

Minutes of the Houston Planning Commission

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

March 5, 2009
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	Absent
John W. H. Chiang	
David Collins	
Kay Crooker	
Sonny Garza	
Jim Jard	
D. Fred Martinez	Absent
Robin Reed	
Richard A. Rice	
David Robinson	
Jeff Ross	Arrived at 3:25 during discussion of Item IV A and B
Lee Schlanger	
Algenita Segars	Arrived at 2:38 during discussion of Item I
Talmadge Sharp, Sr.	
Jon N. Strange	Absent
Beth Wolff	
Shaukat Zakaria	
The Honorable Ed Chance	Absent
Jackie Freeman for	Arrived at 2:39 during discussion of Item I
The Honorable Ed Emmett	Absent
The Honorable Grady Prestage	Arrived at 3:23 during discussion of Item IV A and B

EXOFFICIO MEMBERS

M. Marvin Katz	Absent
Mark Loethen	
Mike Marcotte	
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.

APPROVAL OF THE FEBRUARY 19, 2009 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the February 19, 2009 Planning Commission Meeting Minutes.

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

I. PLATTING ACTIVITY (Consent items A and B, 1- 41)

Items removed for separate consideration: **29, 32 and 40**. Items **5 and 36** were taken separately and item **15** was changed from defer to approve.

Items 5 and 36 are taken at this time.

5 Beechnut Boulevard aka Canal Road at Skinner Road STD SP Approve

Staff recommendation: Approve the plat subject to changing the subdivision name to Beechnut Boulevard and Canal Road East of Skinner Road STD and the 101 form conditions.

Commission action: Approved the plat subject to changing the subdivision name to Beechnut Boulevard and Canal Road East of Skinner Road STD and the 101 form conditions.

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

36 Lillian Rose Court 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: **Sharp** Second: **Chiang** Vote: **Unanimous** Abstaining: **None**

Staff's recommendation: Approve staff's recommendations for items **1 - 41** subject to the 101 form conditions.

Commission action: Approved staff's recommendations for items **1 - 41** subject to the 101 form conditions.

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

Commissioners Rice and Schlanger abstained and left the room.

Staff's recommendation: Approve staff's recommendation for item **29, 32 and 40** subject to the 101 form conditions.

Commission action: Approved staff's recommendation for item **29, 32 and 40** subject to the 101 form conditions.

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

Commissioners Rice and Schlanger returned.

C PUBLIC HEARINGS

Item 42 was deferred until later in the meeting.

43 Tall Timbers Section of River Oaks Partial C3N Approve
Replat No. 3

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

44 Southern Crushed Concrete Bellfort C3P Withdrawn
Site Subdivision

D VARIANCES
NONE

E SPECIAL EXCEPTIONS
NONE

F RECONSIDERATION OF REQUIREMENTS

45 Redeemed Christian Church of God Pavilion C2 Approve
Of Redemption Subdivision

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

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

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

G ADMINISTRATIVE

46 South Lake Houston YMCA C2 Withdrawn

H DEVELOPMENT PLAT VARIANCES

47 3300 Smith Street DVP Approve

Staff recommendation: Grant the requested variance.

Commission action: Granted the requested variance.

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

Speaker for Item 47: Alex Brennan Martin - supportive.

48 5615 Milart Street DVP Defer
 Staff recommendation: Defer the requested variance for two weeks for deed restrictions review and to allow the applicant time to provide revised information.
 Commission action: Deferred the requested variance for two weeks for deed restrictions review and to allow the applicant time to provide revised information.
 Motion: **Collins** Second: **Reed** Vote: **Unanimous** Abstaining: **None**

**I CERTIFICATES OF COMPLIANCE
 NONE**

J EXTENSIONS OF APPROVAL AND NAME CHANGES

49	North Belt Reserve A Subdivision	EOA	Approve
50	Six Thousand Six Hundred Main Replat No. 1 Partial Replat No. 1	EOA	Approve
51	Summerwood Nature Reserve Sec. 2	EOA	Approve
52	Water Haven at Bridgeland Sec. 6	EOA	Approve

