

Minutes of the Houston Planning Commission

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

July 3, 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 2:37 p.m. with a quorum present.

Carol Abel Lewis, Chair	
Mark A. Kilkenny, Vice Chair	Absent
John W. H. Chiang	
David Collins	
Kay Crooker	
Sonny Garza	
Jim Jard	Absent
D. Fred Martinez	Absent
Robin Reed	Arrived at 2:42 p.m. during Director's report
Richard A. Rice	
David Robinson	Absent
Jeff Ross	
Lee Schlanger	Absent
Algenita Segars	Arrived at 2:42 p.m. during Director's report
Talmadge Sharp, Sr.	Absent
Jon N. Strange	Arrived at 3:07 p.m. during Item 84
Beth Wolff	
Shaukat Zakaria	
The Honorable Ed Emmett	Absent
Mark J. Mooney for:	Arrived at 3:49 p.m. during Item 92
The Honorable Ed Chance	
The Honorable Grady Prestage	Left at 3:49 p.m. during Item 92

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 Marlene L. Gafrick, Director, Planning and Development Department.

Commissioners Reed and Segars arrived at 2:42 p.m. during the Director's report.

APPROVE THE JUNE 19, 2008 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved June 19, 2008 Planning Commission Meeting Minutes.

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

I. PLATTING ACTIVITY (Consent items A and B, 1- 79)

Items removed for separate consideration: **16, 19, 27, 39, 45 and 46.**

Staff recommendation: Approve staff's recommendations for items **1- 79** subject to the 101 form conditions.

Commission action: Approved staff's recommendations for items **1- 79** subject to the 101 form conditions.

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

Commissioner Ross abstained and left the room.

Staff recommendation: Approve staff's recommendation for items **16, 45 and 46** subject to the 101 form conditions.

Commission action: Approved staff's recommendation for items **16, 45 and 46** subject to the 101 form conditions.

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

Commissioner Ross returned.

Commissioners Chiang and Rice abstained and left the room.

Staff recommendation: Approve staff's recommendation for items **19, 27 and 39** subject to the 101 form conditions.

Commission action: Approved staff's recommendation for items **19, 27 and 39** subject to the 101 form conditions.

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

Commissioners Chiang and Rice returned.

C PUBLIC HEARINGS

80 Adrians Place Subdivision

C3N

Defer

Staff recommendation: Defer the plat for two weeks to allow applicant time to coordinate with the Parks and Recreation Department and for chapter 42 planning standards.

Commission action: Deferred the plat for two weeks to allow applicant time to coordinate with the Parks and Recreation Department and for chapter 42 planning standards.

Motion: **Collins**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

Speaker for Item 80: Jerry Greenspan for Council Member Rodriguez – Defer.

Commissioner Ross recused himself and left the room for Items 81 and 82.

81 Caceres Partial Replat No. 2

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**

82 Caceres Partial Replat No. 3

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: **Zakaria**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Ross returned.

83 Condos at Jackson Heights Subdivision

C3N

Defer

Staff recommendation: Defer the plat for two weeks to allow applicant time to coordinate with Public Works and Engineering Traffic concerning site plan and driveway configuration.

Commission action: Deferred the plat for two weeks to allow applicant time to coordinate with Public Works and Engineering Traffic concerning site plan and driveway configuration.

Motion: **Wolff**

Second: **Chiang**

Vote: **Unanimous**

Abstaining: **None**

84 Hajjar Brothers Subdivision

C3N

Disapprove

Staff recommendation: Disapprove the plat.

Commission action: Disapproved the plat.

Motion: **Collins**

Second: **Ross**

Vote: **Unanimous**

Abstaining: **None**

Speaker for Item 84: David Strauss – Supportive.

Commissioner Strange arrived at 3:07 p.m. during Item 84.

85 Place des Vosges Subdivision

C3N

Defer

Staff recommendation: Defer the plat for two weeks at applicants's request.

Commission action: Deferred the plat for two weeks at applicants's request.

