

Minutes of the Houston Planning Commission

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

November 8, 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 2:33 p.m. with a quorum present.

Carol Abel Lewis, Chair	Left at 3:47 p.m.
Mark A. Kilkenny, Vice Chair	
John W. H. Chiang	Left at 4:34 p.m.
David Collins	
Kay Crooker	
Algenita Scott-Davis	
Sonny Garza	Arrived at 2:39 p.m.
Jim Jard	Absent
D. Fred Martinez	
Robin Reed	Arrived at 2:41 p.m.
Richard A. Rice	
David Robinson	
Jeff Ross	
Lee Schlanger	Left at 4:00 p.m.
Talmadge Sharp, Sr.	
Jon N. Strange	Absent
Beth Wolff	
Shaukat Zakaria	
Mark J. Mooney for The Honorable Ed Chance	Left at 3:50 p.m.
Jackie L. Freeman for The Honorable Ed Emmett	
The Honorable Grady Prestage	

EXOFFICIO MEMBERS

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

CHAIRMAN'S REPORT

The Chairman's report was given by Carol Abel Lewis, Chair, Houston Planning Commission.

DIRECTOR'S REPORT

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

APPROVE THE OCTOBER 25, 2007 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the October 25, 2007 Planning Commission Meeting Minutes.

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

I. PLATTING ACTIVITY (Consent items A and B, 1-127)

Items removed for separate consideration: **6, 49, 74, 87, 90, 97, 99, 101, 112 and 118**. Item **16** was changed from disapprove to withdrawn at the applicants request and items **55 and 63** were changed from defer to approve.

Staff recommendation: Approve staff's recommendations for items **1-127**, subject to the 101 form conditions.

Commission action: Approved staff's recommendations for items **1-127**, subject to the 101 form conditions.

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

Commissioners Chiang, Ross and Schlanger abstained and left the room.

Staff recommendation: Approve staff's recommendation for item **6, 49, 74, 87, 90, 97, 99, 101, 112 and 118** subject to the 101 form conditions.

Commission action: Approved staff's recommendation for item **6, 49, 74, 87, 90, 97, 99, 101, 112 and 118** subject to the 101 form conditions.

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

Commissioners Chiang and Ross returned.

Item 118 was taken separately to allow for a speaker.

118 Shakespeare 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: **Kilkenny** Second: **Zakaria** Vote: **Unanimous** Abstaining: **None**

Speaker: Ghessan Nouredine spoke at this time but his speech was meant for item 133.

Commissioner Schlanger returned.

C PUBLIC HEARINGS

- 128 Alvarez Estates 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: **Wolff** Second: **Crooker** Vote: **Unanimous** Abstaining: **None**
- 129 Brothers Business Park 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: **Freeman** Second: **Reed** Vote: **Unanimous** Abstaining: **None**
- 130 Fairview Townhomes Subdivision** **C3N** **Defer**
Staff recommendation: Defer the plat for three weeks to allow the applicant time to provide revised information.
Commission action: Deferred the plat for three weeks to allow the applicant time to provide revised information.
Motion: **Robinson** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**
- 131 Silverglen North Sec. 8 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: **Sharp** Second: **Freeman** Vote: **Unanimous** Abstaining: **None**
- 132 Springrock Sec. 4 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: **Kilkenny** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**
- 133 Titanias Bower 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: **Wolff** Second: **Rice** Vote: **Unanimous** Abstaining: **None**
Speaker for Item 133: Ghessan Nouredine.
- 134 Verma Estates** **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: **Sharp** Second: **Reed** Vote: **Unanimous** Abstaining: **None**
- 135 Witt Corner Subdivision** **C3N** **Defer**
Staff recommendation: Defer the plat for three weeks for further study and legal review.
Commission action: Deferred the plat for three weeks for further study and legal review.
Motion: **Crooker** Second: **Wolff** Vote: **Unanimous** Abstaining: **None**
Speaker for Item 135: Matthew Jurick.

D VARIANCES

136 Cityview Lofts

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: **Kilkenny** Second: **Ross**

Vote: **Unanimous**

Abstaining: **None**

137 Greenhouse Road Extension South of West Road STD

SP

Defer

Staff recommendation: Defer the requested variance and the plat for three weeks for further traffic analysis and to allow time for the applicant to provide revised information.