Staff recommendation: Approve staff's recommendations for items **49 – 52**.
 Commission action: Approved staff's recommendations for items **49 – 52**.
 Motion: **Sharp** Second: **Chiang** Vote: **Unanimous** Abstaining: **None**

II. ESTABLISH A PUBLIC HEARING DATE OF APRIL 2, 2009 FOR:
 a. **Contemporary Garden Oaks Replat No. 1**
 b. **Eagle Springs Sec. 36 Replat No. 1**
 c. **Riverton Ranch Partial Replat No. 1**
 d. **Vintage Lakes Sec. 2 Partial Replat No. 3**

Staff recommendation: Establish a public hearing date of April 2, 2009 for items **II a-d**.
 Commission action: Established a public hearing date of April 2, 2009 for items **II a-d**.
 Motion: **Crooker** Second: **Chiang** Vote: **Unanimous** Abstaining: **None**

Item 42 is taken at this time.

42	Industrial Estates Subdivision	C3N	Disapprove
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Staff recommendation: Disapprove the plat.
 Commission action: Disapproved the plat.
 Motion: **Collins** Second: **Reed** Vote: **Unanimous** Abstaining: **None**
 Speakers for Item 42: Jose Ruiz – opposed and Sara Zarate – undecided.

III. PUBLIC HEARING AND CONSIDERATION OF ITEMS FOR THE 1800 BLOCK OF LEXINGTON STREET, NORTH AND SOUTH SIDES, BETWEEN HAZARD STREET AND WOODHEAD STREET

a. Special Minimum Lot Size Area Application

b. Special Building Line Requirement Area Application

Staff recommendation: Approve the special minimum lot size and special building line requirement area applications for the 1800 block of Lexington Street, North and South sides, between Hazard Street and Woodhead Street and forward to city council for approval.

Commission action: Approved the special minimum lot size and special building line requirement area applications for the 1800 block of Lexington Street, North and South sides, between Hazard Street and Woodhead Street and forwarded to City Council for approval.

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

Speakers for Item III: Meredith Cowan, John Geiss and Moustapha El-Hakam – supportive.

IV. PUBLIC HEARING AND CONSIDERATION OF ITEMS FOR THE 600 AND 700 BLOCK OF HAROLD STREET, SOUTH SIDE, BETWEEN AUDUBON AND STANFORD STREET

c. Special Minimum Lot Size Area Application

d. 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 600 and 700 blocks of Harold Street, South side, between Audubon and Stanford Street and forwarded to City Council.

Motion: **Crooker** Second: **Garza** Vote: **Carries** Abstaining: **Reed**

and Schlanger

Speakers for Item IV: Scott Askew and Peter Van Bommel – supportive; John O'Donnel - opposed.

V. CONSIDERATION OF A HOTEL/MOTEL VARIANCE FOR CANDLEWOOD SUITES AT KINGWOOD MEDICAL DRIVE

Staff recommendation: Approve the requested hotel/motel variance.

Commission action: Approved the requested hotel/motel variance.

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

**VI. PUBLIC COMMENT
NONE**

VII. ADJOURNMENT

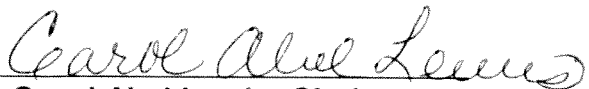
There being no further business brought before the Commission, Chair, Carol Abel Lewis, adjourned the meeting at 3:35 p.m.

Motion: **Crooker**

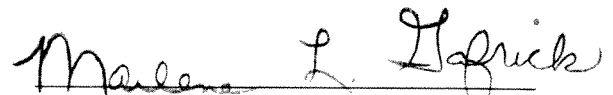
Second: **Chiang**

Vote: **Unanimous**

Abstaining: **None**



Carol Abel Lewis, Chair



Marlene L. Gafrick, Secretary