Minutes of the Houston Planning Commission

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

October 25, 2007
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 2:39 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
Robin Reed
Richard A. Rice
David Robinson
Jeff Ross
Lee Schlanger
Talmadge Sharp, Sr.
Jon N. Strange
Beth Wolff
Shaukat Zakaria
The Honorable Ed Chance
The Honorable Ed Emmett
The Honorable Grady Prestage

EXOFFICIO MEMBERS

M. Marvin Katz
John Sakolosky for:
    Mike Marcotte
Dawn Ullrich
Frank Wilson
CHAIRMAN’S REPORT
NONE

DIRECTOR’S REPORT

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

APPROVE THE OCTOBER 11, 2007 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the October 11, 2007 Planning Commission Meeting Minutes.
   Motion: Crooker  Second: Chiang  Vote: Unanimous  Abstaining: None

Two new items were added to the revised agenda which caused the numbering to be off.

I.  PLATING ACTIVITY  (Consent items A and B, 1-125)
Items removed for separate consideration: 6, 7, 46 and 98. Items 39 and 68 were changed from defer to approve and item 101 was changed from approve to defer at Public Works and Engineering’s request and to allow for a speaker.
Staff recommendation: Approve staff’s recommendations for items 1-125, subject to the 101 form conditions.
Commission action: Approved staff’s recommendations for items 1-125, subject to the 101 form conditions.
   Motion: Sharp  Second: Wolff  Vote: Unanimous  Abstaining: None

Commissioner Ross abstained and left the room. Commissioner Ross abstained on items 6, 7 and 98.

Staff recommendation: Approve staff’s recommendation for items 6, 7, 46 and 98 subject to the 101 form conditions.
Commission action: Approved staff’s recommendation for items 6, 7, 46 and 98 subject to the 101 form conditions.
   Motion: Crooker  Second: Collins  Vote: Unanimous  Abstaining: Reed and Ross.

Commissioners Ross returned.

Item 101 was taken separately to allow for a speaker.

101 Kansas Park Townhomes Replat No. 1  C3N  Approve
Speaker for Item 101: Linda Mercer.
C PUBLIC HEARINGS

126 Altea Hills Subdivision C3N
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: Reed Vote: Unanimous Abstaining: None

127 Antonio Mini Market Subdivision C3N
Staff recommendation: Disapprove the plat for violation of deed restrictions.
Commission action: Disapproved the plat for violation of deed restrictions.
   Motion: Sharp Second: Crooker Vote: Unanimous Abstaining: None

128 Camp Logan Villas C3N
Withdrawn

Commissioner Reed abstained on items 130 and 131 but left the room on item 129 due to errors on revised agenda.

129 Longmont Place Subdivision C3N
Staff recommendation: Approve the plat subject to the 101 form conditions.
Commission action: Approved the plat subject to the 101 form conditions.
   Motion: Wolff Second: Crooker Vote: Unanimous Abstaining: None

130 Manors on Lovett Boulevard Replat No. 1 C3N
Staff recommendation: Approve the plat subject to the 101 form conditions.
Commission action: Approved the plat subject to the 101 form conditions.
   Motion: Chiang Second: Sharp Vote: Unanimous Abstaining: Reed

Commissioner Reed returned.

131 Retreat at Park Street Subdivision C3N
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: Robinson Vote: Unanimous Abstaining: Reed

132 Sugar Grove Elementary School C3N
Staff recommendation: Approve the plat subject to the 101 form conditions.
Commission action: Approved the plat subject to the 101 form conditions.
   Motion: Crooker Second: Strange Vote: Unanimous Abstaining: None

133 Verma Estates C3N
Staff recommendation: Defer the plat for further study and legal review.
Commission action: Deferred the plat for further study and legal review.
   Motion: Crooker Second: Sharp Vote: Unanimous Abstaining: None
134 Village of Kings Lake Sec. 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: Reed  Second: Zakaria  Vote: Unanimous  Abstaining: None

D  VARIANCES

135 Casa Di Verona Subdivision  C3R  Withdrawn

136 Chandler Industrial Park 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: Sharp  Second: Wolff  Vote: Unanimous  Abstaining: None

137 Helena Gardens Subdivision  C2R  Defer
Staff recommendation: Defer the requested variance and the plat for two weeks to allow time for the applicant to meet with staff.
Commission action: Deferred the requested variance and the plat for two weeks to allow time for the applicant to meet with staff.
   Motion: Collins  Second: Reed  Vote: Unanimous  Abstaining: None

138 Lone Oak Lakes GP  GP  Disapprove
139 Long Oak Lakes Sec. 1  C3P  Disapprove
Staff recommendation: Deny the requested variance and disapprove the general plan and the plat subject to the 101 form conditions.
Commission action: Denied the requested variance and disapproved the general plan and the plat subject to the 101 form conditions.
   Motion: Collins  Second: Crooker  Vote: Unanimous  Abstaining: None

Commissioner Ross abstained on items 140 and 141 and left the room.

