Minutes of the Houston Planning Commission

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

May 8, 2008
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 2:41 p.m. with a quorum present.

Carol Abel Lewis, Chair
Mark A. Kilkenny, Vice Chair
John W. H. Chiang
David Collins
Kay Crooker
Sonny Garza
Jim Jard
D. Fred Martinez
Robin Reed
Richard A. Rice
David Robinson
Jeff Ross
Lee Schlanger
Arrived at 2:56 p.m.
Absent
Algenita Segars
Talmadge Sharp, Sr.
Jon N. Strange
Beth Wolff
Shaukat Zakaria
Absent
Absent
Arrived at 2:53 p.m.
The Honorable Ed Emmett
The Honorable Ed Chance
D. Jesse Hegemier for:
The Honorable Grady Prestage

EXOFFICIO MEMBERS

M. Marvin Katz
Mark Loethen
Mike Marcotte
Dawn Ullrich
Frank Wilson

Absent
Absent
Absent
Absent
CHAIRMAN'S REPORT

NONE

The Director’s report was deferred until later in the meeting after Marlene L. Gafrick, Director, Planning and Development Department arrived.

APPROVE THE APRIL 24, 2008 PLANNING COMMISSION MEETING MINUTES
Commission action: Deferred the April 24, 2008 Planning Commission Meeting Minutes for two weeks for suggested enhancements.

I. PLATTING ACTIVITY (Consent items A and B, 1-114)
Items removed for separate consideration: 14, 15, 19, 20, 21, 32, 36, 37, 42, 51, 52, 61, 78, 79, 95, 98 and 100. Item 1 was changed from defer to approve.
Staff recommendation: Approve staff’s recommendations for items 1-114, subject to the 101 form conditions.
Commission action: Approved staff’s recommendations for items 1-114, subject to the 101 form conditions.

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

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

Staff recommendation: Approve staff’s recommendation for items 14, 15, 19, 20, 21, 32, 36, 37, 42, 51, 52, 61, 78, 79, 95, 98 and 100 subject to the 101 form conditions.
Commission action: Approved staff’s recommendation for items 14, 15, 19, 20, 21, 32, 36, 37, 42, 51, 52, 61, 78, 79, 95, 98 and 100 subject to the 101 form conditions.

Motion: Zakaria Second: Wolff Vote: Unanimous Abstaining: None

Commissioners Rice, Ross and Schlanger returned.

C PUBLIC HEARINGS

115 Richard Taylor Park
Staff recommendation: Defer the plat for two weeks to allow the applicant time to provide revised information and for Chapter 42 planning standards.
Commission action: Deferred the plat for two weeks to allow the applicant time to provide revised information and for Chapter 42 planning standards.

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

116 Villas of Longmont Subdivision
Staff recommendation: Withdrawn at the applicant’s request.
Commission action: Withdrawn at the applicant’s request and a public hearing date of June 5, 2008 was established.

Motion: Crooker Second: Kilkenny Vote: Unanimous Abstaining: None
Commissioner Strange arrived at 2:53 and Commissioner Garza arrived at 2:56 as Item 117 was being discussed.

117  Vrndavana Dhama 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: Kilkenny  Second: Rice  Vote: Carries  Opposed: Collins and Ross

118  Westbrooke Cornerbrook Apartments  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: Wolff  Vote: Unanimous  Abstaining: None

D  VARIANCES

119  Carisma East End 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: Reed  Vote: Carries  Opposed: Crooker

Marlene Gafrick, Director of Planning and Development Department, arrived at 3:24 while Item 120 was being discussed.

120  Heights View Subdivision  C2R  Approve
Staff recommendation: Deny the requested variance and approve the plat subject to the 101 form conditions.
Commission action: Denied the requested variance and approved the plat subject to the 101 form conditions.
Motion: Zakaria  Second: Garza  Vote: Carries  Abstaining: None
For: Chiang, Crooker, Garza, Martinez, Rice, Robinson, Strange and Zakaria.
Opposed: Collins, Kilkenny, Reed, Ross, Schlanger and Wolff.
Speaker for Item 120: Paul Tucciarone.

121  Northwest Mall Redevelopment Subdivision  C2  Defer
Staff recommendation: Defer the plat for two weeks at the applicant’s request and to allow the applicant time to provide revised information and for Chapter 42 planning standards.
Commission action: Deferred the plat for two weeks at the applicant’s request and to allow the applicant time to provide revised information and for Chapter 42 planning standards.
Motion: Strange  Second: Kilkenny  Vote: Unanimous  Abstaining: None
122 Potomac Gardens Subdivision  C2R  Defer
Staff recommendation: Defer the plat for two weeks to allow the applicant time to coordinate with staff regarding the separately filed deed restrictions and to provide revised information and for Chapter 42 planning standards.
Commission action: Deferred the plat for two weeks to allow the applicant time to coordinate with staff regarding the separately filed deed restrictions and to provide revised information and for Chapter 42 planning standards.
Motion: Collins  Second: Chiang  Vote: Unanimous  Abstaining: None

123 Quitman Estates Subdivision  C2R  Defer
Staff recommendation: Defer the plat for two weeks to allow time for the applicant to provide additional and revised information.
Commission action: Deferred the plat for two weeks to allow time for the applicant to provide additional and revised information.
Motion: Kilkenny  Second: Zakaria  Vote: Unanimous  Abstaining: None

124 Stuebner Warehouse Facility  GP  Defer
Staff recommendation: Defer the plat for two weeks to allow time for the applicant to provide additional and revised information.
Commission action: Deferred the plat for two weeks to allow time for the applicant to provide additional and revised information.
Motion: Collins  Second: Kilkenny  Vote: Unanimous  Abstaining: None

Commissioner Ross abstained and left the room.