Motion: **Rice**

Second: **Zakaria**

Vote: **Unanimous**

Abstaining: **None**

86 Royal Gulf Plaza 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 deed restrictions.

Motion: **Garza**

Second: **Wolff**

Vote: **Unanimous**

Abstaining: **None**

Speaker for Item 81: Jerry Greenspan for Council Member James Rodriquez – supportive.

Agenda Item 97 was taken out of order at this time.

97 South Shepherd Apartments

C2R

Defer

Staff recommendation: Defer the plat for two weeks for further study and review of the traffic study from Public Works and Engineering.

Commission action: Deferred the plat for two weeks for further study and review of the traffic study from Public Works and Engineering

Motion: **Collins** Second: **Strange**

Vote: **Unanimous**

Abstaining: **None**

Speakers for Item 97: Council Members Wanda Adams and Pam Holm, Bert Keller and Laura Krupowitz – all opposed; Mary Lou Henry and Mark Loethen - supportive.

Commissioner Ross left after the discussion of item 97.

Agenda Items 87, 93, 98 and 99 are taken together at this time.

D VARIANCES

87 Arellano Court Subdivision

C2R

Withdrawn

93 McCarty Radiator Subdivision

C2R

Withdrawn

98 Spring Trace Business GP

GP

Withdrawn

99 Tamez Plaza Subdivision

C2

Withdrawn

88 Hampton Inn Partial Replat No. 1

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**

89 Houston Manufacturing and Fabricating 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: **Garza**

Second: **Rice**

Vote: **Unanimous**

Abstaining: **None**

90 Indian Shores Sec. 11

C3P

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: **Reed**

Second: **Chiang**

Vote: **Unanimous**

Abstaining: **None**

91 Lake Estates on North Eldridge

C3P

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: **Strange**

Vote: **Unanimous**

Abstaining: **None**

92 Matute Villas in the Heights Subdivision

C3R

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: **Rice**

Second: **Strange**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Prestage left at 3:49 p.m. and Commissioner Mooney arrived at 3:49 p.m. during Item 92.

94 Quitman Estates 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: **Garza**

Vote: **Unanimous**

Abstaining: **None**

95 Sanctuary Wellness Village GP

GP

Approve

Staff recommendation: Deny the requested variances and approve the general plan subject to the 101 form conditions.

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

Motion: **Segars**

Second: **Rice**

Vote: **Carries**

Opposed: **Chiang,**

Collins, Crooker and Zakaria.

Speakers for Item 95: Herb Lipsman and Parke Patterson – supportive.

Commissioners Garza, Mooney, Reed, Strange and Wolff were supportive.

96 Softail Commercial 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 condition.
Motion: **Rice** Second: **Collins** Vote: **Unanimous** Abstaining: **None**

100 UTF Interest Gulf Coast 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: **Strange** Vote: **Carries** Opposed: **Crooker**

101 West Dallas Montrose Subdivision C3R Defer
Staff recommendation: Grant the requested variances and approve the plat subject to the 101 form conditions.
Commission action: Deferred the requested variances and the plat for two weeks to allow time for the applicant to coordinate with the neighborhood.
Motion: **Zakaria** Second: **Strange** Vote: **Unanimous** Abstaining: **None**
Speakers for Item 101: George Collisions, Karen Gordon and Helen Huey – all supportive.

1st motion was made by Commissioner Strange, seconded by Commissioner Segars to grant the requested variances and approve the plat subject to the 101 form conditions. Motion failed.

**E SPECIAL EXCEPTIONS
NONE**

**F RECONSIDERATION OF REQUIREMENTS
NONE**

**G ADMINISTRATIVE
NONE**

H DEVELOPMENT PLAT VARIANCES

102 2200 Rosedale Street DPV Defer
Staff recommendation: Defer the requested variance for two weeks to allow applicant time to provide revised information.
Commission action: Deferred the requested variance for two weeks to allow applicant time to provide revised information.
Motion: **Collins** Second: **Reed** Vote: **Unanimous** Abstaining: **None**

103 704 Willard

DPV

Approve

Staff recommendation: Approve the requested variance subject to the 101 form conditions.