Commission action: Deferred the requested variance and the plat for three weeks for further traffic analysis and to allow time for the applicant to provide revised information.

Motion: **Collins** Second: **Sharp**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Ross abstained and left the room.

138 Harris County MUD No. 368 Water Well No. 6 Subdivision

C3P

Approve

Staff recommendation: Approve the plat subject to the 101 form conditions. The requested variance was withdrawn.

Commission action: Approved the plat subject to the 101 form conditions. The requested variance was withdrawn.

Motion: **Kilkenny** Second: **Reed**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Ross returned.

139 Helena Gardens 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: **Kilkenny** Second: **Crooker**

Vote: **Unanimous**

Abstaining: **None**

Speaker for Item 139: Michael Flynn.

Commissioner Wolff abstained and left the room.

140 Lakeside Country Club Sec. 2

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: **Garza**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Wolff returned.

141 Las Terras De Matute Subdivision

C2R

Defer

Staff recommendation: Defer the requested variance and the plat for three weeks to allow time for the applicant to provide additional information.

Commission action: Deferred the requested variance and the plat for three weeks to allow time for the applicant to provide additional information.

Motion: **Sharp**

Second: **Robinson**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Ross abstained and left the room.

142 Park at Meadowhill Run Sec. 3

C3P

Approve

143 Park at Meadowhill Run Sec. 4

C3P

Approve

Staff recommendation: Grant the requested variances and approve the plats subject to the 101 form conditions.

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

Motion: **Davis**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Ross returned.

144 Park Edge Villas Subdivision

C2R

Withdrawn

Speakers for Item 144: John Bernhard, Edward Leitch, Mike Bloom, Mark Easley, Mary Lou Henry and Tony Graiely.

Chair Lewis left the meeting and Vice Chair Kilkenny chaired the remainder of the meeting.

145 Port Northwest Sec. 2

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: **Ross**

Second: **Reed**

Vote: **Unanimous**

Abstaining: **None**

146 Rodeo Auxiliary Facilities GP

GP

Approve

**147 Rodeo Auxiliary Facilities Replat No. 1
and Extension**

C2

Approve

Staff recommendation: Grant the requested variance and approve the general plan and the plat subject to the 101 form conditions.

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

Motion: **Sharp**

Second: **Wolff**

Vote: **Unanimous**

Abstaining: **None**

Speakers for Item 146: Kent Marsh and Tom Norththrupe.

E SPECIAL EXCEPTIONS

148 Greensbrook Place Sec. 3

C3F

Approve

Staff recommendation: Approve the plat subject to the 101 form conditions. The requested special exception was withdrawn.

Commission action: Approved the plat subject to the 101 form conditions. The requested special exception was withdrawn.

Motion: **Reed**

Second: **Chiang**

Vote: **Unanimous**

Abstaining: **None**

**149 Harris County MUD No. 33 Water
Plant No. 2 Subdivision**

C2

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: **Chiang**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

150 Water Haven Sec. 1

C3P

Defer

151 Water Haven Sec. 2

C3P

Defer

152 Water Haven Sec. 3

C3P

Defer

153 Water Haven Sec. 4

C3P

Defer

154 Water Haven Sec. 5

C3P

Defer

155 Water Haven Sec. 6

C3P

Defer

156 Water Haven Sec. 7

C3P

Defer

157 Water Haven Sec. 8

C3P

Defer

Staff recommendation: Defer the requested special exceptions and the plats for three weeks to allow time for the applicant to provide revised information.

Commission action: Deferred the requested special exceptions and the plats for three weeks to allow time for the applicant to provide revised information.

Motion: **Collins**

Second: **Sharp**

Vote: **Unanimous**

Abstaining: **None**

F RECONSIDERATION OF REQUIREMENTS

NONE

G ADMINISTRATIVE

NONE

H DEVELOPMENT PLAT VARIANCES

NONE

I CERTIFICATES OF COMPLIANCE

158	Daniel Casanan	COC	Approve
159	Adrian Jimenez	COC	Approve
160	Michael Wisdom	COC	Approve
161	Jack Rice	COC	Approve
162	Ricardo Barrera	COC	Approve
163	Roy Chapman	COC	Approve

Staff recommendation: Issue the Certificates of Compliance for items 158 - 163.