E SPECIAL EXCEPTIONS

125 Brunswick Meadows Sec. 15  C3P  Defer
Staff recommendation: Defer the requested special exceptions and the plat for two weeks for further study and review and to allow the applicant time to provide revised information and for Chapter 42 planning standards.
Commission action: Deferred the requested special exceptions and the plat for two weeks for further study and review and to allow the applicant time to provide revised information and for Chapter 42 planning standards.
Motion: Kilkenny  Second: Strange  Vote: Unanimous  Abstaining: None

Commissioner Ross returned.

126 Cloisters  GP  Defer
Staff recommendation: Defer the requested special exceptions and the general plan for two weeks for further traffic analysis review.
Commission action: Deferred the requested special exceptions and the general plan for two weeks for further traffic analysis review.
Motion: Chiang  Second: Reed  Vote: Unanimous  Abstaining: None
F  RECONSIDERATION OF REQUIREMENTS

127  Hawks Landing Sec. 1  C3P  Defer
Staff recommendation: Defer the plat for two weeks for further study and review and to allow the applicant time to provide additional information and for Chapter 42 planning standards.
Commission action: Deferred the plat for two weeks for further study and review and to allow the applicant time to provide additional information and for Chapter 42 planning standards.
Motion: Strange  Second: Wolff  Vote: Unanimous  Abstaining: None

G  ADMINISTRATIVE
NONE

H  DEVELOPMENT PLAT VARIANCES

128  6677 W. Bellfort Avenue  DPV  Approve
Staff recommendation: Defer the plat for two weeks for further study and legal review, fire review and to allow the applicant time to submit revised information.
Commission action: Grant the variance and approve the plat and allow the applicant to precede pending review by the Legal Department, the Fire Department and the Planning Department.
Motion: Collins  Second: Strange  Vote: Carries  Opposed: Crooker
Speaker for Item 128: Terry Norwood.

I  CERTIFICATES OF COMPLIANCE

129  Alvin & Eleanor Smith  COC  Approve
130  All Community Veterinary Clinic  COC  Defer
131  Jose Gonzalez  COC  Approve
132  Jack B. Rice  COC  Approve
133  Gemini Originals Inc.  COC  Approve
134  Good Shepherd Apostolic Church Family  COC  Approve
135  B. L. Carrell  COC  Defer
Staff recommendation: Defer the Certificate of Compliance for items 130 and 135 for two weeks for further study and review and for chapter 42 planning standards and issue the Certificates of Compliance for items 129, 131, 132, 133 and 134.
Commission action: Deferred the Certificate of Compliance for items 130 and 135 for two weeks for further study and review and for chapter 42 planning standards and issued the Certificates of Compliance for items 129, 131, 132, 133 and 134.
Motion: Ross  Second: Reed  Vote: Unanimous  Abstaining: None
## III. CERTIFICATION OF THE PLANNING COMMISSION’S ACTION TAKEN ON BRIAR HOLLOW COMMONS ON MARCH 27

Staff recommendation: No recommendation by staff.
Commission action: Deferred for two weeks for further study and review.
Motion: Ross Second: Robinson Vote: Unanimous Abstaining: None

Commissioner Schlanger returned.

## II. ESTABLISH A PUBLIC HEARING DATE OF JUNE 5, 2008 FOR:

a. Grants Trace Partial Replat No. 1  
b. Greensbrook Sec. 5 Partial Replat No. 1  
c. Greensbrook Sec. 5 Partial Replat No. 2  
d. Our Lady of Czestochowa Catholic Church

Staff recommendation: Establish a public hearing date of May 22, 2008 for item II a-d.
Commission action: Established a public hearing date of May 22, 2008 for item II a-d.
Motion: Garza Second: Zakaria Vote: Unanimous Abstaining: None

Agenda item IV is taken at this time.
IV. CONTINUATION OF PUBLIC HEARING AND CONSIDERATION OF CHAPTER 42 AMENDMENTS FOR RULES GOVERNING REPLATS AND AVERAGE LOT SIZES  
Staff recommendation: No recommendation by staff.  
Commission action: Deferred for two weeks for further study and review.  
Motion: Kilkenny Second: Collins  Vote: Unanimous  Abstaining: None  
Speaker for Item IV: Marlene Gafrick.  

The Director’s Report was given at this time by Marlene L. Gafrick, Director of the Planning and Development Department.  

V. EXCUSE THE ABSENCES OF THE HONORABLE ED EMMETT  
Motion: Ross  Second: Strange  Vote: Unanimous  Abstaining: None  

VI. PUBLIC COMMENTS  
NONE  

VII. ADJOURNMENT  
There being no further business, Chair, Carol Abel Lewis, adjourned the meeting at 4:31 p.m.  
Motion: Wolff  Second: Garza  Vote: Unanimous  Abstaining: None  

Carol Abel Lewis, Chair  
Marlene L. Gafrick, Secretary