

Minutes of the Houston Planning Commission

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

March 15, 2007
Meeting to be held in
Council Chambers, Public Level, City Hall Annex
2:30 p. m.

Call to order:

Madam Chair, Carol Abel Lewis, called the meeting to order at 2:41 p.m. with a quorum present.

Carol Abel Lewis, Chair	
Mark A. Kilkenny, Vice Chair	
John W. H. Chiang	
David Collins	Arrived at 2:44 p.m.
Kay Crooker	
Algenita Scott-Davis	
Sonny Garza	Absent
Jim Jard	
D. Fred Martinez	Absent
Etan M. Mirwis	
Robin Reed	Absent
Richard A. Rice	
Jeff Ross	
Lee Schlanger	Absent
Talmadge Sharp, Sr.	
Jon N. Strange	
B. J. Walter	
Shaukat Zakaria	
Jackie L. Freeman for:	Arrived at 2:49 p.m.
The Honorable Robert Eckels	
D. Jesse Hegemier for:	
The Honorable Grady Prestage	
Mark Mooney for:	Left at 2:52 p.m.
The Honorable Ed Chance	

EXOFFICIO MEMBERS

M. Marvin Katz	Absent
John Sakolosky for:	
Mike Marcotte	
Dawn Ullrich	Absent

CHAIRMAN'S REPORT

The chairman's report was given by Carol Abel Lewis, who spoke on the many new technical upgrades the council chamber is currently undergoing, such as new touch monitors, rewiring of the microphone system and the implementation of PowerPoint for all map presentations.

DIRECTOR'S REPORT

The Director's report was given by Marlene L. Gafrick, Director, Planning and Development Department who spoke on the finalization plans for the Urban Corridor Workshops and that the Department will send "Save the Date" email notices and other educational materials early next week.

APPROVE THE MARCH 1, 2007 PLANNING COMMISSION MEETING MINUTES

Motion: **Mirwis** Second: **Sharp** Vote: **Unanimous** Abstaining:
Crooker

I. PUBLIC HEARING AND CONSIDERATION OF AMENDMENTS TO HISTORIC PRESERVATION ORDINANCE

Staff recommendation: Staff recommends that the Houston Planning Commission accepts the recommendation of the Houston Archaeological and Historical Commission and recommends to Houston City Council adoption of the amendments and said recommendation was amended by Commissioner Collins that the amendments as well as other issues raised during the public hearing also be considered at a public hearing before the Quality of Life Committee of City Council.

Commission action: Accepted the recommendation of the Houston Archaeological and Historical Commission as amended by Commissioner Collins.

Motion: **Collins** Second: **Walter** Vote: **Unanimous** Abstaining: **None**
Speakers for item I: Council Member Sue Lovell, Sharie Beale, Adam Aschman, and Ed Wolff.

II. PUBLIC HEARING AND CONSIDERATION OF THE ADDITION OF SIX PROPERTIES INTO THE SOUTH MAIN/TEXAS MEDICAL CENTER PARKING MANAGEMENT AREA

Staff recommendation: Continue public hearing for two weeks.

Commission action: Continued public hearing for two weeks.

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

III. PUBLIC HEARING AND CONSIDERATION OF A HOTEL/MOTEL VARIANCE APPLICATION FOR HOLIDAY INN EXPRESS LOCATED AT 14730 GULF FREEWAY

Staff recommendation: Defer the variance application for two weeks for further study and review.

Commission action: Deferred the variance application for two weeks for further study and review.

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

IV. PLATTING ACTIVITY (Consent items A and B, 1-171)

Items removed for separate consideration: **42, 44, 48, 106, 111, 126 and 132**. Item **48** was taken separately to allow for speakers; item **126** was changed from disapprove to withdrawn at applicant's. Staff recommendation: Approve staff's recommendations for items **1-171**, subject to the 101 form conditions.

Commission action: Approved staff's recommendations for items **1-171**, subject to the 101 form conditions.

