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
Kay Crooker
Algenita Scott-Davis
Sonny Garza
Jim Jard
D. Fred Martinez
Etan M. Mirwis
Robin Reed
Richard A. Rice
Jeff Ross
Lee Schlanger
Talmadge Sharp, Sr.
Jon N. Strange
B. J. Walter
Shaukat Zakaria
Jackie L. Freeman for:
    The Honorable Robert Eckels
D. Jesse Hegemier for:
    The Honorable Grady Prestage
Mark Mooney for:
    The Honorable Ed Chance

EXOFFICIO MEMBERS

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

Arrived at 2:44 p.m.
Absent
Absent
Absent
Absent

Arrived at 2:49 p.m.
Left at 2:52 p.m.

Absent
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: Mirwls 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  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

<table>
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<tr>
<th>Item</th>
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<td>196</td>
<td>Estates of Grand Harbor Sec. 2</td>
<td>EOA</td>
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<td>197</td>
<td>Harris County Jury Assembly Plaza</td>
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<td>198</td>
<td>Hooks Tract Subdivision</td>
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<td>199</td>
<td>Louetta Road and Village Links</td>
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<td>Trail Street Subdivision</td>
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<td>Mission at Katy Mills Subdivision</td>
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<td>Silver Springs Sec. 3</td>
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<td>Waterside Estates</td>
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<td>Willow Springs Sec. 8</td>
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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, Madam Chair

Marlene L. Gafrick, Secretary