Commission action: Issued the Certificates of Compliance for items 158 - 163.

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

J EXTENSIONS OF APPROVAL AND NAME CHANGES

164	Almeda Central	EOA	Approve
165	Belle Meade	EOA	Approve
166	Grocers Supply Addition Sec. 1 Replat No. 1	NC	Approve
167	Growing Scholars Montessori School	EOA	Approve
168	Inwood Park Village	EOA	Approve
169	Lakemont Shores Sec. 3	EOA	Approve
170	RHP Development (previously Omega 3 Development)	NC	Approve
171	Rosslyn Landing Sec. 2 Detention Reserve	EOA	Approve
172	Villages of Northpointe West Sec. 6	EOA	Approve
173	Villages of Northpointe West Sec. 7	EOA	Approve
174	Villages of Northpointe West Sec. 11	EOA	Approve

Staff recommendation: Approve staff's recommendations for items 164 - 174.

Commission action: Approved staff's recommendations for items 164 - 174.

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

II. ESTABLISH A PUBLIC HEARING DATE OF DECEMBER 13, 2007 FOR:

- a. Broad Oaks Court Subdivision
- b. Fall Creek Sec. 35
- c. Fall Creek Sec. 36
- d. Fall Creek Sec. 37
- e. Gleannloch Farms Sec. 33
- f. Indiana Square Subdivision
- g. JJM Addition Subdivision
- h. Sterling Development Fry Road Partial Replat No. 1

Staff recommendation: Establish a public hearing date of December 13, 2007 for items II a-h.

Commission action: Established a public hearing date of December 13, 2007 for items II a-h.

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

III. CONSIDERATION OF A HOTEL/MOTEL VARIANCE FOR LA QUINTA INN LOCATED IN THE 2600 BLOCK OF MCGOWEN STREET

Staff recommendation: Defer the requested variance for three weeks and continue the public hearing on November 29, 2007.

Commission action: Deferred the requested variance for three weeks and will continue the public hearing on November 29, 2007.

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

Speaker for Item III: Rudyns Hill Walker

IV. CONSIDERATION OF HOTEL/MOTEL VARIANCE FOR ALOFT HOTEL LOCATED AT 5415 WESTHEIMER ROAD

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

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

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

V. PUBLIC HEARING AND CONSIDERATION OF ITEMS FOR THE 1400 BLOCK OF WALTON STREET, EAST AND WEST SIDES, BETWEEN CAVALCADE AND TARVER STREET

a. Special Minimum Lot Size Area Application

b. Special Building Line Requirement Area Application

Staff recommendation: No staff recommendation.

Commission action: The Planning Commission determined that the application did not have sufficient support and will not be referred to City Council.

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

VI. PUBLIC HEARING AND CONSIDERATION OF HISTORIC DISTRICT DESIGNATION APPLICATION FOR HOUSTON HEIGHTS HISTORIC DISTRICT WEST INITIATED BY A MAJORITY OF THE PROPERTY OWNERS

Staff recommendation: Accept the recommendation of the Houston Archaeological and Historical Commission and recommend to City Council the Historic District Designation of the Houston Heights Historic District West.

Commission action: Accepted the recommendation of the Houston Archaeological and Historical Commission and recommended to City Council the Historic District Designation of the Houston Heights Historic District West.

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

Speakers for Item IV: David Beale, Council Member Peter Brown, Jonathan Smulian, Sharie Beale, Lena Sadler and Mark Williamson.

VII. EXCUSE THE ABSENCES OF COMMISSIONERS D. FRED MARTINEZ AND LEE SCHLANGER

Motion: **Sharp**

Second: **Reed**

Vote: **Unanimous**

Abstaining: **None**

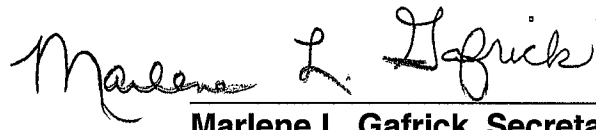
VIII. PUBLIC COMMENTS

Comments were given by Marlene L. Gafrick, Director, Planning and Development Department.

IX. ADJOURNMENT

There being no further business, Vice Chair, Mark A. Kilkeny, adjourned the meeting at 4:51 p.m.


Mark A. Kilkeny, Vice Chair


Marlene L. Gafrick, Secretary