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

Commissioners Kilkenny and Ross abstained and left the room.

Staff recommendation: Approve staff's recommendation for items **42, 44, 48, 106, 111, 126 and 132** subject to the 101 form conditions.

Commission action: Approved staff's recommendations for items **42, 44, 48, 106, 111, 126 and 132** subject to the 101 form conditions...

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

Commissioners Kilkenny and Ross returned.

Item 48 is taken at this time.

48 Ken Parekh Unrestricted Reserve A C3P Defer

Staff recommendation: Defer the plat for two weeks for further study and review.

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

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

Speaker for Item 48: Council Member Toni Lawrence

Item 161 is taken at this time to allow for a speaker.

161 Sage on Cornish Street 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: **Zakaria** Second: **Collins** Vote: **Unanimous** Abstaining: **None**

Speaker for Item 161: Linda Mercer

C PUBLIC HEARINGS

172 Aleynas Place 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: **Kilkenny** Vote: **Unanimous** Abstaining: **None**

173 Baker Addition Homes 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: **Ross** Second: **Sharp** Vote: **Carries** Opposed: **Crooker**

174 Brenwood Trails Sec. 1 Partial Replat No. 1 C3N Defer
Staff recommendation: Defer the plat for two weeks for further study and legal review of pending deed restrictions.
Commission action: Deferred the plat for two weeks for further study and legal review of pending deed restrictions.
Motion: **Freeman** Second: **Chiang** Vote: **Unanimous** Abstaining: **None**

175 Brenwood Trails Sec. 1 Replat No. 2 C3N Defer
Staff recommendation: Defer the plat for two weeks to allow the applicant to submit a revised variance request.
Commission action: Deferred the plat for two weeks to allow the applicant to submit a revised variance request.
Motion: **Sharp** Second: **Chiang** Vote: **Unanimous** Abstaining: **None**

176 Hidalgo Place Subdivision C3N Defer
Staff recommendation: Defer the plat. City Council will be considering amendments to the TIRZ Zoning on March 21, 2007.
Commission action: Deferred the plat. City Council will be considering amendments to the TIRZ Zoning on March 21, 2007.
Motion: **Kilkenny** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

177 Breen Road Center GP 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: **Kilkenny** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

178 Cerda Industries Commercial Subdivision C2R Defer
Staff recommendation: Defer the plat for two weeks for public utilities review.
Commission action: Deferred the plat for two weeks for public utilities review.
Motion: **Chiang** Second: **Davis** Vote: **Unanimous** Abstaining: **None**

- 179 Des 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: **Freeman** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**
- 180 Fuqua Self Storage Subdivision** **C2** **Defer**
 Staff recommendation: Defer the plat for two weeks for Chapter 42 planning standards.
 Commission action: Deferred the plat for two weeks for Chapter 42 planning standards.
 Motion: **Sharp** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**
- 181 Grein Enterprise Subdivision** **C2R** **Approve**
 Staff recommendation: Grant the requested variance and approve the plat subject to the 101 conditions.
 Commission action: Granted the requested variance and approved the plat subject to the 101 conditions.
 Motion: **Sharp** Second: **Chiang** Vote: **Unanimous** Abstaining: **None**
- 182 Highland Village Shopping Center Sec. 1** **C2** **Withdrawn**
 Staff recommendation: Withdraw the plat at applicant's request.
 Commission action: Withdrew the plat at applicant's request.
 Motion: **Sharp** Second: **Chiang** Vote: **Carries** Opposed: **Crooker**
 Speakers for item 182: Carol Jewett, Evalyn Krudy, and Berry Huntworth.
- 183 Maison Val Verde Subdivision** **C2R** **Approve**
185 Reserve on Val Verde Subdivision **C2R** **Approve**
 Staff recommendation: Grant the requested variance and approve the plats subject to the 101 conditions.
 Commission action: Granted the requested variance and approved the plat subject to the 101 conditions.
 Motion: **Jard** Second: **Mirwis** Vote: **Unanimous** Abstaining: **None**
- 184 Prince Luxury Townhomes** **C2R** **Defer**
 Staff recommendation: Defer the plat for two weeks for public utilities review.
 Commission action: Deferred the plat for two weeks for public utilities review.
 Motion: **Mirwis** Second: **Chiang** Vote: **Unanimous** Abstaining: **None**
- 186 Rocky Creek Estates Subdivision** **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: **Sharp** Second: **Chiang** Vote: **Unanimous** Abstaining: **None**