Commission action: Approved the requester variance subject to the 101 form conditions.

Motion: **Zakaria**

Second: **Rice**

Vote: **Carries**

Opposed: **Crooker**

104 5417 Starling Street

DPV

Defer

Staff recommendation: Defer the requested variance for two weeks to allow time for the applicant to provide revised information.

Commission action: Deferred the requested variance for two weeks to allow time for the applicant to provide revised information.

Motion: **Zakaria**

Second: **Strange**

Vote: **Unanimous**

Abstaining: **None**

I CERTIFICATES OF COMPLIANCE

105 Faye Hooper

COC

Defer

106 Modesto G. Soto

COC

Defer

107 Ma Elia Miranda

COC

Defer

108 Salvador Gonzalez

COC

Approve

109 Doug Hill

COC

Disapprove

110 Sandra Salgado

COC

Approve

Staff recommendation: Issue the Certificates of Compliance for items **108 and 110**; items **105-107** were deferred for two weeks for Chapter 42 planning standards and item **109** was disapproved.

Commission action: Issued the Certificates of Compliance for items **108 and 110**; items **105-107** were deferred for two weeks for Chapter 42 planning standards and item **109** was disapproved.

Motion: **Strange**

Second: **Collins**

Vote: **Unanimous**

Abstaining: **None**

J EXTENSIONS OF APPROVAL AND NAME CHANGES

111	Arbor Trails Sec. 2	EOA	Approve
112	Ashley Pointe Sec. 8	EOA	Approve
113	Barkers Branch Sec. 3 Partial Replat No. 1	EOA	Approve
114	Barkers Branch Sec. 3 Partial Replat No. 2	EOA	Approve
115	Barkers Branch Sec. 3 Partial Replat No. 3	EOA	Approve
116	KDC Office Building (Previously Intellicenter)	NC	Approve
117	Oak Tree Independent Living Apartments Replat No. 1	EOA	Approve
118	Pepper Tree Independent Living Apartments Replat No. 1	EOA	Approve
119	Raley Apartments	EOA	Approve
120	Royas Lofts Subdivision	EOA	Approve
121	Valero Expansion Subdivision	EOA	Approve
122	Valero Store No. 2310	EOA	Approve
123	Waterstone Sec. 4	EOA	Approve
124	Waterstone Sec. 5	EOA	Approve
125	Willow Court Estates	EOA	Approve
126	Winfield Lakes Sec. 17	EOA	Approve

Staff recommendation: Approve staff's recommendations for items 111 - 126.

Commission action: Approved staff's recommendations for items 111 - 126.

Motion: **Chiang** Second: **Wolff** Vote: **Carries** Abstaining:

Strange on 111 - 126.

II. ESTABLISH A PUBLIC HEARING DATE OF JULY 31, 2008 FOR:

- a. Brookhollow Townsite Subdivision
- b. Childress Court Sec. 2
- c. Hilshire Lakes Sec. 1 Partial Replat No. 2
- d. Hughes Park Replat No. 1
- e. KIPP Inc. MLK Replat No. 1
- f. Perez Warehouse Subdivision
- g. Kirby at Colquit

Staff recommendation: Establish a public hearing date of July 31, 2008 for items II a-g.

Commission action: Established a public hearing date of July 31, 2008 for items II a-g.

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

III. ESTABLISH A PUBLIC HEARING DATE OF JULY 31, 2008 FOR A HOTEL/MOTEL APPLICATION FOR:

- a. Candlewood Suites Hotel at 1020 Maxey Road

Staff recommendation: Establish a public hearing date of July 31, 2008 for item III a.

Commission action: Established a public hearing date of July 31, 2008 for item III a.

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

IV. **EXCUSE THE ABSENCE OF THE HONORABLE ED EMMETT**

Honorable Ed Emmett's absences were excused.


V. **PUBLIC COMMENTS**


NONE

VI. **ADJOURNMENT**

There being no further business, Chair, Carol Abel Lewis, adjourned the meeting at 4:30 p.m.

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


Carol Abel Lewis, Chair


Marlene L. Gafrick, Secretary