas | COC | Defer |
| 90 | John a. Howell | COC | Approve |
| 91 | Moe Patidaar | COC | Defer |

Staff recommendation: Approve staff's recommendations for items 87-91.

Commission action: Approved staff's recommendations for items 87-91

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

III. CONSIDERATION OF A VARIANCE TO THE TREE AND SHRUB REQUIREMENTS FOR THE RIVER OAKS SHOPPING CENTER, LOCATED AT 2030 WEST GRAY AND 2040 WEST GRAY

Staff recommendation: Grant the requested variance.

Commission action: Granted the requested variance.

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

Speaker for item III: Mary Lou Henry, applicant – supportive.

Agenda item II is taken at this time.

II. ESTABLISH A PUBLIC HEARING DATE OF OCTOBER 9, 2008 FOR:

- a. Metro Homes at Milford Subdivision**
- b. Thirty Sunset Sec. 1**
- c. Thirty Sunset Sec. 2**
- d. Tomball ISD High School No. 2 Sec. 1**

Staff recommendation: Establish a public hearing date of October 9, 2008 for items II a-d.

Commission action: Established a public hearing date of October 9, 2008 for items II a-d

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

V. CONSIDERATION OF AN APPLICATION FOR AN AVARIANCE TO THE HOTEL/MOTEL ORDINANCE FOR THE STAYBRIDGE INN & SUITES

Staff recommendation: Disapprove the requested variance.

Commission action: Approved the requested variance.

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

Agenda item 46 is taken at this time.

Commissioner Reed abstained and left the room.

46 Courtyards at Crocker Subdivision **C2R** **Approve**
Staff recommendation: Approve the plat subject to the 101 form conditions.
Commission action: approved the plat subject to the 101 form conditions.
Motion: **Segars** Second: **Zakaria** Vote: **Unanimous** Abstaining: **None**

Commissioner Reed returned.

D. VARIANCE Items 73-78 are taken at this time together.

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|---|------------|--------------|
| 73 Bico Drilling Tools Subdivision | C2R | Defer |
| 74 Camden Trail Sec. 1 | C3P | Defer |
| 75 Corporate Centre Fannin Sec. 3 | C2R | Defer |
| 76 DeShazer Reserve Subdivision | C3P | Defer |
| 77 Farrell Business Park Subdivision | C2 | Defer |
| 78 Giammalva Site No. 805948 Subdivision | C2 | Defer |

Staff recommendation: Accept staff's recommendations for items 73-78.

Commission action: Accepted staff's recommendations for items 73-78.

Motion: **Jard** Second: **Zakaria** Vote: **Unanimous** Abstaining: **None**
Speaker for agenda item 75: J. Robert Brown, Jr. for Four Seasons Food Distributors, Inc.

81 Interwood Sec. 8 **C3P** **Approve**
Staff recommendation: Defer the plat for two weeks for Chapter 42 Planning Standards.
Commission action: Granted the requested variance and approved the plat subject to the Planning Director's final approval and the CPC101 form conditions.
Motion: **Zakaria** Second: **Collins** Vote: **Carries** Opposed: **Garza, Jard and Martinez**
Speakers for item 81: Mary Lou Henry and Scott Owens – supportive.

82 Lawler 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: **Jard** Second: **Segars** Vote: **Carries** Opposed: **Crooker**
Speaker for item 82: Huguette Abranhosa – applicant and supportive.

83 Sheldon Ridge GP **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: **Freeman** Second: **Jard** Vote: **Unanimous** Abstaining: **None**

84 Wesley Community Center 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: **Segars**

Second: **Zakaria**

Vote: **Unanimous**

Abstaining: **None**

IV. ESTABLISH A PUBLIC HEARING DATE OF OCTOBER 9, 2008 FOR THE CANDLEWOOD SUITES AT 1020 MAXEY ROAD

Staff recommendation: Establish a public hearing date of October 9, 2008 for the Candlewood Suites at 1020 Maxey Road.

Commission action: Established a public hearing date of October 9, 2008 for the Candlewood Suites at 1020 Maxey Road.

Motion: **Segars**

Second: **Jard**

Vote: **Unanimous**

Abstaining: **None**

VI. PUBLIC COMMENT

None

ADJOURNMENT

There being no further business brought before the Commission, Carol Abel Lewis, Chair, adjourned the meeting at 3:58 p.m.

Motion: **Garza**

Second: **Reed**

Vote: **Unanimous**

Abstaining: **None**


Carol Abel Lewis, Chair


Marlene L. Gafrick, Secretary