140 Park at Meadowhill Run Sec. 3  C3P  Defer
141 Park at Meadowhill Run Sec. 4  C3P  Defer
Staff recommendation: Defer the requested variances and the plats for two weeks for further study and review and to allow time for the applicant to provide revised information.
Commission action: Deferred the requested variances and the plats for two weeks for further study and review and to allow time for the applicant to provide revised information.
   Motion: Reed  Second: Sharp  Vote: Unanimous  Abstaining: Ross

Commissioner Ross returned.
142 Park Edge Villas Subdivision C2R Defer
Staff recommendation: Defer the requested variance and the plat for two weeks to allow the applicant time to meet with staff and provide revised information.
Commission action: Deferred the requested variance and the plat for two weeks to allow the applicant time to meet with staff and provide revised information.
Motion: Strange Second: Robinson Vote: Unanimous Abstaining: None

143 Port Northwest Sec. 2 C2 Defer
Staff recommendation: Defer the requested variance and the plat for two weeks to allow time for the applicant to provide a site plan and address traffic concerns.
Commission action: Deferred the requested variance and the plat for two weeks to allow time for the applicant to provide a site plan and to address traffic concerns.
Motion: Ross Second: Crooker Vote: Unanimous Abstaining: None

144 Stoller Warehouse 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.

145 Terravista Lakes GP GP Approve
146 Terravista Lakes Wastewater Treatment C3P Approve
147 Terravista Lakes Water Plant No. 1 C3P Approve
Staff recommendation: Grant the requested variances and approve the general plan and the plats subject to the 101 form conditions.
Commission action: Granted the requested variances and approved the general plan and the plats subject to the 101 form conditions.
Motion: Collins Second: Ross Vote: Unanimous Abstaining: None

E SPECIAL EXCEPTIONS

148 Brunswick Meadows Sec. 15 C3P Withdrawn
149 Minimax Apartments C3R Withdrawn
F  RECONSIDERATION OF REQUIREMENTS

150  Harris County Hospital District Alief Subdivision  C3P  Approve
Staff recommendation: Grant the requested variance and approve the reconsideration of requirement subject to the 101 form conditions.
Commission action: Granted the requested variance and approved the reconsideration of requirement subject to the 101 form conditions.
    Motion: Strange  Second: Zakaria  Vote: Unanimous  Abstaining: None

G  ADMINISTRATIVE

151  Kansas Street Mews 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: Rice  Second: Sharp  Vote: Unanimous  Abstaining: None
Speaker for Item 151: John Sakolosky.

H  DEVELOPMENT PLAT VARIANCES

152  Admiral Linen & Uniform Service  DPV  Withdrawn
Motion: Zakaria  Second: Rice  Vote: Unanimous  Abstaining: None
The applicant withdrew the development plat variance request.
Speaker for Item 152: Eddie Convicka.

I  CERTIFICATES OF COMPLIANCE

NONE
### Extensions of Approval and Name Changes

Commissioner Ross abstained on Items 153, 157 and 158.

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
<th>Staff Recommendation</th>
<th>Commission Action</th>
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<tbody>
<tr>
<td>153</td>
<td>Bayou Oaks at West Orem Sec. 2</td>
<td>EOA</td>
<td>Approve</td>
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<td>154</td>
<td>DSM Stuebner Plaza Replat No. 1</td>
<td>EOA</td>
<td>Approve</td>
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<td>155</td>
<td>Eagle Landing Drainage Channel Replat No. 1</td>
<td>EOA</td>
<td>Approve</td>
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<td>156</td>
<td>Legends Run Sec. 12</td>
<td>EOA</td>
<td>Approve</td>
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<tr>
<td>157</td>
<td>Park at Klein Sec. 1</td>
<td>EOA</td>
<td>Approve</td>
</tr>
<tr>
<td>158</td>
<td>Park at Klein Sec. 2</td>
<td>EOA</td>
<td>Approve</td>
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Staff recommendation: Approve staff’s recommendations for items 153 - 158.
Commission action: Approved staff’s recommendations for items 153 - 158.

Motion: **Collins** Second: **Sharp** Vote: **Unanimous** Abstaining: **Ross**
on agenda items 153, 157 and 158.

### Establish a Public Hearing Date of November 29, 2007 for:

- a. Atasca Oaks Estates Partial Replat No. 2
- b. Baer Street Mews Subdivision
- c. Beltway 8 at Ralston Road Limited Subdivision
- d. Butterfurs Subdivision
- e. Capitol Oaks Sec. 3 Replat No. 1
- f. Cypresswood Place Apartments
- g. Durham Park Sec. 6 Partial Replat No. 1
- h. Featherston Homes Subdivision
- i. Landing at Park Street Subdivision
- j. Sommerset Cottages at West 22nd Street Partial Replat No. 1
- k. Tanglewood Sec. 1 Partial Replat No. 1
- l. Town Lake Sec. 3 Partial Replat No. 1 and Extension Subdivision
- m. Victoria Pine Subdivision
- n. Winograd Estates Partial Replat No. 3 and Extension Subdivision
- o. Woodhead Live Oak Subdivision
- p. Wynden Gardens

Staff recommendation: Establish a public hearing date of November 29, 2007 for items II a-p.
Commission action: Established a public hearing date of November 29, 2007 for items II a-p.

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

### Establish a Public Hearing Date of November 8, 2007 for a Hotel/Motel Variance for La Quinta Inn Located in the 2600 Block of McGowen Street

Staff recommendation: Establish a public hearing date of November 8, 2007 for a hotel/motel variance for La Quinta Inn located in the 2600 block of McGowen Street.
Commission action: Established a public hearing date of November 8, 2007 for a hotel/motel variance for La Quinta Inn located in the 2600 block of McGowen Street.

Motion: **Reed** Second: **Wolff** Vote: **Unanimous** Abstaining: **None**
IV. CONSIDERATION OF HOTEL/MOTEL VARIANCE FOR ALOFT HOTEL LOCATED AT 5415 WESTHEIMER ROAD

Staff recommendation: Defer the requested hotel/motel variance for Aloft Hotel located at 5415 Westheimer Road.
Commission action: Deferred the requested hotel/motel variance for Aloft Hotel located at 5415 Westheimer Road.

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

V. PUBLIC COMMENTS

Speaker: Linda Mercer.

VI. ADJOURNMENT

There being no further business, Chair, Carol Abel Lewis, adjourned the meeting at 4:04 p.m.

Carol Able Lewis, Chair

Marlene L. Gafrick, Secretary