187 Shepherd Split Lot Subdivision **C2R** **Withdrawn**
Staff recommendation: Withdraw the plat at the applicant's request and a public hearing date of April 12, 2007 was established.

Commission action: Withdrew the plat at the applicant's request and a public hearing date of April 12, 2007 was established.

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

188 Treeline **GP** **Defer**

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

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

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

189 Twelve Thousand Fifty Proctor Subdivision **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 101 conditions.

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

190 Woodlands Village of Sterling Ridge Sec. 91 **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: **Ross** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

E SPECIAL EXCEPTIONS

191 Addicks Stone Village Subdivision **C3F** **Disapprove**

Staff recommendation: Deny the special exception and disapprove the plat.

Commission action: Denied the special exception and disapproved the plat.

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

Commissioner Ross abstained and left the room.

192 Northeast Houston Hospital **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: **Davis** Second: **Chiang** Vote: **Unanimous** Abstaining: **None**

Commissioner Ross returned.

193 Schurmier Commercial Site Subdivision C3R Approve
Staff recommendation: Grant the requested special exception and approve the plat subject to the 101 form conditions.

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

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

F RECONSIDERATION OF REQUIREMENTS

NONE

G DEVELOPMENT PLAT VARIANCES

194 St. John's United Methodist Church DPV Approved

Staff recommendation: Approve the requested variance.

Commission action: Approved the requested variance.

Motion: **Davis** Second: **Sharp** Vote: **Carries** Opposed: **Crooker**

Speakers for item 194: Lott Brooks and Catheryn Longino.

195 Alan Dumas DPV Defer

Staff recommendation: Defer the requested variance for two weeks for legal review.

Commission action: Deferred the requested variance for two weeks for legal review.

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

Speakers for item 195: Cheryl Armitige and Faheem Williams.

H CERTIFICATES OF COMPLIANCE

NONE

I EXTENSIONS OF APPROVAL AND NAME CHANGES

196	Estates of Grand Harbor Sec. 2	EOA	Approved
197	Harris County Jury Assembly Plaza Subdivision	EOA	Approved
198	Hooks Tract Subdivision	EOA	Approved
199	Louetta Road and Village Links Trail Street Subdivision	EOA	Approved
200	Mission at Katy Mills Subdivision	EOA	Approved
201	Northline Commons	EOA	Approved
202	SFIP Katy Subdivision	EOA	Approved
203	Silver Springs Sec. 3	EOA	Approved
204	Spring Villas Sec. 1	EOA	Approved
205	Waterside Estates	EOA	Approved
206	Willow Springs Sec. 8	EOA	Approved

Staff recommendation: Approve staff's recommendations for items **196-206**.

Commission action: Approved staff's recommendations for items **196-206**.

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

J ADMINISTRATIVE

NONE

V. ESTABLISH A PUBLIC HEARING DATE OF APRIL 12, 2007 FOR:

a. Stratford Reserves Subdivision

b. Val Verde Townhomes Subdivision

Staff recommendation: Establish a public hearing date of April 12, 2007 for items **V a-b**.

Commission action: Established a public hearing date of April 12, 2007 for items **V a-b**.

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

VI. PUBLIC COMMENT

NONE

VII. ADJOURNMENT

There being no further business, Madam Chair, Carol Abel Lewis, adjourned the meeting at 5:21 p.m.

Carol Abel Lewis
Carol Abel Lewis, Madam Chair

Marlene L. Gafrick
Marlene L. Gafrick, Secretary